Notice of Kremmling Planning & Zoning Commission Regular Meeting

Kremmling Area Chamber of Commerce, 203 Park Ave, Kremmling, CO 80459

Wednesday, July 8, 2026, 6:00 PM

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to townclerk@townofkremmling.org. The comments will be provided to the Commissioners and added as an addendum to the packet.

Agenda

Call to Order

Roll Call

Conflicts of Interest

Discussion Items

- Agenda & Meeting Management Software Training

Discussion & Action Items

1. Recording of Proceedings from June 10, 2026, Regular Meeting.

2. Resolution No. 2026-07-01PZ A Resolution Granting Approval of a Special Review Use Permit for Hill Holdings, LLC at 109 West Park Avenue Located at Lots 5-15, Block 6, Heini's Addition to the Town of Kremmling.

3. Grand County Library District Annexation:

    a. Commission Review of the Concept Land Use Plan as a Library.
    b. **Public Hearing:** Request for Zoning of Property Proposed to be Annexed to the Town, Known as the Grand County Library District (GCLD) Annexation. Requested Zoning is Residential High Density (R2) with a Public Property Overlay.
    c. Resolution No. 2026-07-02PZ A Resolution by the Planning & Zoning Commission Recommending to the Board of Trustees that the Grand County Library District Annexation Property be Zoned R-2 Multiple Family Residential with a Governmental Overlay, as Identified on the Zoning Map as "Public Property".

4. **Public Hearing:** Use by Special Review Application to Operate a Portable Toilet Business Within the Mixed Use (MU) Zoning District at 650 County Road 396. *Applicant: Cosie Holdings c/o Coley Campbell.*

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5. **Public Hearing:** Town-Initiated Rezoning Proposal to Rezone Block 37, FIC Addition to the Town of Kremmling, located between 7th Street and 8th Street, and bounded by Railroad Avenue and Highway 9 / Tyler Avenue (including 511 S. 8th Street, 505 S. 8th Street, 507 S. 8th Street, and 704 Railroad Avenue) from the existing Single Family Residential (R-1) to Mixed Use (MU).

    a. Resolution No. 2026-07-03PZ A Resolution by the Planning and Zoning Commission Requesting that the Board of Trustees of the Town of Kremmling, Colorado Rezone Block 37, FIC Addition.

Planning Director (Staff) Updates

Commissioner Updates

Adjournment

RECORD OF PROCEEDINGS

TOWN OF KREMMLING
PLANNING & ZONING COMMISSION
June 10, 2026

The Planning and Zoning Commission for the Town of Kremmling met in the Boardroom located at 203 Park Avenue, Kremmling, Colorado 80459. The meeting was called to order at 6:00 PM by Chair Paul Johnson. Commissioners present: Erik Woog, Chris Sammons, Paul Johnson, and Wes Howell. Kevin Warren was absent. Quorum is established. Staff present: Town Manager Jen MacPherson, Town Clerk & Treasurer Teagan Serres, and Town Planner Alan Hassler.

Conflicts of Interest:

None.

Public Forum:

There were no Public Comments.

New Business:

1. **Discussion & Action Item.** Recordings of Proceedings for May 13, 2026.

The Commissioners reviewed the minutes from the May 13, 2026, regular meeting. A typographical error was noted on page three regarding a date reference.

COMMISSIONER SAMMONS MOTION TO APPROVE the recordings of proceedings from May 13, 2026, with the suggested typographical correction. COMMISSIONER WOOG SECONDS. Voice vote taken: 4 “aye” and 0 “nay” votes. MOTION PASSED.

2. **Public Hearing: Discussion & Action Item.** Use by Special Review Application to Convert a Motel into Employee Housing in the Central Business (CB) Zoning District at 109 West Park Avenue. *Applicant: Hill Holdings, LLC c/o Chris Parmenter.*

CHAIR JOHNSON opened the Public Hearing for the Use by Special Review (USR) application at 6:02 PM. The applicant is Hill Holdings, LLC, care of Chris Parmenter.

Town Planner Alan Hassler presented the staff report on converting the former "Bob's Western Motel" into employee housing. He explained that this project fits under the Kremmling Municipal Code classification for lodging houses. Staff findings revealed that the property’s structures are legally non-conforming, as they predate local zoning codes. This allows them to maintain existing setback variations and drainage characteristics.

Mr. Hassler noted that letters of full support had been received from neighboring businesses, including the Moose Café and the Kremmling Mercantile. Staff recommended approval of the project, with conditions to ensure that the permit remains tied to the current ownership and is used specifically for industrial employee housing.

The Commission discussed the potential impacts on the water and sewer systems, noting that utility billing was corrected in January to charge based on individual Single Family Equivalent (SFE) units rather than the standard flat commercial hotel tap rates.

Applicant Chris Parmenter addressed the Commission, clarifying the timeline of his business partnership and detailing a significant investment in property remodeling that exceeds $600,000. The Commission also reviewed the mechanisms for tracking housing restrictions, concluding that enforcement would be managed through regular updates to the town's Use-by-Right (USR) registry and standard complaint-based protocols.

There were no public comments. CHAIR JOHNSON closed the Public Hearing at 6:40 PM.

COMMISSIONER WOOG MOTION TO APPROVE the Use by Special Review on the grounds the Commission finds the application meets all criteria required in KMC 17.03.070 and for the reasons enumerated by the Staff Report showing compliance therewith, and that the Staff Recommendations be made conditions of this approval, of the KMC, specifically the ten conditions presented in the packet. COMMISSIONER HOWELL SECONDS. Voice vote taken: 4 “aye” and 0 “nay” votes. MOTION PASSED.

Planning Director (Staff) Updates:

Mr. Hassler and Ms. MacPherson provided an update on ongoing planning developments. Statutory notices are being issued for a town-initiated rezoning and a zoning recommendation related to the Library District Annexation, both of which are scheduled for the July 8 meeting. Regarding permitting activity, a site plan review for a residential structure that aligns with a previous central business Use by Right (USR) approval has been completed and approved.

Regarding annexations and subdivisions, the Sunrise Annexation is currently paused while the developer coordinates engineering solutions with the Sanitation District. Additionally, two developers have initiated preliminary inquiries regarding travel home concepts in the Crane West Subdivision, and a sketch plan for Phase 2 of K-Town North has been received for review.

On the commercial front, Cold Beer & Whiskey is collaborating with the Town on aesthetic and access improvements near the west end gazebo, the old scale building, and the highway flag infrastructure. The Town Board is also actively working to meet a July 1 deadline to adopt updated regional building codes and the Colorado Wildfire Resiliency Code. Timely local adoption will prevent the state from automatically enforcing strict Low Energy Carbon Code (LECC) mandates. Finally, staff continues to reconcile Title 13 and local development standards with the Sanitation District to seamlessly implement adjustments to multi-unit water billing regulations.

Commissioner Updates:

The Commission held a brief discussion on updating the descriptions of commercial districts. The board agreed that a clear definition should be drafted for the ordinance and submitted to the Board of Trustees. This definition will formally distinguish properties based on a 30-day stay threshold. As a result, tax-generating short-term rentals, such as AirBNBs and cabins, will be classified separately from long-term affordable housing for employees.

Adjournment:

COMMISSIONER WOOG MOTION TO ADJOURN. Voice vote taken; all “aye” votes. MOTION PASSED. The meeting adjourned at 6:56 PM.

_____

Paul Johnson, Chair

TOWN OF KREMMLING PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2026-07-01PZ

A RESOLUTION GRANTING APPROVAL OF A SPECIAL REVIEW USE PERMIT FOR HILL HOLDINGS, LLC AT 109 WEST PARK AVENUE

LOCATED AT LOTS 5-15, BLOCK 6, HEINI'S ADDITION TO THE TOWN OF KREMMLING

WHEREAS, Hill Holdings, LLC, represented by Chris Parmenter (the "Applicant"), requested a Use by Special Review Permit to allow the conversion of a former motel into employee housing in the Central Business (CB) Zoning District located at 109 West Park Avenue and legally described as Lots 5-15, Block 6, Heini's Addition to the Town of Kremmling, County of Grand, State of Colorado (the "Property"); and

WHEREAS, the Property is owned by the Applicant, Hill Holdings, LLC, by Special Warranty Deed recorded at Reception No. 2021006012 on May 27, 2021; and

WHEREAS, the Property is zoned CB (Central Business), and boarding houses, lodging houses, or residential uses in the Central Business Zoning District are allowed only by special review; and

WHEREAS, notice of a Public Hearing was sent to adjacent property owners via certified mail on May 28, 2026; posted on the subject property on June 4, 2026; and published in the Sky-Hi News and Middle Park Times on May 20, 2026; and

WHEREAS, the Planning and Zoning Commission conducted a Public Hearing on said application on June 10, 2026, at 6:00 p.m.; and

WHEREAS, the Planning and Zoning Commission has considered the criteria for special review set forth in Section 17.03.070 of the Kremmling Municipal Code and has determined that the proposed use satisfies the necessary standards:

a. Is in conformance with the Town's current Comprehensive Plan;
b. Is consistent and compatible with the character within the immediate vicinity of the lot and surrounding land uses;
c. The location, size, design, and operating characteristics of the proposed use will have no significant adverse effect on visual characteristics, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations, and odor on surrounding properties;
d. There are adequate public facilities to serve the proposed use including, but not limited to, roads, potable water, sewer, solid waste, parks, public safety services, drainage systems, and schools; and

WHEREAS, the Planning and Zoning Commission has determined that the proposed Special Review Use should be approved subject to the terms and conditions hereinafter set forth in the attached Exhibit "A."

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE TOWN OF KREMMLING, COLORADO that a Special Review Use Permit shall be and is hereby granted to Hill Holdings, LLC to allow the conversion and operation of employee housing in the Central Business (CB) Zoning District located at 109 West Park Avenue under the terms and conditions set forth in the attached Exhibit "A".

Upon motion duly made, seconded, and carried, the foregoing Resolution was adopted this 8th day of July 2026.

TOWN OF KREMMLING

By: _____
Paul Johnson, Chair

ATTEST:

_____
Teagan Serres, Town Clerk

EXHIBIT "A"
RESOLUTION NO. 2026-07-01PZ

A. PERMITTEE:

Name: Hill Holdings, LLC / Chris Parmenter
Address: PO Box 909, Kremmling, CO 80459
Phone #: 406-249-1166
Email: chris@coloradotr.com

B. USES PERMITTED:

Conversion and operation of a former motel structure into employee housing.

C. LOCATION OF PERMITTED USE:

Lots 5-15, Block 6, Heini's Addition, commonly known as 109 West Park Avenue, Kremmling, CO 80459.

Parcel ID / Account: R021871 (Parcel: 1441-074-08-007)

D. BEGINNING DATE OF PERMIT: June 10, 2026
ENDING DATE OF PERMIT:
Conditional/Terminable upon cessation of specified employee housing operations or ownership transfer.

E. CONDITIONS OF PERMIT:

1. **Plan Alignment:** The proposed use in its proposed location will not conflict with the implementation of current adopted plans of the Town.
2. **Compatibility:** The use is compatible with surrounding land uses and the natural environment, and will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment plans for surrounding land uses.
3. **Impact Mitigation:** The location, size, design, and operating characteristics of the proposed use will have no significant adverse effect on visual characteristics, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations, and odor on surrounding properties.
4. **Public Facilities:** There are adequate public facilities to serve the proposed use including, but not limited to, public road, potable water, sewer, solid waste, parks, public safety services, drainage systems, and schools.
5. **Zoning Compliance:** The proposed use satisfies any additional standards imposed on this Zoning Code.
6. **Duration and Ownership Restriction:** The Special Use Permit shall be granted to and only for the duration of the current use of the Property by Colorado Timber

Resources, LLC for housing its employees, and only for so long as Hill Holdings, LLC, is the Property owner.

7. **Non-Transferability:** The Special Use Permit shall not create any property interest in the approval given, and shall not be transferable, assignable, or otherwise alienable by the current owner, or the current user, or the successors and assigns of either.
8. **Recording Required:** The Special Use Permit shall be recorded with the Grand County Clerk and Recorder.
9. **Right to Terminate:** If at any time any structure on the Property becomes damaged and is not repaired within six months; or if any structure is destroyed beyond fifty percent of its economic value compared to cost of repair; or ceases used for, or becomes used for other than employee housing for Colorado Timber Resources, LLC, the Town shall have the right to terminate the Special Use Permit.
10. **Right to Suspend:** The Town shall have the right to suspend the Special Use Permit at any time upon investigation of complaints or noncompliance with the conditions of the Special Use Permit or any local, state, or federal law, or if the premises becomes a public nuisance.

F. **APPLICABLE SECTIONS OF THE KREMMLING MUNICIPAL CODE:**

17.03.070 - Application and approval of Use by Special Review.
17.04.020.D - Central Business Zone district standards.

G. **DATE AND TIME OF APPROVAL:**

Wednesday, June 10, 2026, at 6:00 p.m.

TOWN OF KREMMLING

BY:_____
Paul Johnson, Chair

ATTEST:_____
Jen MacPherson, Planning Director

DATE:_____

PERMITTEE:

BY:_____
Hill Holdings, LLC

DATE:_____

TOWN OF KREMMLING

PLANNING AND ZONING COMMISSION

LAND USE/ANNEXATION AND ZONING HEARING PACKET

Address: **12TH Street and Jackson Avenue**

Owner: **Grand County Library District**

Applicant: **Same**

Request: Review proposed land use as public use, and make recommendations to the Board of Trustees on annexation and zoning.

Hearing Date: July 8, 2026

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STAFF REPORT ON
GRAND COUNTY LIBRAY DISTRICT
REQUEST TO ANNEX AND ZONE A
PARCEL OF LAND NEAR 12TH STREET AND JACKSON AVENUE

APPLICATION INFORMATION:

Applicant: **GRAND COUNTY LIBRARY DISTRICT**
225 East Jasper Avenue
Granby, CO 80456
(970) 887-8411

Representative: Executive Director MaryAnn Degginger. The Grand County Library District is a Colorado local government and a public entity.

1. Subject Property: Grand County Library District Outright Exemption, a parcel of land in the northeast quadrant of the intersection of 12th Street and Jackson Avenue, being in the North ½ of the Southeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 8, Township 1 North, Range 80 west of the 6 P.M., County of Grand, State of Colorado.

The parcel is 3.504 acres in size, with (rough) dimensions of: west border along 12th Street 274 feet; north border along Estates at the Bluffs Mobile Home Park 610 feet; east border adjacent to vacant land 230 feet; and south border along Jackson Avenue 607 feet.

2 Request A: That the Planning and Zoning Commission review the proposed annexation of land for public use pursuant to C.R.S. § 31-23-209 and land use concept pursuant to KMC § 14.04.040.G; and

Request B: That the Planning and Zoning Commission review the requested zoning of R-2 Multiple Family Residential, with a public property (governmental) overlay, and recommend to the Board of Trustees appropriate zoning.

The common elements of each request are discussed immediately below in sections 3 through 7, and in the suggested motions at the end. The annexation-specific matters are discussed in Part I. Sections 8-10; the zoning-specific matters are discussed in Part II, Sections 11 and 12.

3. Current Use: Vacant/Agricultural use. County zoning district is "Residential." The parcel to the east is also Vacant/Agricultural use. County zoning district is "residential.

The West Grand High School is south across Jackson Avenue. To the west, at 12th and Jackson is a church. Along 12th Street and south of Jackson Avenue, and also north of the church parcel, is R-2 Multiple Family Residential uses in various configurations of single family dwellings, multiple family dwellings (duplexes, triplexes, and apartments, and townhomes). North of the parcel is Estates at the Bluffs Mobile Home Park.

4. Proposed Use: The owner, Grand County Library District ("GCLD"), acquired this parcel for the purpose of constructing a new building and grounds for the Kremmling Library, a branch library of the GCLD system. GCLD "library" uses include numerous programs for all ages, not simply a repository of books. There are no plans to further subdivide the Subject Property.

5. Ownership: The Subject Property is titled to the Grand County Library District.

ZONING & LAND USE:

6. The Proposal Complies With and Contributes to Comprehensive Plan Goals

Land Use and Community Design, Goal: Land Use and Community Design.
The Comprehensive Plan includes as an element of the public category, government facilities such as a library.

Library use will contribute to the identified Land Use Goals of balancing land uses to provide for residential, commercial, industrial, intercultural and public needs of the community, while mitigating impacts of such uses on each other and the community at large.

The Comprehensive Plan recognizes that improvements such as this new building would contribute to overall aesthetics and functionality of public places.

This particular location contributes to the goal of walkability, by moving the library facility to a more centralized area of denser residential development and use, and placing the library closer to both major school buildings. While the specific site plan for the project is not yet available, the project will meet offstreet parking requirements, and contribute to the Comprehensive Plan goal of providing an adequate supply of parking for this particular use.

The new structure and development will contribute to the Comprehensive Plan Goal of architecture and aesthetics improvements.

PART I. ANNEXATION DISCUSSION

7. CODE REQUIREMENTS--ANNEXATION:

A. Annexation (Sections 4, 6, 7, 8, 9, and 11)

Kremmling Municipal Code Title 14, Chapter 4, provides guidance regarding annexations. The Chapter recites re-worded statutory requirements for general guidance, and details specific Town expectations and requirements.

KMC 14.0 4.030, Annexation Policy, guides Kremmling annexations. The specifics are discussed below in Report Section 10, "Criteria Applied."

Applicable provisions of KMC 14.04.020, "Responsibilities of the Applicant," and 14.04.040, "Annexation Process," have been met, with the exception of paragraph 14.04.020.D, and 14.04.040 B.3, which fees have been waived for the District.

8. KMC 14.04.030, ANNEXATION POLICY, CRITEREA APPLIED:

A. In most instances, annexation is voluntary and subject to the Board's discretion.

Generally, the Town is under no obligation to approve an annexation petition.

The annexation question will be determined by the Board of Trustees at a public hearing, first scheduled for July 15, 2026.

B. All annexations to the Town of Kremmling shall comply with the Colorado Municipal Annexation Act of 1965, as amended.

The Board of Trustees passed a "Resolution Finding Substantial Compliance" on May 20, 2026. The underlying statutes required the Board determine that the Petition facially met statutory requirements, determine whether an election was required, and set the matter for a public hearing. The Board determined that the Petition plausibly alleged:

That the Petition and map appeared to meet statutory requirements, including that the parcel has at least 1/6th boundary contiguity with land already incorporated into the Town;

That the petition was submitted by all owners in the area to be annexed; and hence that no annexation election is required;

That it appears the community of interest exists between the parcel and the Town;

That the land is urban, or will be urbanized in the near future;

That the property proposed to be annexed as integrated or is capable of being integrated with the Town of Kremmling;
That the proposal did not divide lands held in identical ownership;
That no other annexation proceedings for the particular parcel of been initiated with another municipality;
That the annexation would not affect any school district boundaries;
That the annexation does not extend the boundaries of the Town by more than 3 miles within a year; and
That no portion of a platted street or alley is proposed for annexation.

C. Land to be annexed shall conform to the goals, policies, and strategies of the Town.

As set forth in Section 8 above, the proposal meets several aspects of the Comprehensive Plan.

D. Annexation shall not divide tracts of land in such a way as to prevent annexation of adjoining land.

This annexation will not cut off neighboring properties from possible annexation. It will, in fact, increase the boundary contiguity available to parcels to the north and east.

E. All annexations shall be accompanied by an agreement between the petitioner and the Town, stating conditions related to municipal services or other terms of annexation determined necessary or desirable by the Board of Trustees.

The Annexation Agreement is solely a matter for consideration by the Board of Trustees, and will considered at the July 15, 2026 hearing. Since annexation agreements generally involve development standards, exactions, and other commitments, the staff recommendation may be to waive the requirement, substituting an agreement that development requirements and standards will be applied through the site plan process.

F. Zoning of the property shall occur concurrently with the annexation or within 90 days of the approval of an annexation, as required by statute. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition and comply with the Comprehensive Plan unless changing conditions justify other zoning.

The Petitioner has requested R-2 Multiple Family Residential zoning with a public property (governmental overlay). See the attached Item * , GCLD OE Annexation Narrative and Zoning Request,

G. Unless otherwise provided in the annexation agreement, water rights sufficient to support the proposed development, as determined by the Board of Trustees, shall be deeded to the Town at the time of annexation.

The Board will be asked to waive this requirement, as the Petitioner owns no water rights, and is relocating in existing use within the Town.

9. KMC 14.04.040.B, ANNEXATION PROCESS REQUIRMENTS APPLIED

KMC 14.04.040.B. Application Requirements

The Applicant submitted to the Town the required application petition and land use application materials:

1. Completed Land Use Application Form
2. Annexation Petition in a form provided by the Town, signed by more than 50 percent of the owners of more that 50 percent of the property. The annexation petition must also meet all requirements outlined in the Colorado Municipal Annexation Act of 1965, as amended.
3. Required annexation fees and a deposit in an amount specified by the Town for the Cost of reviewing and processing the application. Waived.
4. Written legal description of the boundaries of the area proposed to be annexed prepared by a licensed engineer or registered land surveyor.
5. One full size (24" x 36") paper copy and five 11"x17" paper reductions of the Annexation Map.

    Paper and Copy requirements waived upon submission of electronic versions.

6. One full size (24" x 36") paper copy and five 11"x17" paper reductions of a Concept Land Use Plan.

    Waived, since the proposed annexation is for a single purpose. Review will be completed through the site plan process.

7. A completed application for zoning the property being annexed in the conformance with the requirements of this Code for amending the official zoning map.

    Met.

8. The following supporting information that will enable Town staff to evaluate the impacts of the annexation on the Town:

i. Soils description and limitations.

ii. A statement of any known hazards and other important environmental conditions present on the property.

    Soils/hazard report under contract. See attachment *

iii. Preliminary utility plan including provision of sewer and water services

and how the proposed system meets the water distribution requirements of the Town.

Applicant's design team has contacted Kremmling Public Works for water; Kremmling Sanitation District for sewer service, and dry utility providers. Final information to be provided through Site Plan review.

iv. Affidavit concerning the amount and historical use of all water rights owned.

Waived.

v. An economic impact report describing the impacts of the annexation on Town services and tax base

Included in Applicant Narrative, attachment *.

vi. Floodplain information.

No hazard noted; area is tentatively mapped as low hazard.

9. Title commitment.

Received, attachment *

10. Mailing list and labels for all property owners within five hundred (500) feet of the boundaries of the annexation.

Per standard Town practice, Town provided the list and mailing.

11. In the case of flagpole annexations,... Not Applicable.

12. Statement of community need for proposed annexation and zoning and how the proposed annexation and zoning is consistent with the Town of Kremmling Comprehensive Plan and other applicable Town Plans.

Included in Applicant Narrative, attachment *.

13. Letter from the Kremmling Fire Protection District and Kremmling Sanitation District regarding inclusion.

See attachments * and *

14. Draft copy of the Annexation Agreement.

Will be presented to Board of Trustees or request for waiver.

15. Annexation Impact Report in accordance with the requirements of Section 14.04.070 of this Code and the Colorado Municipal Annexation Act of 1965, as amended.

Not Applicable due to parcel size.

16. Legal description of the property to be annexed.

Provided. See Annexation Map, Attachment *

17. An electronic copy of all submitted documents.

Received.

Items C. Certification of Complete Annexation Application, D. Annexation Petition Referral to the Board of Trustees have been met. Discussed above. Item E., Notice, discussed below. Item F., Annexation Impact report, waived due to parcel size and proposed use, and that the project is a relocation of an existing use. Items G, Planning Commission Hearing, H. Annexation Agreement, and I. Board of Trustee Hearing, are met or are in progress. Items J, Final Submittal, and K. Recording, are to follow annexation if granted.

PART II., ZONING CONSIDERATIONS (Sections 4, 6, 8, 10, 11 and 12)

10. ZONING PURPOSES. The Kremmling Municipal Code provides some guidance but no specific zoning procedure. The zoning process follows the state statutes found in C.R.S. § 31-23-211, § 31-23-215 and § 31-23-301 et seq.

The Kremmling Municipal Code, § 17.01.020, "Purpose," directs the Planning and Zoning Commission to implement the specific purposes identified by the Board of Trustees. The Code purposes set out are:

"The general purpose of this Zoning code is to implement the planning policies adopted by the Town Board. The specific purposes of this Zoning Code are:

A. To promote the health, safety and general welfare of the citizens of the Town.
B. To protect the beauty of the landscape, water and air quality, significant wildlife corridors and habitat, to conserve open space and recreational resources and otherwise protect and preserve the natural environment.
C. To promote the orderly use, development and redevelopment of land while protecting and enhancing the economy of the Town.
D. To provide for efficient vehicular movement throughout the Town and to ensure the provision of adequate public facilities for existing and future citizens.
E. To establish unified regulations and procedures to implement the policies of the Comprehensive Plan and the other purposes of this Zoning Code.
F. To secure safety from fire, other dangers, and to provide adequate sunlight and air."

Under general zoning principles, zoning should separate uses into zones allowing compatible uses. The Town Code establishes the eight recognized zones, and lays out the various uses identified by the enacting Board of Trustees as compatible. Zoning districts are often assigned in a way to buffer groups of abuses from other groups of uses. For example, Kremmling's Industrial Zone is applied to areas with historic heavy industry and transportation use, such as the railroad area and the airport. Commercial zoning and mixed use zoning and the Highway zone are all established along transportation corridors. Both

residential zones are intended to support, primarily, residential uses segregated from commerce and industry. The customary practice is to separate residential uses by density; hence the different dimensional requirements and types of structures allowed between the Town's R-1 and R-2 districts.

11. THE PROPOSED ZONE, R-2 Multiple Family Residential with Public Property (Governmental) Overlay IS APPROPRIATE

Code Provisions: Exercising the authority established in CRS 31-23-302, the Town Board divided the municipality "into districts deemed best suited to carry out the purposes of the statute, and exercise the authority to regulate and restrict the erection, construction,... or use of buildings, structure or land." KMC § 17.04.010, "Zoning District Standards Established," sets out the purposes of the residential districts:

> "A. Residential Districts. In order to secure for the persons residing in the district a comfortable, healthy, safe, and pleasant environment in which to live sheltered from incompatible and disruptive activities and to encourage a diversity of housing options, the
> following residential districts are established.
> 1. R 1A: Residential Agricultural.
> 2. R 1: Single Family Detached Residential.
> 3. R 2: Multiple Family Residential . . .."

KMC § 17.04.020.C, R 2: Multiple Family Residential identifies libraries as an appropriate use in R-2 zoning, but as a "Use by Special Review."

> "2. Use by Special Review. The following categories are allowed in R 2 zone districts only by special review. . . .
> e. Libraries. . . ."

To the north, west, and southwest of the Subject Property, the properties are in use under the R-2 Residential Multiple Family, (which zone is recognized on the zoning map as R-2: Residential, High Density). The mobile home park to the north is not within the Town, but under County zoning of "Residential." The school use property to the south in identified as an "R1 Residential, Low Density," zone, but further identified as "Public Property."

Given the type of development to the west and the north of the Subject Property, applying the R-2 zone to the Subject Property Is appropriate. The R-2 zone specifically allows the library use.

If the requested R-2 zoning is granted, the proposed use on the 3+ acre Subject Property can easily meet the Code dimensional requirements:

> KMC 17.04.020.C, "3. Dimensional requirements. The following dimensional requirements apply to all
> structures constructed and located within R 2 zone districts:
> a. Minimum lot area: six thousand (6,000) square feet unless the lot is a townhouse lot, in which event minimum lot sizes shall be three thousand five hundred (3,500) square feet.
> b. Minimum front setback: fifteen (15) feet
> c. Minimum side setback: seven and one half (7.5) feet for residences; five (5) feet for accessory structures (Ord. 464 §3, 2002)
> d. Minimum rear setback: ten (10) feet for principal structure; five (5) feet for accessory structure
> e. Minimum lot width: thirty (30) feet per unit, fifty (50) feet minimum
> f. Side setbacks do not apply to townhouse lots, except that the townhouse must be set back seven and one half (7.5) feet from the townhouse subdivision side boundary."

The requested zoning is appropriate under general zoning principles, as well. The proposed zone continues adjacent zoning and land uses.

12. KMC 14.04.040.E,, NOTICE AND PUBLIC COMMENTS

Annexation Notice

This Annexation application has had proper public notification pursuant to 14.04.17.09.010 of the Kremmling Municipal Code (KMC). A Newspaper Publication was published in the Sky-Hi Newspaper on June 3, June 10, June 17, and June 24, 2026, providing notification of the hearing and requesting comments. See Attachment *. A public entity notice was mailed June 10, 2026. See Attachment *. A Property Posting was made on June 23, 2025. See Attachment *.

Zoning Notice

Public Notice was given concurrently with the Annexation Notice, meeting the posting and publication requirements of KMC 17.09.010 and C.R.S. § 31-23-208 and § 31-23-304.

14. PUBLIC COMMENT

As of close of business Monday, July 6, the only comment received from the or review agencies was the letter in support from the Grand County Board of County Commissioners, attachment *.

14. STAFF RECOMMENDATION

Annexation Review: Determine that the proposed public building is appropriate and is within the streets master plan for a public use pursuant to C.R.S. § 31-23-209 and land use concept pursuant to KMC § 14.04.040.G, and recommend that the annexation occur.

Zoning Request: Staff recommends that the Commission recommend approval of the proposed zoning of the Subject Property as R-2 Multiple Family Residential zone district, with a Public Property/Governmental use overlay, and that the proposed use be approved, subject to Use by Special Review and Site Plan review and approval.

15. SAMPLE MOTIONS

I. FINDING APPROPRIATE LAND USE PLAN AND RECOMMENDATION ON ANNEXATION

A. Sample Motion Finding the proposed land use is appropriate and recommending to the Board of Trustees that the Subject Property be annexed to the Town of Kremmling:

I move that the Planning and Zoning Commission find that the proposed use of the Subject Property as a Public Library is appropriate, and that the Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees annex the Subject Parcel to the Town of Kremmling, on the bases discussed in the Staff Report, particularly sections 4, 6 through 10, and that the Board of Trustees find all requirements to permit annexation have been met, but condition annexation on Use by Special Review and Site Plan approval.

B. Sample Motion Recommending Denial of Annexation:

I move that the Planning and Zoning Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees does not annex the Subject Parcel to the Town on Kremmling, on the grounds that the Petition and the Subject Property do not meet the statutory requirements found in Title 31, Article 12, Part 1, C.R.S., and/or the Kremmling Municipal Code, Title 14, and in particular (identify statutory or code provisions that are not met. See list of requirements in Sections 7, 8, and 9).

II. RECOMMENDATION ON ZONING

A. Sample Motion To Recommend to the Board of Trustees that the subject property be Zoned R-2 Mulitiple Family Residential with a Governmental Overlay, as identified on the Zoninng Map as "Public Property:"

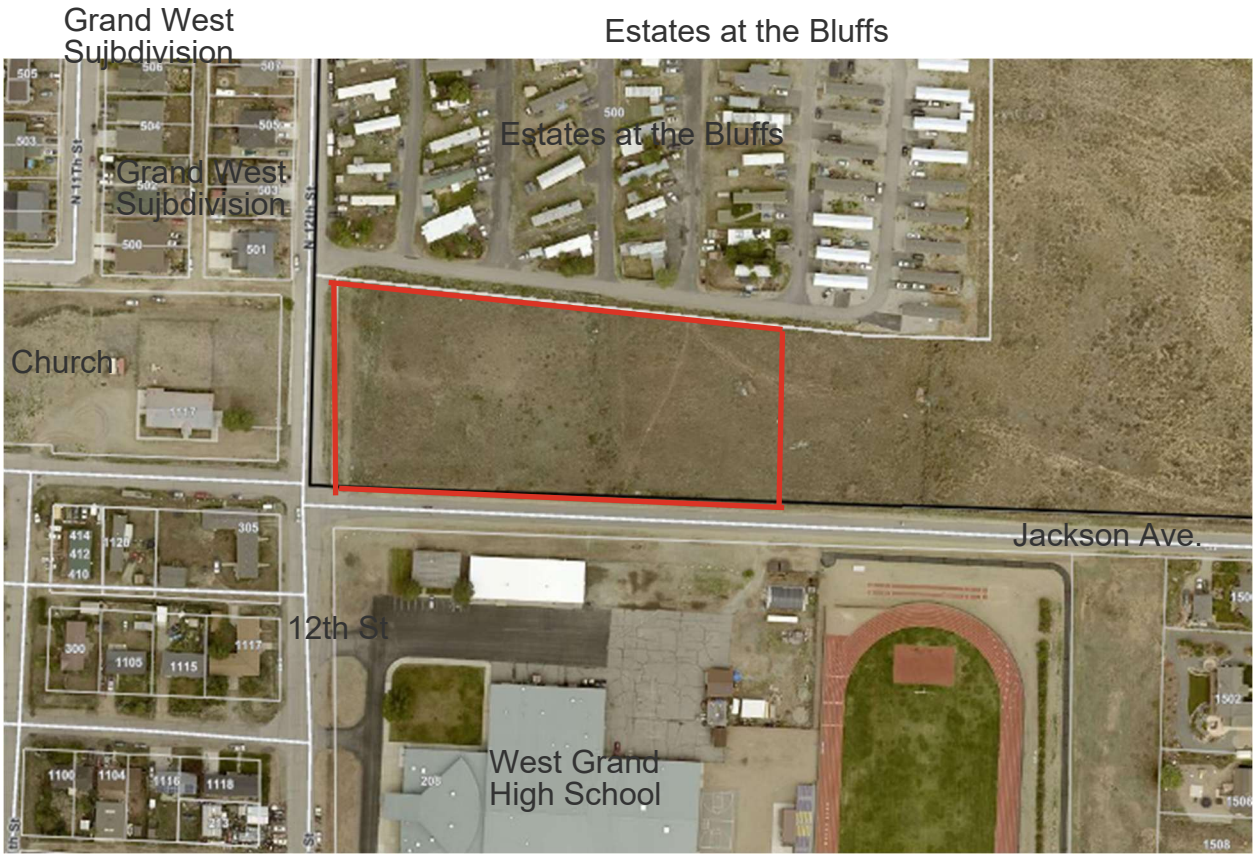
I move that the Planning and Zoning Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees that the Subject Parcel be zoned Zone R-2 Mulitiple Family Residential with a Governmental Overlay, as identified on the Zoninng Map as "Public Property" on the bases discussed in the Staff Report, particularly Sections 1, 3, 4, 6, 10, and the Petitioner's Narrative.

B. Sample Motion To Recommend to the Board of Trustees that the subject property be Zoned a different zone, with a Governmental Overlay, as identified on the Zoninng Map as "Public Property:"

I move that the Planning and Zoning Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees that the Subject Parcel be zoned Zone _____ with a Governmental Overlay, as identified on the Zoninng Map as "Public Property" on the bases discussed in the Staff Report, particularly Sections _____, and the Petitioner's Narrative for the reason the _____ zone is more properly applied, given the uses and dimensions allowed in the Kremmling Municipal Code for the zone and the surrounding area.

C. Sample Motion Recommending Denial of Zoning:

I move that the Planning and Zoning Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees not zone the Subject Property immediately upon annexation, as an alternative to immediate zoning under C.R.S. 31-12-115, for the reason (explain basis for delay of annexation).



Mixed Housing

No Property Record Card Available-- record still shows Bumgarner as owner but the Grand County Library Outright Exemption Plat is recorded at Recep. #2026001512.

Grand County LIBRARY District

PO Box 1050
Granby, CO 80446
www.gcld.org

March 25, 2026

Dear Town of Kremmling Trustees,

Grand County Library District has completed the creation and purchase of the Grand County Library District Outright Exemption parcel, a 3.504 acre parcel at the Northeast corner of Jackson Avenue and North 12th Street in Kremmling, CO. The intended purpose of this land is to construct a new library for the Town of Kremmling. As the next step in that process, GCLD is requesting annexation and rezoning into the Town of Kremmling proper. It has been recommended that R2 with "public entity use" would be the preferred zoning. The property is contiguous to the Town of Kremmling on the North, West, and South sides.

It is anticipated that the new library will be no less than 8000 sqft based on a use/needs assessment study conducted May of 2024. The 3.504 acres will provide more than adequate space for a building of this size, necessary parking, outdoor activity spaces, and landscaping. The site is flat, has no relevant prior uses beyond agricultural, does not contain any obvious hazards, has no water rights, is not within a floodplain, and there are no easements that would impede construction or use. It is anticipated that the building will tap into/extend the nearby water (main running down Jackson) and sanitation (closest termination at the end of the alley opposite the Northwest corner) lines as well as extend both electric and gas services to the new building (Note: Applicant could find no Colorado or locally specific limitations to utility type usage). GCLD will work with the Town of Kremmling to eliminate any encroachments into right-of ways that may exist.

There are no direct economic impacts as the Kremmling Library will merely by moving into a new location and already has an established rapport with the community. The location will be closer in proximity to the schools and the facility will be able to provide more versatile uses for the entire community. The existing Library is owned by the Town of Kremmling.

On February 4, 2026, GCLD met with Jen MacPherson, Alan Hassler, and Dillon Willson for the required pre-annexation meeting. From that meeting, we have compiled the necessary

application documentation. Please review submittal package and let us know if there is anything further you require.

Included in our packet are the following items either required or recommended for review:

- Application Certificate
- Cost, Fee, and Expense Certificate (requesting the Board waive fees)
- Land Use Application Form
- Application Letter / Narrative
- Outright Exemption Plat (for reference – Rec. # 2026001512)
- ALTA / NSPS Land Title Survey Plat (for reference)
- ILC GCLDOR (for reference)
- Site Plan (N/A as Architects just now being hired)
- Annexation Map per Section 14.04.050 (Tom Cary – Loose Horse Survey)
- Annexation Agreement (to be provided by Alan Hassler, Town Planner)
- Annexation Impact Report per Section 14.04.070 (waived - less than 10 acres)
- Annexation Petition (N/A as GCLD is the sole owner)
- Site Description / Hazards / Limitations (Section B-8, see narrative)
- Economic Impact Statement (waived during pre-annexation meeting)
- ALTA Title Commitment within the last 30 days of submittal (dated March 3, 2026) (Note: Taxes paid at time of land purchase)
- Soils Report (Ground Engineering signed proposal)
- Notice of Mineral Rights (Scanned copy of certification and letters)
- Will Serve Letters: Town of Kremmling (annex, water, & trash), Kremmling Sanitation District (wastewater – sent to Alan) and Kremmling Fire Protection District (emergency services)
- Proposed Review Agencies: MPEI, KFPD, CPW, BLM (Recorded OE Plat refers to CPW's "Fencing for Wildlife in Mind" pamphlet – we reviewed / no fencing planned)
- Photo proof of "Change of Land Use/Proposed Land Use" signage on site
- Proof of mailings to 500 ft adjacent neighbors (Town doing letter & labels for mailing)

Best Regards,

Mary Ann Degginger, Executive Director

Jeremy Krones, President Board of Trustees

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

LAND USE APPLICATION

LAND USE APPLICATION

Application is made for: (Check all that apply)

- ☑ Annexation *(Sec. 14.04.040)*
- ☐ Boundary Line Adjustment *(Sec. 16.11.030)*
- ☐ Fence Permit *(Sec. 17.12.010)*
- ☐ Final Development Plan *(Sec.17.03.080.F.2)*
- ☐ Final Plan *(Sec. 16.06.070)*
- ☐ Minor Subdivision *(Sec. 16.05.010)*
- ☐ Mobile Home Park *(Sec. 17.16.040)*
- ☐ Zoning Verification
- ☐ Permitted Use Approval *(Sec. 17.03.030)*
- ☐ Preliminary Development Plan *(Sec. 17.03.080.F.1)*
- ☐ Preliminary Plan *(Sec. 16.06.050)*
- ☑ Rezoning *(Sec. 17.05.020)*
- ☐ Sign Permit *(Sec. 17.11.035)*
- ☐ Sketch Plan *(Sec. 16.06.030)*
- ☐ Variance *(Sec. 17.06.020)*
- ☐ Use by Special Review *(Sec.17.03.070)*
- ☐ Land Use Inquiry
- ☐ Site Plan Approval (Sec 17.03.070)
- ☐ Encroachment License
- ☐ Other: _____

Checklists for each application must be submitted to the Town with this application form filled out and signed. Please fill out all requested information on this form clearly and legibly. If this application is incomplete or not legible, the application may be deemed incomplete. Zoning inquiries can take a minimum of four weeks to process. Providing a copy of the Grand County Assessor Property Card with your application improves the processing time for Land Use Applications.

Project Name: Grand County Library District Outright Exemption Annex & Rezone

Signed Cost, Fee, and Expense Agreement: CK#: _____ Amt: $ _____

Contact information: (Please attach any additional contacts)

Owner: Grand County Library District
Address: 225 E Jasper Ave.
Granby, CO 80446
Email: executivedirector@gcld.org
Phone: 970-887-9411
Fax: _____

Applicant: Mary Ann Degginger
Address: Same
Email: _____
Phone: 970-887-9411
Fax: _____

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

LAND USE APPLICATION

Property Description:

Legal Description: Grand County Library District Outright Exemption

Address or Location: NE corner of Jackson Ave and 12th Street
TBD Jackson Ave (Planner to Assign)

Existing Zoning: F/O Existing Use: Agricultural

Proposed Zoning: R2 w/Public Entity Use Proposed Use: New Library

Purpose of Application: (Please attach any additional information)

To Annex and re-zone the parcel.

Certification: Must be signed

OWNER CERTIFICATION OF COMPLETED APPLICATION

Signed: [signature] Date: 3/25/26

APPLICANT CERTIFICATION OF COMPLETED APPLICATION

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Kremmling must be submitted prior to having this application processed.

Signed: [signature] Date: 3/25/26

Applicant, please do not write below this line.

Fee(s) Paid:		Date:		Check #		Received By:	

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

Application Certification

Acknowledgement of responsibilities

Project Name: Grand County Library District Outright Exemption - Annexation and Rezoning

Applicant Name: Mary Ann Degginger

The undersigned applicant has requested a permit, approval, or license from the Town of Kremmling.

Applicant acknowledges the following responsibilities:

1. Applicant shall permit a true and correct application for any activity.
2. Applicant has had the opportunity to review the applicable provisions of the Kremmling Municipal Code, Rules, and Regulations related to the activity the applicant wishes to undertake.
3. Applicant will be responsible for properly locating and changes or improvements on the ground and will be responsible for any encroachments onto neighboring property.
4. Applicant is responsible for demonstrating authority to make an application. Applicant may be required to provide proof of authority, such as title insurance commitments, ownership and encumbrance reports, power of attorney, corporate resolutions delegation authority, contracts, leases, or other indicia or right of apply.
5. Applicant understands filing of an application does not in any way guarantee approval of the application, with or without conditions. The applicant undertakes the application and the risk of conditions of denial at applicant's sole cost and expense.
6. Unless otherwise provided, the applicant may not undertake any work, or commence any improvements, under the application unless and until such application is approved.
7. Applicant agrees to indemnify and hold harmless the Town, its officials, officers, employees, and agents or any acts undertaken by any of them with respect to this application.

Dated this 25 day of 3, 2026

Mary Ann Degginger
Applicant Signature

225 E. Jasper Ave, Granby, CO 80446
Applicant Address

970-887-9411
Applicant Phone Number

executivedirector@gcld.org
Applicant E-mail Address

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

Cost, Fee, and Expense Agreement

Acknowledgement of Responsibilities

Project Name: Grand County Library District Outright Exemption - Annexation and Rezoning

Applicant Name: (Print) Mary Ann Degginger

The undersigned applicant for the permit, approval, or license from the Town of Kremmling acknowledges responsibility for paying all fees imposed, and for any costs or expenses related to the application. These costs and fees include any publication fees, the cost of mailing any notices required by any provision of the Code, and for the Town's professional services, consultants, or review agencies, determined by the Town of Kremmling to be necessary to its evaluation of the application.

All application fees must be paid upon submittal of the application.

All costs and expenses must be paid upon an invoice sent by the Town to the applicant. Any invoices must be paid prior to the next formal decision by the Town. No decision or approval will be granted while any invoiced amounts are outstanding and unpaid.

Occasionally, outstanding amounts will not be invoiced to the applicant until after final action by the Town. Applicant agrees to pay any amounts invoiced after final action.

The obligation to pay fees, costs, and expenses shall survive withdrawal of an application, and shall survive denial of any application. If any fees, costs, and expenses are not timely paid, applicant agrees to pay cost of collection, including reasonable attorney fees and interest at twelve percent (12%) compounded monthly.

Dated this 25 day of 3, 2026

Mary Ann Degginger
Applicant Signature

225 E. Jasper Ave. Granby, CO 80446
Applicant Address

970-887-9411
Applicant Phone Number

executivedirector@gcld.org
Applicant E-mail Address

TOWN OF KREMMLING

PETITION FOR ANNEXATION

The Grand County Library District, by and through its Board of Trustees, the undersigned landowner, and owning 100% of all rights in the subject property, in accordance with Colorado Revised Statues (C.R.S.) Title 31, Article 12, as amended, hereby petitions the Board of Trustees of the Town of Kremmling, Colorado, for annexation to the Town of Kremmling the unincorporated property, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Grand and the State of Colorado, and to be known as the Grand County Library District Annexation to the Town of Kremmling.

In support of said Petition, Petitioner states that:

1. It is desirable and necessary that the property described in Exhibit A be annexed into the Town of Kremmling.

2. The requirements of C.R.S. 31-12-104, as amended, exist or have been met in that:

a) Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is or will be contiguous with the Town of Kremmling.

b) A community of interest exists between the property proposed to be annexed and the Town of Kremmling;

c) The property proposed to be annexed is urban or will be urbanized in the near future;

d) The property proposed to be annexed is integrated or is capable of being integrated with the Town of Kremmling.

3. The limitations of C.R.S. 31-12-105, as amended, exist or have been met. This Petition seeks to annex a single parcel under the sole ownership of the Petitioner, and:

a) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate has been or will be divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are. separated by a dedicated street, road or other public way.

b) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

c) No annexation proceedings have been commenced for any portion of the territory proposed to be annexed by another municipality.

d) The annexation will not result in the detachment of area from any school district and attachment to another unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.

e) The annexation will not have the result of extending the boundary of the Town of Kremmling more than three miles in any direction from any point in any one year. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105(1)(e), C.R.S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the Town of Kremmling; and the proposed land uses for the area; such plan to be updated at least once annually.

f) No portion of a platted street or alley is proposed for annexation.

4. The territory proposed to be annexed is 3.504 acres in total area.

5. The petition requirements of C.R.S. 31-12-107, as amended, exist or have been met in that:

a) More than fifty percent (50%) of the landowners in the area owning more than fifty percent of the area, proposed to be annexed, exclusive of dedicated streets, alleys, and any land owned by the Town of Kremmling, have signed this petition and hereby petition for annexation of such territory.

b) The signatures of the petition compromise one hundred percent (100%) of the landowners of the area proposed to be annexed and said landowners agree that this negates the necessity of an annexation election.

c) Accompanying this petition are four (4) copies of an annexation map containing the following information:

i. A written legal description of the boundaries of the area proposed to be annexed.

ii. A map showing the boundary of the area proposed to be annexed.

iii. Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

iv. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Kremmling and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

5. No annexation impact report shall be prepared and filed by the Town of Kremmling with the Board of County Commissioners because one of the following conditions of C.R.S. 31-12-108.5, as amended, exists, namely that the annexation contains ten (10) acres or less.

6. Annexation Impact Report Requirements— omitted. See preceding paragraph.

7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules and regulations of the Town of Kremmling, except for general property taxes of the Town of Kremmling, which shall become effective as of the January 1 next ensuing.

8. The petitioner agrees that said annexed land shall be brought under the provisions of Title 17 of the Kremmling Municipal Code within ninety (90) days after the effective date of the annexation ordinance. The zoning designation requested for the area proposed to be annexed is R2 – Public Property.

9. If required by the Town, an annexation agreement has been or will be executed by the petitioners and the Town of Kremmling relating to this annexation.

10. Petitioner has the right to withdraw its signature from this Petition.

WHEREFORE, the petitioner respectfully requests that the Town of Kremmling, acting through its Board of Trustees,

(1) determine that this Petition for Annexation meets the requirements of section 30(1)(b) of article Il of the state constitution and C.R.S. 31-12-111 and that the requirements of C.R.S. sections 31-12-104 and 31-12-105 have been met, and that an election is not required under C.R. S. section 3 1-12-107(2), and not determine that additional terms and conditions are to imposed, and proceed to annex the area proposed by ordinance; and

(2) issue a resolution finding substantial compliance with the requirements of a petition for annexation; and

(3) pursuant to C.R.S. 31-12-108, set a hearing and direct issuance of notice; and

(4) conducting such hearing and determining that the real property shall be annexed to the Town of Kremmling.

Respectfully submitted this 30th day of April, 2026.

Mary Ann Degginger Executive Director

Grand County Library District

(Either Board President in capacity as President or, with proof of Board authorization, an agent of the District. November 18, 2025 Board of Trustee meeting minutes attached as Appendix B authorizing the Executive Director to sign on behalf of the district.)

STATE OF COLORADO |
|
COUNTY OF GRAND |

The foregoing Petition was sworn or affirmed before me

this 30th day of April, 2026 by Mary Ann Degginger.

Seal

DONNA JEAN DUDDLESON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264012311
MY COMMISSION EXPIRES 03/26/2030

Donna Jean Duddleson
Notary Public
Address:

Appendix A

Legal Description

Grand County Library District Outright Exemption as recorded at Reception #: 2026001512

Appendix B

Grand County Library District Board of Trustees meeting minutes dated November 18, 2025.

AFFIDAVIT OF CIRCULATOR

The undersigned Circulator of the foregoing Petition for Annexation swears or affirms that the signature of Mary Ann Degginger on the above Petition is the signature of the person whose name it purports to be.

Circulator of Petition

STATE OF COLORADO |
|
COUNTY OF GRAND |

The foregoing Affidavit was sworn or affirmed before me this 30th day of April, 2026 by Marcus P Davis.

Seal

DONNA JEAN DUDDLESON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264012311
MY COMMISSION EXPIRES 03/26/2030

Notary Public
Address:

Grand County Libraries: linking people to boundless opportunities

GRAND COUNTY LIBRARY DISTRICT
BOARD OF TRUSTEES
Regular Meeting, November 18, 2025
5:30 PM

Location: Granby Library or Zoom
Meeting ID: 863 4751 3182
Passcode: gMNz7j

MINUTES

Trustees: Jeremy Krones, Jen Goertz, Alan Walker, Erika Cohen, Jennifer Tibbetts
Staff: Mary Ann Degginger, Tara Thompson, Chris Newell, Sue Luton
Public: Anne Haggar Gibson, Miriam Roskam, Marcus Davis, Cindy Schinzel Hald, Emily Pedersen, Jeanette McQuade

5:30 p.m.

I. Call to Order and Consideration of Trustee Absences
Meeting called to order by Jeremy Krones at 5:30 p.m.
Excused absences - Darcy Schlichting, Laura Jones.

II. Amendments to the Agenda
None

III. Approval of the Agenda
Motion to approve the agenda as presented.
Alan Walker motion; Jen Goertz 2nd
Approved

5:40 p.m.

IV. Consent Agenda:
A. October Regular Meeting Board Minutes
B. Correspondence
C. September Bank Reconciliation & October Bank Reconciliation
D. October Budget to Actual and Balance Sheet
Motion to approve the consent agenda as presented.
Erika Cohen motion; Jennifer Tibbetts 2nd
Approved

5:45 p.m.

V. Reports
A. Friends of the Grand County Library, Inc.
No report.
B. Grand County Library Foundation
Colorado Gives is up and running. We have received two donations totaling $275. The Foundation will meet in December before the Board meeting.
C. Public Comment
Marcus Davis, director of Facilities, introduced himself and spoke about his experiences and readiness for the position.

5:55 p.m.

VI. Public Hearing
A. Public Hearing for the Proposed 2026 Budget

Open 5:37 p.m.
No public comment.
Closed 5:38 p.m.

6:05 p.m.

VII. Business Items

A. Review by Executive Director of October GCLD Department Highlights & Statistics

Staffing updates given for current openings - facilities director, facilities associate, and library clerk at Juniper Library. Update on Kremmling Library project was shared. Some staff members participated in the Granby Elementary School High Five program. A Wicked Good Time was a huge success on Halloween – thanks to teens and staff who participated. Statistic highlights for October – the Access Grand program saved patrons $68,648 with 1,100 passes reserved. All That Glitters in Kremmling is underutilized – please encourage friends and family to give it a try. KFFR spot for Colorado Gives Day was recorded for the Foundation.

B. Meeting Calendar

1. Evaluations
   a) Board Self-Evaluation
      - Results to be presented at the December meeting
      - Goals to be determined at the January meeting
   b) December 9 (Annual Meeting) at Granby Library
      - Approve 2026 Budget
      - Board Self-Evaluation
      - Officer Election
      - Foundation Meeting – 5 p.m.

C. Proposed 2026 GCLD Board of Trustees Regular Meeting Schedule

Degginger reviewed the draft schedule for meetings. Workshop dates have been added for the Strategic Planning process.

Motion to approve the amended 2026 GCLD Board of Trustees Regular meeting schedule with the date change for September 15.

Jennifer Tibbetts motion; Erika Cohen 2nd

Approved

D. Proposed 2026 Closures for Holidays & Staff Training

Degginger summarized the closures being recommended.

Motion to approve the proposed 2026 Closures for Holidays & Staff Training.

Jen Goertz motion; Erika Cohen 2nd

Approved

E. Proposed 2026 Pay Grade Scale and Compensation Philosophy

Thompson provided a summary of the JACT committee work as well as the philosophy of the work done by the group. The goal of the work was to develop a relevant and sustainable pay grade scale that would last for at least three years. The committee would like to ask Trustees to adopt an updated compensation philosophy based on the work completed by the committee. The new proposed statement was shared and discussed. The new proposed pay scale was shared and compared to the current scale. Market matches were difficult to find for many of our unique positions this year. Living wage for Grand County was taken into consideration during development of the new proposed pay grade scale. The

was discussion about the benefits of the new pay grade scale regarding recruiting and retaining employees. The goal is to have a world-class library system. Finance committee members support the work of JACT as well as the proposed philosophy and pay grade scale. Projected implementation – January 1, 2026.

Motion to approve the proposed Compensation Philosophy as presented.
Alan Walker motion; Jennifer Tibbetts 2nd
Approved

Motion to approve the proposed 2026 Pay Grade Scale as presented.
Jen Goertz motion; Erika Cohen 2nd
Approved

E. Interviews for GCLD Board of Trustees Member-at-Large

Trustees took turns asking candidates questions. Anne Haggar Gibson was interviewed first. Miriam Roskam was interviewed second. Trustees discussed both candidates and the strengths they would bring to the group. It was recommended that Miriam be the nominee for the position while considering Ann for another volunteer role with the organization in some capacity. There was some discussion regarding having a conversation with the candidate regarding GCLD's conflict of interest policy prior to taking a vote.

Motion to recommend Miriam Roskam to the BOCC for the position of GCLD Board of Trustee to begin in January, 2026.
Alan Walker motion; Jen Goertz 2nd
Approved

F. Proposed Slate of Officers

Recommendation for GCLD Board of Trustees Officers for the term of January 1, 2026 – December 31, 2027.

Krones reviewed the current slate of officers. The Board Secretary position will be opening with Schlichting's resignation. There was discussion about the positions and terms in question. Erika Cohen offered to fill the Secretary position. Remaining officers are interested in keeping their current elected positions. Voting on the slate of officers will take place in December.

VIII. Executive Session

A. 24-6-402(4)(a) C.R.S. Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest

Motion to enter Executive Session pursuant to C.R.S. 24-6-402(4)(a) concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property for the Kremmling Library and pursuant to 24-6-402(4) (f) C.R.S. concerning a personnel matter regarding the annual evaluation of the Executive Director, Mary Ann Degginger.
Jeremy Krones motion; Jennifer Tibbetts 2nd
Approved

B. 24-6-402(4) (f) C.R.S. Personnel matter regarding the annual evaluation of the Executive Director

Entered Executive Session at 7:50 p.m.
Exited Executive Session at 8:19 p.m.

7:55 p.m.

IX. Action Items

A. Land Purchase Authorization

Motion to approve the purchase of the 3.5-acre parcel of land located at the NE corner of Jackson Ave. & 12th St. Kremmling, as outlined in the purchase

contract, and authorize the Executive Director to execute all documents necessary to complete the transaction, including subdividing, annexing, and bringing utilities to the property as specified in the agreement.

Jen Goertz motion; Erika Cohen 2nd

Approved

B. Executive Director annual evaluation

Motion to commend the executive director on positive 6-month review and recommend pay increase to $126,000 based on the newly approved grade scale effect January 1, 2026.

Jeremy Krones motion; Erika Cohen 2nd

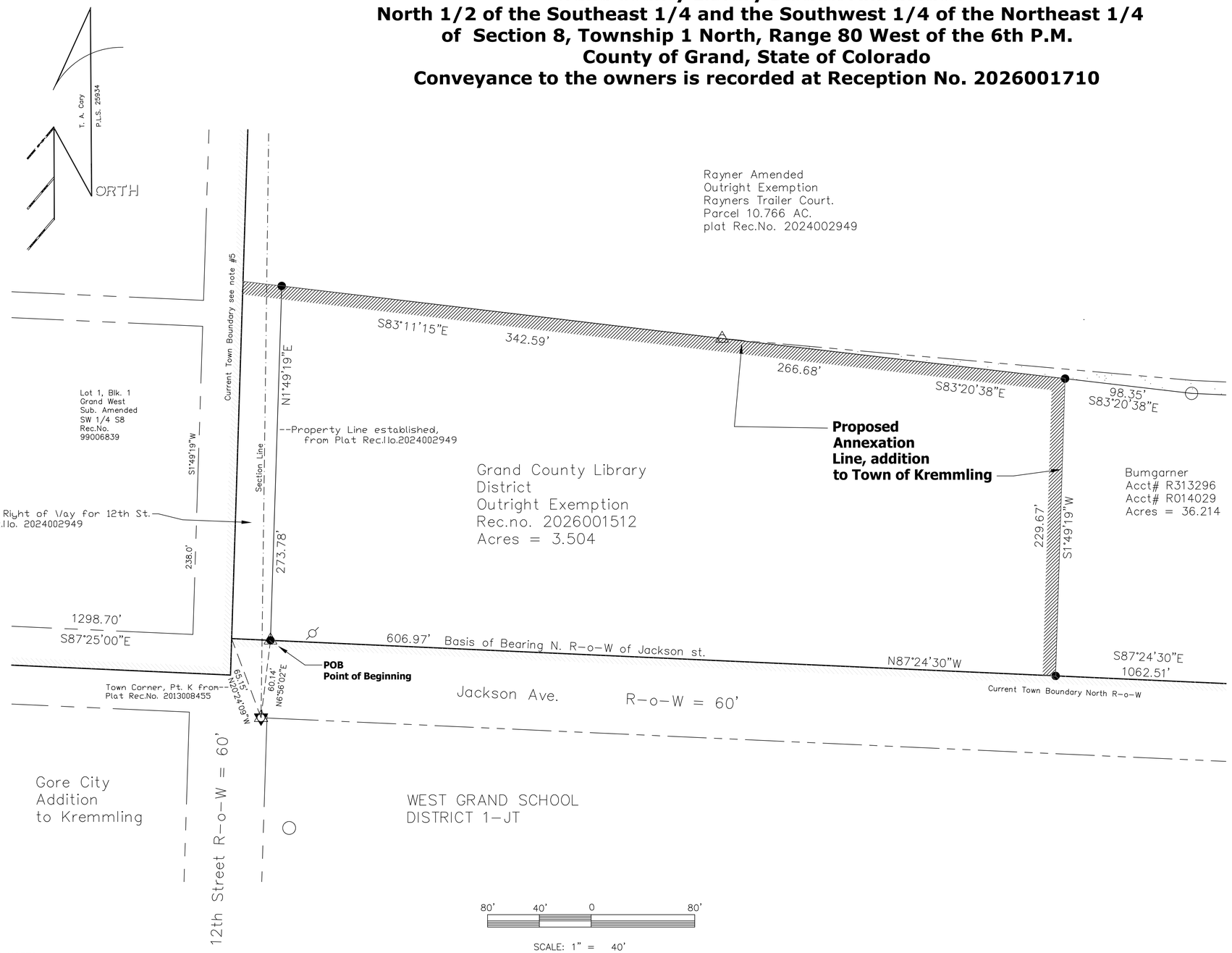
Approved

8:22 p.m.

X. Adjournment

Meeting adjourned at 8:22 p.m.

ANNEXATION MAP
Grand County Library District Annexation
North 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 1 North, Range 80 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the owners is recorded at Reception No. 2026001710



80' 40' 0 80'

SCALE: 1" = 40'

On PDF drawing, scale may be distorted
Scaled original drawing = 24" x 36"
any other printed size will not match

PLAT NOTES:

1. DATE OF SURVEY: September 2025 THRU November 2025
2. Basis of Bearings is based upon the North R-o-W line of Jackson St., Bears N 83°20' 38" W.
3. This Grand County Library District Annexation Map, into the town of Kremmling, as described in Annexation Map Standards 14.04.050
4. The annexation is subject to an annexation agreement which has been recorded in the real property records of Grand County.
5. Town Boundary per Amended Final Plat Grand West Subdivision Rec.no. 99006839.

LEGEND:

- ✡ – 1/16th cor. 3" AL.cap in range box
- △ – Fnd. #4 rbar, Pnk.Plas.cap, W.Ward
- ○ – Sanitary Sewer Manhole
- ◉ – Set PK nail /Washer Survey Point
- ▲ – Set #5 rbar, 2"AL.cap 25934
- ● – Set #4 rbar, Pnk.plas.cap, T A Cary 25934

Land Surveyor's Certificate:

I, Thomas Arthur Cary, a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Grand County Library District Annexation truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 23rd day of February, 2026.

(SEAL)

COLORADO REGISTERED
THOMAS A. CARY
25934
PROFESSIONAL LAND SURVEYOR

Colorado registration number: 25934
(expires Oct. 2027)

LEGAL DESCRIPTION

A tract of land in the N1/2 of the SE1/4 and SW1/4 of the NE1/4, all in Section 8, Township 1 North, Range 80 West
of the 6th P.M., and more particularly described as follows:

Beginning at the intersection of the North R-o-W of Jackson Ave. and the East R-o-W of 12th St., Kremmling, CO, from whence the S 1/16 of Section 8 bears S6°56'02"W a distance of 60.14 feet;
Thence N1°49'19"E along the East R-o-W of 12th St., a distance of 273.78 feet, to the South line of Rayner Amended Outright Exemption plat Rec.no. 2024002949;
Thence S83°11'15"E, along said South line, a distance of 342.59 feet;
Thence S83°20'38"E, continuing along said South line, a distance of 266.68 feet;
Thence S1°49'19"W a distance of 229.67 feet to the North R-o-W line of Jackson Ave.;
Thence N87°24'30"W, along said R-o-W, a distance of 606.97 feet;
to the point of beginning. containing 3.504 Acres ±

Owner Certificate
The undersigned does hereby cause the above described tract of land to be annexed to the Town of Kremmling under the name of the Grand County Library District Annexation.

OWNER:

_____.
Grand County Library District: President

STATE OF COLORADO)
) ss
COUNTY OF GRAND)

The foregoing instruments were acknowledged before me this _____ day of _____, 20___,
by Grand County Library District: President.

Witness my hand and official seal.

_____.
Notary Public

My commission expires:_____.

TOWN BOARD OF TRUSTEES APPROVAL:

This is to certify that Grand County Library District Annexation was approved by Ordinance No. ??? on the 25th day of March 2026 , and that the Mayor of the Town of Kremmling on behalf of the Town of Kremmling hereby acknowledges said annexation upon which this certificate for all purposes indicated hereon.

_____.
?????????????, Mayor

Witness my hand and seal of the town of Kremmling.

ATTEST:

_____.
Joanna Eaton, Town Clerk

COUNTY CLERK AND RECORDER:
This map was filed for record in the office of the Clerk and Recorder at _____, O'clock __. M., _____, 20____, and is duly recorded in Book _____, at Page No. _____, or at Reception No. _____.

_____.
Clerk and Recorder
County of Grand
State of Colorado

By

_____.
Deputy

Cary Enterprise-D Thomas A. Cary 305 GCR 1933 PO Box 122 Kremmling, Colorado 80459 1.970.724.2912 / 970.509.0185	Field Work: 1 November 2025 Drawing: 14 November 2025 Rev: MSCAD 2024 Sheet 1 of 1 PLS 25934 Scale 1" = 40' Loosehorse56@gmail.com

TOWN OF KREMMLING
RESOLUTION NO. 2026-05-0__

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF A PETITION BY THE GRAND COUNTY LIBRARY DISTRICT FOR ANNEXATION TO THE TOWN OF KREMMLING OF A PARCEL KNOWN AS GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION AND SETTING A PUBLIC HEARING

WHEREAS, a Petition for Annexation of certain property known as the Grand County Library District Outright Exemption to the Town of Kremmling, has been filed with the Town Clerk, and referred to the Board of Trustees for a determination of substantial compliance with applicable law; and

WHEREAS, the Board of Trustees wishes to permit simultaneous consideration of the subject property for annexation and zoning, as requested in the Petition; and

WHEREAS, the Board of Trustees has reviewed the Petition and desires to adopt by resolution its findings in regard to the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING, COLORADO:

Section 1. The Petition, the legal description for which is the Grand County Library District Outright Exemption, according to the Plat thereof filed in the records of the Grand County Clerk and Recorder's Office on March 12, 2026 at Reception Number 2026001512, is hereby determined to be in substantial compliance with the applicable laws of the State of Colorado.

Section 2. No election is required under C.R.S. § 31-12-107(2).

Section 3. No additional terms and conditions are to be imposed except any provided for in the petitions.

Section 4. The Board of Trustees shall hold a public hearing on the proposed annexation to determine if the proposed annexation complies with Sections 31-12-104 and 3112-105, Colorado Revised Statutes, and will hold a public hearing to determine the appropriate zoning of the subject property, if requested in the petition at on **July 15, 2026** at 6:00 o'clock p.m. or as soon thereafter as the matter may be heard, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado.

Section 5. Any person may appear at such hearing and present evidence relative to the proposed annexation, or the proposed zoning if requested in the petitions.

Section 6. Upon completion of the hearing, the Board of Trustees will set forth, by resolution, its findings and conclusions with reference to the eligibility of the proposed annexation, and whether the statutory requirements for the proposed annexation have been met, and further, will determine the appropriate zoning of the subject property if requested in the petitions.

Section 7. If the Board of Trustees concludes, by resolution, that all statutory requirements have been met and that the proposed annexation is proper under the laws of the State of Colorado, the Board of Trustees may pass one or more ordinances annexing the subject property to the Town of Kremmling, and will pass one or more ordinances zoning the subject property if requested in the petitions.

ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING UPON MOTION DULY MADE, SECONDED AND PASSED, THE 20th DAY OF MAY, 2026.

TOWN OF KREMMLING

By: Original Signed by Mayor
Wes Howell, Mayor

ATTEST:

Original Attested by Town Clerk
Teagan Serres, Town Clerk

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABS60020781-8** Date: **03/16/2026**

Property Address: **TBD JACKSON AVE, KREMMLING, CO 80459**

For Closing Assistance
Kari Moe
78336 US HIGHWAY 40, SUITE B3
WINTER PARK, CO 80482
PO BOX 929
(970) 363-5025 (Work)
(303) 967-2467 (Inc. Fax)
(303) 967-2467 (Work Fax)
kmoe@ltgc.com
Contact License: CO690709
Company License: CO44565

For Title Assistance
George Rietsch
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4151 (Work)
grietsch@ltgc.com
Company License: CO44565

Buyer/Borrower
GRAND COUNTY LIBRARY DISTRICT
Attention: MARY ANN DEGGINGER, EXECUTIVE DIRECTOR
Delivered via: Electronic Mail

Agent for Buyer
KELLER WILLIAMS TOP OF THE ROCKIES REAL ESTATE
Attention: CARRIE GEORGE
P.O. BOX 1627
KREMMLING, CO 80459
(970) 485-2520 (Cell)
(970) 724-3338 (Work)
(970) 724-3555 (Work Fax)
carrie@kwgrandcounty.com
alyssa@aceofspadestc.com
Delivered via: Electronic Mail

Seller/Owner
GARY W. BUMGARNER
Delivered via: Delivered by Realtor

Agent for Seller
COLDWELL BANKER ELEVATED REALTY
Attention: AMBER LEMON
107 SOUTH 6TH STREET
KREMMLING, CO 80459
(970) 531-2149 (Cell)
(970) 724-6033 (Work)
amber@amberlemon.com
Delivered via: Electronic Mail

Seller/Owner
JENNIFER L. BUMGARNER
Delivered via: Delivered by Realtor

1031 Exchange Seller
1031 EXCHANGE EXPERTS', LLC
Attention: BRIDGET BLEVINS
P.O. BOX 370024
DENVER, CO 80237
(479) 373-3898 (Cell)
(303) 531-5777 (Cell)
(866) 694-0204 (Work)
(303) 694-0204 (Work)
(303) 694-0205 (Work Fax)
bridget@expert1031.com
Jeri@expert1031.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: ABS60020781-8 **Date:** 03/16/2026

Property Address: TBD JACKSON AVE, KREMMLING, CO 80459

Seller(s): GARY W. BUMGARNER AND JENNIFER L. BUMGARNER

Buyer(s): GRAND COUNTY LIBRARY DISTRICT

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-01-21	$1,960.00
Deletion of Standard Exception(s)	$100.00
TBD - TBD Income	$-300.00
Tax Certificate X2	$54.00
TOTAL	**$1,814.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Grand county recorded 03/12/2026 under reception no. 2026001513

Grand county recorded 04/15/2022 under reception no. 2022-003266

Grand county recorded 09/30/2013 under reception no. 2013-008457

Plat Map(s):

Grand county recorded 03/12/2026 under reception no. 2026001512

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABS60020781-8

Property Address:

TBD JACKSON AVE, KREMMLING, CO 80459

1. **Commitment Date:**

   03/06/2026 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 07-01-21 $550,000.00
   Proposed Insured:
   GRAND COUNTY LIBRARY DISTRICT

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

   GARY W. BUMGARNER AND JENNIFER L. BUMGARNER

5. **The Land is described as follows:**

   GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION,
   ACCORDING TO THE PLAT THEREOF FILED,
   RECORDED MARCH 12, 2026, UNDER RECEPTION NO. **2026001512**,
   COUNTY OF GRAND, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS60020781-8

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. (THIS ITEM WAS INTENTIONALLY DELETED)

   (THIS ITEM WAS INTENTIONALLY DELETED)
2. (THIS ITEM WAS INTENTIONALLY DELETED)
3. (THIS ITEM WAS INTENTIONALLY DELETED)
4. (THIS ITEM WAS INTENTIONALLY DELETED)
5. WARRANTY DEED FROM GARY W. BUMGARNER AND JENNIFER L. BUMGARNER TO GRAND COUNTY LIBRARY DISTRICT CONVEYING SUBJECT PROPERTY.

   NOTE: THE MINUTES: 7:55 PM IX ACTION ITEMS FOR GRAND COUNTY LIBRARY DISTRICT DISCLOSES MARY ANN DEGGINGER AS THE EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

   (THIS ITEM WAS INTENTIONALLY DELETED)

   (THIS ITEM WAS INTENTIONALLY DELETED)

   (THIS ITEM WAS INTENTIONALLY DELETED)

   (THIS ITEM WAS INTENTIONALLY DELETED)
6. (THIS ITEM WAS INTENTIONALLY DELETED)

   REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

   A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

   B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

   ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF GARY W. BUMGARNER AND JENNIFER L. BUMGARNER.

   OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF GRAND COUNTY LIBRARY DISTRICT.

   C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

   D. UPON PROOF OF PAYMENT OF 2025 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

   TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS60020781-8

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**

   Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.
8. RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT SUBJECT PROPERTY, AS RESERVED BY UNITED STATES PATENT RECORDED JANUARY 12, 1892 IN BOOK 13 AT PAGE **279**.
9. RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED BY UNITED STATES PATENT RECORDED NOVEMBER 25, 1912, IN BOOK 52 AT PAGE **61**.
10. ALL THE COAL, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, AS RESERVED BY THE UNITED STATES PATENT RECORDED NOVEMBER 25, 1912 IN BOOK 52 AT PAGE **61**, AND ANY POSSESSORY RIGHTS CREATED BY THE LOCATIONS OF CLAIMS THEREFORE.
11. EASEMENT AND RIGHT OF WAY GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED JULY 11, 1932 IN BOOK 81 AT PAGE **263**.
12. ONE HALF INTEREST IN ALL OIL AND OTHER MINERAL RIGHTS, AS RESERVED BY HAYES B. ACKARD AND WILLIAM C. ACKARD IN DEED TO WILLIAM E. RAYNER AND ANNA L. RAYNER RECORDED OCTOBER 10, 1953 IN BOOK 106 AT PAGE **407**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN
13. RIGHT OF WAY GRANTED MOUNTAIN PARKS ELECTRIC, INC. BY INSTRUMENT RECORDED OCTOBER 27, 1970 IN BOOK 174 AT PAGE **215**.
14. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF RESOLUTION 1973-10-7 RECORDED FEBRUARY 14, 1974 IN BOOK 205 AT PAGE **65**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS60020781-8

15. EASEMENT AND RIGHT OF WAY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENTS RECORDED SEPTEMBER 3, 1971 IN BOOK 180 AT PAGES 273 AND 278 AND OCTOBER 29, 1974 IN BOOK 212 AT PAGE 240.
16. EASEMENT AND RIGHT OF WAY GRANTED TO KREMMLING SANITATION DISTRICT BY INSTRUMENT RECORDED AUGUST 13. 1998 AT RECEPTION NO. 98008678.
17. TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS OF AGREEMENTS BY AND BETWEEN KREMMLING SANITATION DISTRICT, RAYNER LAND, INC. AND RAYNER RANCH PARTNERS RECORDED AUGUST 13, 1998 AT RECEPTION NO. 98008679 AND AT RECEPTION NO. 98008680.
18. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING BY AND BETWEEN RAYNER LAND, INC. AND STATE OF COLORADO, DIVISION OF WILDLIFE, ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES RECORDED DECEMBER 29, 1997 AT RECEPTION NO. 97011652.
19. EASEMENT AND RIGHT OF WAY GRANTED TO KREMMLING SANITATION DISTRICT BY INSTRUMENT RECORDED SEPTEMBER 16, 1998 AT RECEPTION NO. 98009933.
20. AN EASEMENT FOR BURIED POWER GIVEN IN QUITCLAIM DEED FROM WEST WINGS, LLC TO RAYNER LAND, INC. RECORDED JANUARY 4, 2000 AT RECEPTION NO. 2000-000062.
21. NORTH INTERCEPTOR SEWER MAIN LINE RECORDED NOVEMBER 9, 2001 UNDER RECEPTION NO. 2001-011311
22. RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN PARKS ELECTRIC, INC., BY INSTRUMENT RECORDED FEBRUARY 14, 2012 UNDER RECEPTION NO. 2012-001130.
23. RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN PARKS ELECTRIC, INC., UNDER INSTRUMENT RECORDED FEBRUARY 24, 2012 UNDER RECEPTION NO. 2012-001473.
24. RESERVATION OF EASEMENT RECORDED SEPTEMBER 30, 2013 UNDER RECEPTION NO. 2013-008458
25. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED MARCH 15, 2015 UNDER RECEPTION NO. 2015-001856.
26. EASEMENTS, CONDITIONS, FENCELINES, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RAYNER OUTRIGHT EXEMPTION RECORDED SEPTEMBER 30, 2013 UNDER RECEPTION NO. 2013-008455 AND RAYNER AMENDED OUTRIGHT EXEMPTION RECORDED MAY 14, 2024 UNDER RECEPTION NO. 2024-002949.
27. MEMORANDUM OF ELECTRIC EASEMENT UTILIZATION FOR BROADBAND RECORDED JUNE 20, 2025 UNDER RECEPTION NO. 2025-004849.
28. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, AND NOTES ON THE PLAT OF GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION RECORDED MARCH 12, 2026, UNDER RECEPTION NO. 2026001512.
29. (THIS ITEM WAS INTENTIONALLY DELETED)
30. (THIS ITEM WAS INTENTIONALLY DELETED)
31. (THIS ITEM WAS INTENTIONALLY DELETED)
32. EXISTING LEASES AND TENANCIES, IF ANY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS60020781-8

33. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE CERTIFIED MARCH 11, 2026 PREPARED BY THOMAS A. CARY, JOB #GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION

    SAID DOCUMENT STORED AS OUR IMAGE **80786647**

    A: FENCE IS NOT COINCIDENT WITH THE PROPERTY LINES.

    B: RIGHTS FOR THE USE AND MAINTENANCE OF THE DRAIN DITCH OVER THE WESTERLY PORTION OF THE LAND WITHOUT THE BENEFIT OF A RECORDED AGREEMENT OR EASEMENT

ALTA Commitment For Title Insurance
issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions ,Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   - (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   - (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   - (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, aavenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   - (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   - (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   - (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   - (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   - (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the TItle to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   - (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   - (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   - (a) the Notice;
   - (b) the Commitment to Issue Policy;
   - (c) the Commitment Conditions;
   - (d) Schedule A;
   - (e) Schedule B, Part I—Requirements; and
   - (f) Schedule B, Part II—Exceptions; and
   - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
     - i. comply with the Schedule B, Part I—Requirements;
     - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
     - iii. acquire the Title or create the Mortgage covered by this Commitment.
   - (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   - (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.

(e) The Company is not liable for the content of the Transaction Identification Data, if any.

(f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

(g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM**

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction

(c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. **CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By _____ President

Attest _____ Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate

and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

GROUND
ENGINEERING

March 3, 2026

Subject: Proposed Scope of Professional Services, Geotechnical Evaluation, **New Library**, Kremmling, Colorado.

Proposal Number 2603-0450

Marcus Davis
Grand County Library District
225 East Jasper Avenue
Granby, Colorado 80446

Dear Mr. Davis:

GROUND Engineering Consultants, Inc. (GROUND) is pleased to submit a proposal to conduct a geotechnical evaluation in support of the proposed library building planned for construction at a parcel of land (*Grand County Library District Outright Exemption* – 3.5 ac) located northeast of the intersection of Jackson Avenue and 12th Street in Kremmling, Colorado. Based on correspondence with the client and provided information[1], we understand a new library building, approximately 8,000 square feet in footprint area, is planned for construction. The proposed building type and specific location have not yet been defined. Additionally, new paved parking areas, paved entrances/exits, landscaping, and underground utilities are also anticipated. We assume no below-grade levels are planned for construction.

Based on provided information and our experience with similar projects, we propose the following:

Geotechnical Evaluation Components

- Drill five (5) test holes to evaluate the subsurface profile and to obtain earth material samples for laboratory testing. The test holes will be drilled at locations to be determined in the field by GROUND. Three (3) test holes will be drilled within the proposed approximate building footprint and two (2) test holes will be drilled within the proposed private pavement areas. Final depths of the test holes will be determined in the field as exploration progresses and as the subsurface profile becomes evident. We anticipate the foundation test hole depths to be approximately 20 to 40 feet below existing grades and the pavement test hole depths to be approximately 5 to 10 feet below existing grades. The test holes will be drilled to the target depths or practical auger refusal, whichever occurs first.

- Conduct a laboratory testing program to evaluate relevant engineering characteristics of the materials at the site.

[1] Marcus Davis. Geotech Report for New Library in Kremmling CO. Emails dated 3/2/2026

- Analyze the results of the field and laboratory studies to develop geotechnical parameters regarding structure foundation and floor systems, site grading/earthwork operations, excavation conditions, lateral earth pressures, site utility installation, water-soluble sulfate content, soil corrosivity, and pavement sections (private). Public pavement sections will not be addressed.

  Retaining wall parameters and design services are not included in this scope of service at this time because GROUND is not aware of such structures. If retaining wall structures are planned for construction, GROUND should be contacted to reevaluate this proposal.

- Prepare a report summarizing the data obtained and presenting our conclusions and parameters. An electronic copy (PDF format) of the report will be provided. Hard/paper copies are available upon request. Field work, data analysis and report preparation will be conducted under the supervision of a Colorado-licensed professional engineer.

Fees

Based on the proposed scope of services outlined above, we propose a lump sum fee of **$11,200** to complete the geotechnical evaluation. This fee assumes normal work day (Monday to Friday – 7 a.m. to 6 p.m.) operations. Additional fees may apply for night, weekend, and/or holiday work.

Considerations/Exclusions

- We assume that the site will be accessible to a conventional, truck-mounted drilling rig. Our scope does not include snow removal, construction of access routes or drilling pads, fence removal, or any other measures necessary to obtain physical access to the test hole locations.

- Client will furnish right-of-entry for GROUND and GROUND's Subconsultants/Subcontractors to make borings, surveys and/or conduct other surface or subsurface explorations.

- GROUND and its Subconsultants/Subcontractors will take reasonable precautions to reduce damage to property. Some damage to landscaping, pavements, etc., is inherent to geotechnical drilling and should be expected by the client/owner. GROUND will backfill the test holes with auger returns, patch paved areas with cold patch asphalt or grout and generally leave the site reasonably restored. Additional site repairs including, but not limited to, more extensive site clean-up, restoring ruts/damage in landscaped areas, repairing broken irrigation systems, replacing cracked curbs or flatwork, more elaborate pavement repairs, etc., are outside of our scope of services.

- GROUND will notify public utilities through the Utility Notification Center of Colorado (UNCC / Colorado 811). GROUND will not be liable for damage to any private utilities as a result of exploration; the utility owner must identify or otherwise locate these utilities. By entering into an agreement with GROUND, the client accepts this limitation and will either

coordinate this utility identification and/or provide information to GROUND regarding the location(s) of on-site utilities. We have assumed that the client will notify the property owner(s) within 48 hours of proposal execution.

- We have assumed the test hole locations and elevations will be surveyed by others on the project team, if necessary. GROUND can provide a cost estimate for surveying upon request. As part of this proposed scope of services, GROUND intends to utilize the provided site plan indicating existing features, Google Earth/Map imagery, and a hand-held GPS to determine the location of the test holes.

- Evaluation/identification of hazardous/contaminated materials that may be present, is not included in GROUND's scope of services, unless otherwise indicated. The client/owner must inform GROUND to the presence of hazardous/contaminated materials, known to them prior to performance of any subsurface exploration.

- Our scope does not include fees associated with obtaining permits to complete our field services or to respond to municipal or other agency review of our report.

- Groundwater level observations will be performed during drilling operations; test holes will be backfilled upon drilling completion per Code of Colorado Regulations (2 CCR 402-2). In the event the client desires additional/repeated groundwater level observations, GROUND must be notified prior to proposal/agreement execution so that necessary revisions to the scope and fee can be made.

- A contractor who relies upon GROUND's reporting for development of their scope of work or cost estimates may find the geotechnical information to be inadequate for their purposes or find the geotechnical conditions described to be at variance with their experience in the greater project area. The contractor is responsible for obtaining the additional geotechnical information that is necessary to develop their work scope and cost estimates with appropriate precision.

- The proposed scope and fee, presented herein, should be reviewed (and modified if necessary), once project details have evolved and a site plan has been developed and provided to GROUND.

Schedule

We propose to initiate the evaluation (public utility locates, scheduling drilling, etc.) within 3 days of being given notice to proceed (i.e., receipt of a signed copy of this proposal). We anticipate that preliminary subsurface information will be available upon request approximately 2 to 4 weeks after drilling completion, and that the report should be completed approximately 4 to 6 weeks after drilling completion. GROUND will attempt to adhere to this schedule; however, this remains dependent upon favorable weather conditions, subcontractor availability, site access, and buried

utility locations, and therefore cannot be guaranteed. In any event, we will notify you of our progress and pertinent information, as it becomes available.

Authorization

Please review the *General Conditions* within this proposal, which contain a limitation of GROUND's liability. Also note that GROUND reserves the right to alter the scope items if deemed necessary and withhold data and reports until we have received a signed proposal.

If you have any questions, concerns, or comments regarding this proposal, please contact this office. If this proposal meets with your approval, please return a signed copy to this office at which time we will sign and return an executed copy to you. This proposal is valid for 30 days. If GROUND is requested to commence work before this proposal is signed, this proposal along with the attached *General Conditions* will constitute the terms of our contract.

We appreciate this opportunity to work with you on this project.

Sincerely,

GROUND Engineering Consultants, Inc.

Jason A. Smith, REM, P.E.

Agreed to this 9th day of March, 2026

Grand County Library District by: _____

Mary Ann Deggінger
Please print name

GROUND Engineering Consultants, Inc. by: _____

Brian J. Knecht
Please print name

All engineering services require a project-specific proposal.

FIELD INVESTIGATION

Truck Mounted Drill Rig with 2-Man Crew	
• Solid Stem Auger (hourly)	$240
• Hollow Stem Auger (hourly)	$260
• Wireline Coring	$285
• ODEX, Rotary Drilling	$265
Track Mounted, All-Terrain, Limited Access Drill Rigs, and Drill Rig Support Equipment	Quote
Water Truck, Support Truck (daily)	$340 - $500
Excavator / Backhoe / Hydro-Vac	Quote
Standby Time	Hourly Rate

ENGINEERING

Principal Engineer	$235
Senior Project Manager, Engineer, Geologist	$200
Project Engineer, Geologist	$160
Project Manager	$130
Field / Staff Engineer, Geologist	$120
CAD Technician	$90
Special Consultation/Expert Testimony, and Court Appearance	Quote
Mobilization	Quote
Per Diem / M & IE	GSA Rates

MISCELLANEOUS

Equipment Rental	Cost + 20%
Outside Laboratory Services	Quote
Out-of-Town Living Expenses, Commercial Travel Costs, etc.	Quote
Pile Dynamic Analysis, Ground Penetrating Radar, Cross Hole Sonic Logging, Sonic Echo, Falling Weight Deflectometer	Quote
Environmental Drilling, Sampling, Analysis	Quote
Personal Protective Equipment (PPE)	Quote
Geotechnical Instrumentation, Vibration Monitoring, Thermal Conductivity, and Resistivity	Quote
Retaining Wall Design, Shoring Design, Seepage Analysis, Slope Stability Analysis, and Crane Pad Analysis	Quote

LABORATORY TESTING

Natural Density and Moisture Content	$20
Atterberg Limit (Single Point)	$85
Specific Gravity	$110
Relative Density	$275
Gradation Analysis	
• All Standard Sieve to #200 Sieve	$75
• Percent Less Than #200 Sieve	$50
• Gradation with Hydrometer	$200
Denver Swell	$100
Soil Suction	$75
Proctor Compaction – Standard or Modified	$130
Unconfined Compressive Strength	
• Soil	$60
• Rock	Quote
Direct Shear Strength (3-Point)	
• Quick Test	$650
• Consolidated-Undrained	$900
• Consolidated-Drained	Quote
Triaxial Shear	Quote
Time-Consolidation	$650
Permeability	
• Falling or Constant Head, 2-4" Diameter	$325
• Triaxial Permeability	$450
California Bearing Ratio, 1-Point	$150
California Bearing Ratio, 3-Point	$450
"R" Value	$425
Resilient Modulus (per point)	$850
Los Angeles Abrasion Test	$200
Soil Stabilization Mixture Analysis	$3,500
Soundness (Sodium)	$450
Fractured Faces Test	$85
Flat or Elongated Particles	$90
Corrosivity Testing	
• Water-Soluble Sulfates	$60
• pH Test	$55
• Reduction/Oxidation Potential (Redox)	$55
• Sulfide Content	$55
• Soil Resistivity (Direct Measurement Method)	$50
• Soil Resistivity (Soil Box Method)	$105
• CDOT Suite (pH, Resistivity, Chlorides, and Sulfates)	$280
• Eng. Suite (pH, Resistivity, Redox, and Sulfides)	$245
Organic Content	$100

5E1

GROUND ENGINEERING CONSULTANTS, INC.

GENERAL CONDITIONS – ENGINEERING

INTENT OF SERVICES: The services and any subsequent analysis and reporting performed by GROUND Engineering Consultants, Inc. (hereafter referred to as the Consultant) under this Agreement are intended to assist the Client in planning and/or designing the project. Any exploration, testing, and/or analysis associated with the services will be performed by Consultant solely to fulfill the purpose of this Agreement. Any changes in project plans or schedule, referenced within Consultant's reporting should be brought to the attention of the Consultant, in order that provided geotechnical information be reevaluated and, as necessary, modified.

Any geotechnical conclusions and information in Consultant's reporting will rely upon subsurface exploration at a limited number of exploration points, as well as the means and methods described. The Client agrees to accept that subsurface conditions are interpolated between and extrapolated beyond these locations and it is not possible to guarantee the subsurface conditions are as indicated. Actual conditions exposed during any subsequent construction may be expected to differ from those encountered during site exploration. Additional exploration and laboratory analysis can always be performed to further evaluate the site's subsurface conditions, albeit at additional time and cost. The Consultant is available to discuss the benefits of additional exploration and laboratory analysis with the Client. The Scope of Services presented reflects the Client's preferences, objectives, budget, and schedule as understood by Consultant at the time of proposal preparation. The resultant information provided may not be sufficient for use by other parties or other purposes. In the event the Client or any user of Consultant's reporting does not fully understand the earth conditions at the project site, the potential risks affiliated with those conditions, and the acceptance of responsibility to manage/mitigate these risks, Consultant encourages that they contact a representative of the Consultant for further assistance. Furthermore, if the information provided in Consultant's reporting is not fully understood by the Client, our office should be contacted immediately.

A contractor who uses Consultant's reporting for development of their scope of work or cost estimates may find the geotechnical information and conclusions therein to be inadequate or insufficient for their purposes or find the geotechnical conditions described to be at variance with actual conditions or their experience in the greater project area. The contractor is responsible for obtaining the additional geotechnical information that is necessary to develop their work scope and cost estimates with appropriate precision. The Client agrees that it will require any contractor or subcontractor to indemnify Consultant and its officers, agents, and employees for any use of the information generated as a result of the scope of services provided with respect to this Agreement, or, failing to do so, will indemnify Consultant directly for any such use.

ALL DEVELOPMENT CONTAINS INHERENT RISKS: It is important that ALL aspects of Consultant's reporting, as well as the estimated performance (and limitations with any such estimations) of proposed project improvements are understood by the Client and Project Owner (if different). Utilizing reported information/parameters for planning, design, and/or construction constitutes understanding and acceptance of the indemnity provisions governing this Agreement, as well as understanding and acceptance of information/parameters provided, potential risks, potential deviation from actual site conditions, performance estimates, as well as the limitations inherent within such estimations and information provided.

STANDARD OF CARE: In providing its services, Consultant shall perform in a manner consistent with that degree of care and skill ordinarily exercised by similar members of Consultant's profession practicing under the same or similar circumstances with the same or similar scope of services.

COMMENCEMENT: If Consultant commences performance of all or any portion of the services under this Agreement upon Client's verbal or written authorization but without a signed agreement in place, Client shall be deemed to have approved and ratified this entire Agreement and the terms of this Agreement shall be fully enforceable in the same manner as if a signed agreement were in place.

INFORMATION PROVIDED BY OTHERS: The Client agrees to assist Consultant by placing at its disposal available information pertinent to Consultant's services. It is the responsibility of the owner or supplier of such documents, either electronic or non-electronic, to ensure that Consultant's use does not violate any copyright or confidentiality that may be pertinent to the supplied information. The Client recognizes that it is impossible for Consultant to assure the accuracy, completeness, and sufficiency of such information either because it is impossible to verify, or because of errors or omissions that may have occurred in information provided by others. The Client agrees Consultant cannot and shall not be held accountable for information so provided by others.

HAZARDOUS MATERIALS: Unless otherwise indicated in the scope of services for this project, nothing in this Agreement shall be construed as providing any type of service relating to an assessment of the possible presence of oil, hazardous materials, asbestos, radioactive materials or any other environmental contaminants, which may be subject to regulatory control, or for the design of systems to remove, treat, handle, or dispose of contaminated materials. The Client/Owner must inform Consultant to the presence of hazardous/contaminated materials, known to them, prior to performance of any subsurface exploration.

RIGHT-OF-ENTRY: Unless otherwise agreed, the Client will furnish right-of-entry for the Consultant and Consultant's Subconsultants/ Subcontractors to make borings, surveys, and/or conduct other surface or subsurface explorations. The Consultant and its Subconsultants/ Subcontractors will take reasonable precautions to reduce damage to property. However, cost of restoration or damage that may result from field operations is not included in the fee unless otherwise stated.

UTILITIES: Consultant will notify public utilities through the Utility Notification Center of Colorado (UNCC / Colorado 811). Consultant will not be liable for damage to any private utilities as a result of exploration; the utility owner must identify or otherwise locate these utilities. By entering into an agreement with Consultant, the Client accepts this limitation and will either coordinate this utility identification and/or provide information to Consultant regarding the location(s) of on-site utilities. We have assumed that the Client will notify the property owner(s) within 48 hours of proposal execution.

DEFECTIVE EQUIPMENT: Consultant cannot be held liable for any costs affiliated with defective equipment used by the Consultant, regardless of the cause of such defects, because such defects are beyond Consultant's control. By utilizing our services with respect to this project, the Client specifically releases and indemnifies Consultant and its officers, principals, employees, and agents of any and all costs affiliated with any defect in the equipment and understands that their sole recourse with regard to defective equipment (including that which may have been caused inadvertently during installation) is that which is provided by the manufacturer, if any.

SAMPLES: All samples of soil and rock will be discarded thirty (30) days after report submittal. Upon Client's request and written authorization, samples will be delivered in accordance with Client's instructions, or stored up to twelve (12) months after report submittal, for an agreed charge.

REPORTS: All documents prepared or furnished by the Consultant under this Agreement, including reports, plans, and other documents, are instruments of service for the sole use and benefit of the Client and may not be assigned to or relied upon by any other party. Consultant agrees, upon request, to provide reports, plans, and other documents to Client stored electronically. The Client recognizes that reports, plans, or other documents recorded on and transmitted as electronic media are subject to undetectable alteration due to transmission, conversion, media degradation, or software error. Reports, plans, and other documents prepared by Consultant remain the property of Consultant until all fees for Consultant's services have been paid. Client agrees that all reports, plans, and other documents furnished to the Client and its agents not fully paid for will be returned upon demand, and shall not be used for design, licensing, permits, and/or construction. If any information provided to Client under this Agreement is altered in any way or not fully paid for and then used for any aspect of the project or anything else at the subject site, Consultant is released and indemnified by the Client and the user with regard to professional and general liabilities.

ADDITIONAL SERVICES: Consultant's proposed fees do not include post-report consultation, unless otherwise specified in the proposal. In the event of difficult site access, postponement, or termination of our services for any reason after notice to proceed has been provided by the Client, costs incurred will be charged in accordance with hourly and unit rates as indicated on the Fee Schedule – Engineering Services. Additional staff consultation services requested following issuance of any report will be billed at rates as indicated herein. These fees will be billed accordingly without further notice. Consultant will not proceed with any additional field-related services (drilling, utility locates, etc.) without Client's prior authorization.

INVOICES: Consultant will submit progress invoices to Client monthly and a final bill upon completion of the services. Invoices will show either a lump sum fee or charges for different personnel and expense classifications. Each invoice is due on presentation and is past-due thirty (30) days from invoice date. Rates quoted in this proposal reflect a 3 percent cash/check discount. Pricing will be adjusted to remove this discount in the event the Client prefers to pay by credit card. The Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past-due accounts. Should the Consultant bring suit to recover past-due payment for services rendered to the Client, the Consultant shall be entitled to recover all costs of collection, including reasonable attorneys' fees.

TERMINATION: The Client or the Consultant may, with or without cause, terminate this Agreement at any time upon ten (10) working day's written notice to the other party. In the event all or any portion of the work performed or partially performed by the Consultant be suspended, postponed, terminated, or abandoned by the Client for any reason other than negligent acts, errors, or omissions by Consultant, the Client agrees to pay Consultant for the work performed and cost incurred to date of reception of written notification in accordance with the hourly and unit rates as indicated on the Engineering Fee Schedule. Upon a notice to resume services for the project by the Client, an equitable adjustment in fees and schedule to accommodate the resulting demobilization and remobilization shall be afforded to the Consultant.

FORCE MAJEURE: Any delay in or failure of performance by Consultant shall not constitute a default hereunder if such delays or failures of performance are a direct or indirect result of any cause beyond the reasonable control of the Consultant including, but not limited to, power or data system outages, acts of nature, acts of war, riots, or strikes, public health emergencies including but not limited to infectious disease outbreaks, governmental orders or directives, failure of any regulatory authority to act in a timely manner, failure of the Client to furnish timely information, or faulty performance by Client's contractors or consultants. The time for completion of Consultant's services shall be extended and compensation equitably adjusted. Client agrees that Consultant shall not be responsible for associated damages.

THIRD-PARTY BENEFICIARY: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit. No other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder, nor shall any product derived from the services pertaining to this Agreement be transferred to any other party without the written permission of a Principal of the Consultant.

LIMITATION OF LIABILITY: The geotechnical engineering, engineering geology, and related services performed under this Agreement will be performed with the care and skill ordinarily exercised by similar members of Consultant's profession practicing under the same or similar circumstances with a similar scope of services. No warranty, expressed or implied, is made or intended by rendition of consulting services or by furnishing oral or written reports of the findings and/or conclusions made. The economic or technical performance of this or any project cannot be guaranteed in any respect. In no event shall the Consultant be liable to the Client for any consequential, incidental, indirect, special, punitive or exemplary damages suffered or incurred in connection with this Agreement. **The Client agrees that the aggregate liability of Consultant and Subconsultant(s) for damages resulting from the performance of the services or fault of Consultant and Subconsultant(s), including negligence, breach of contract, or any other theory or cause, shall be limited to the total of the Consultant's fee under this Agreement.** In addition, to the fullest extent permitted by law, the Client agrees to release, indemnify, and hold the Consultant, its past or present employees, owners, directors, or officers, harmless for any damage, liability, or cost, including reasonable attorneys' fees, to the extent caused by Client's negligent acts, errors, or omissions in Client's performance in the project under this Agreement.

CORPORATE PROTECTION: It is agreed to by all parties affiliated with this Agreement that the services provided by the Consultant that are in any way connected to this project shall not subject Consultant's employees, owners, directors, or officers to any personal exposure for risks associated with any portion of this project. Therefore, and not withstanding anything to the contrary that may be contained herein or in any other document related to this project, the Client, future owners, future users, and/or any other trades or professional, agrees that as the sole and exclusive remedy for any claim, demand, or suit shall be directed and/or asserted against the Consultant, a Colorado Corporation, and not against any individuals, including Consultant's past or present employees, owners, directors, or officers.

DISPUTE RESOLUTION: This Agreement is to be governed by the law of the State of Colorado. In an effort to resolve any conflicts that arise between the parties to this Agreement, the Client and the Consultant agree that any dispute, controversy, or claim arising out of or relating to this Agreement shall be submitted to non-binding mediation before a mutually agreed upon mediator. In the event the dispute cannot be resolved through mediation, the matter shall be subject to litigation in Arapahoe County District Court, Colorado.

SEVERABILITY: If any provision of this Agreement is determined to be invalid or unenforceable in whole or part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform this provision to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

(End of Document) 2022E1

Mineral Interest Notice Certification Form

The undersigned applicant certifies that he/she has complied with the requirements of §24-65.5-103 and §30-28-133(10) C.R.S. by providing to the mineral estate owner(s) and lessee(s), listed on Exhibit "A" attached hereto, and to the Grand County Planning Department thirty (30) days prior written notice of the:

Grand County Planning Commission hearing scheduled for January 14, 2026 and the Board of County Commissioners hearing scheduled for January 20, 2026 for the Grand County Library District Outright Exemption.

Applicant further certifies that notice was provided by certified mail, return receipt requested, or by a nationally recognized overnight courier, and that the notice contained the time and place of the hearing(s), and the name of the applicant. Applicant further certifies that notice provided to the Community Development Department also contained the name and address of the mineral estate owner(s) and lessee(s) to whom notices were sent.

APPLICANT:

_____(*signature*)

_____(*print name*)

STATE OF COLORADO)

)ss.

COUNTY OF GRAND)

Did Not Get Scanned from GC P&Z (They Missed this Page). However, Exhibit A is the Second Sheet of this Doc & It is Attached

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____.

Witness my hand and official seal.

My commission expires _____.

_____

Notary Public

Note: This Certification must be received by the Grand County Community Development Department prior to the initial hearing. Failure to receive this notice will result in the hearing being rescheduled to a later date.

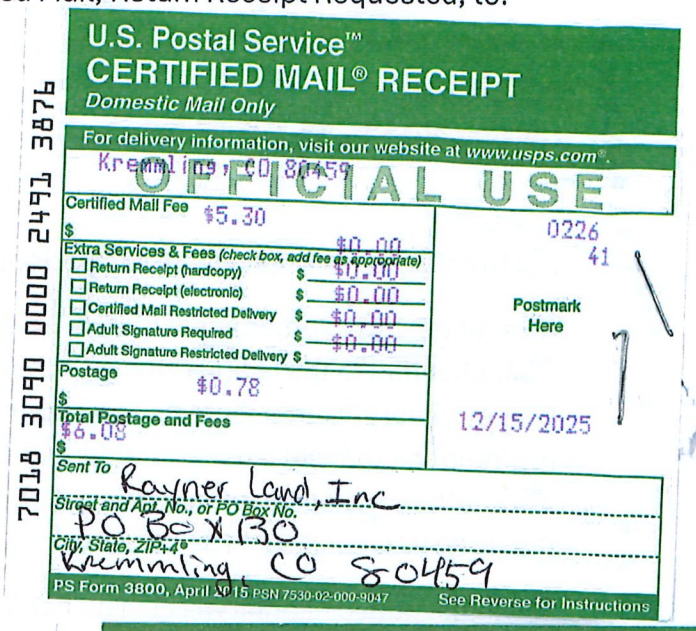
Exhibit A

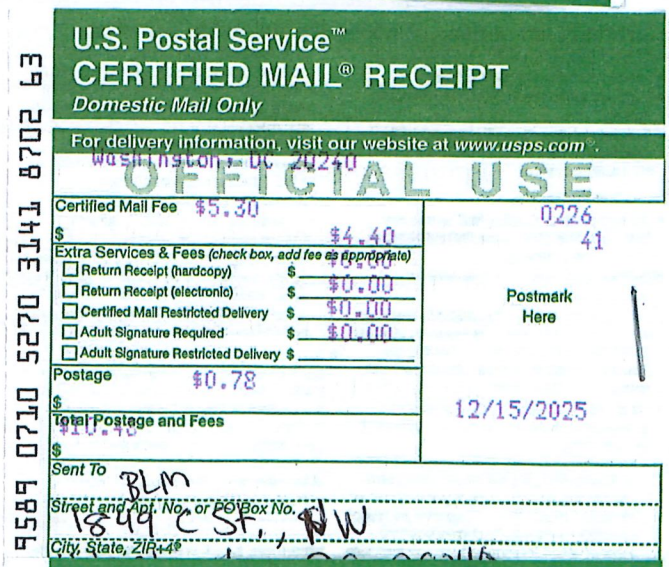
Mineral Interest Notices have been sent by Certified Mail, Return Receipt Requested, to:

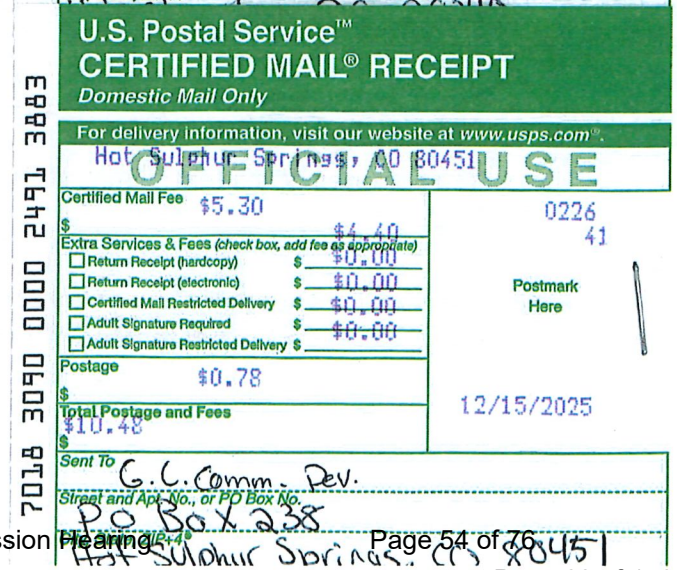
Rayner Land, Inc.
PO Box 130
Kremmling, CO 80459

Bureau of Land Management
1849 C St., NW
Washington, DC 20240

Grand County Community Development
PO Box 238
Hot Sulphur Springs, CO 80451







November 18, 2025

COPY

Grand County Community Development
PO Box 238
Hot Sulphur Springs, CO 80451

RE: Notification of Application for Development Dear Mineral Interest Owner or Lessee,

As required by Colorado State Statute 24-65.5-103, I am notifying you that I have submitted an application to the Grand County Community Development Department for the Grand County Library District Outright Exemption, a proposal to create a 3.504 acre parcel with the intention to build a new Kremmling Public Library, on property located in the North ½ of the Southeast ¼ and the Southwest 14 of the Northeast ¼ of Section 8, Township 1 North, Range 80 West of the 6th P.M., County of Grand, State of Colorado.

The initial public hearing will be held before the Grand County Planning Commission on January 14, 2026 at 6:30 pm in the Commissioners' Meeting Room in the Grand County Courthouse, 308 Byers Avenue, Hot Sulphur Springs, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

Final approval or disapproval of the application will be considered by the Grand County Commissioners on January 20, 2026 at 8:00am in the Commissioners' Meeting Room in the Grand County Courthouse, 308 Byers Avenue, Hot Sulphur Springs, Colorado.

Respectfully,

Mary Ann Degginger, Executive Director

Jeremy Krones, President, Board of Trustees

NOTICE SHALL ALSO BE SENT TO THE GRAND COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND SHALL INCLDUE THE NAMES AND ADDRESSES OF MINERAL OWNERS AND LESSEES TO WHOM NOTICES WERE SENT.

November 18, 2025

COPY

Rayner Land, Inc.
PO Box 130
Kremmling, CO 80459

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November 18, 2025

COPY

Bureau of Land Management
1849 C St., NW
Washington, DC 20240

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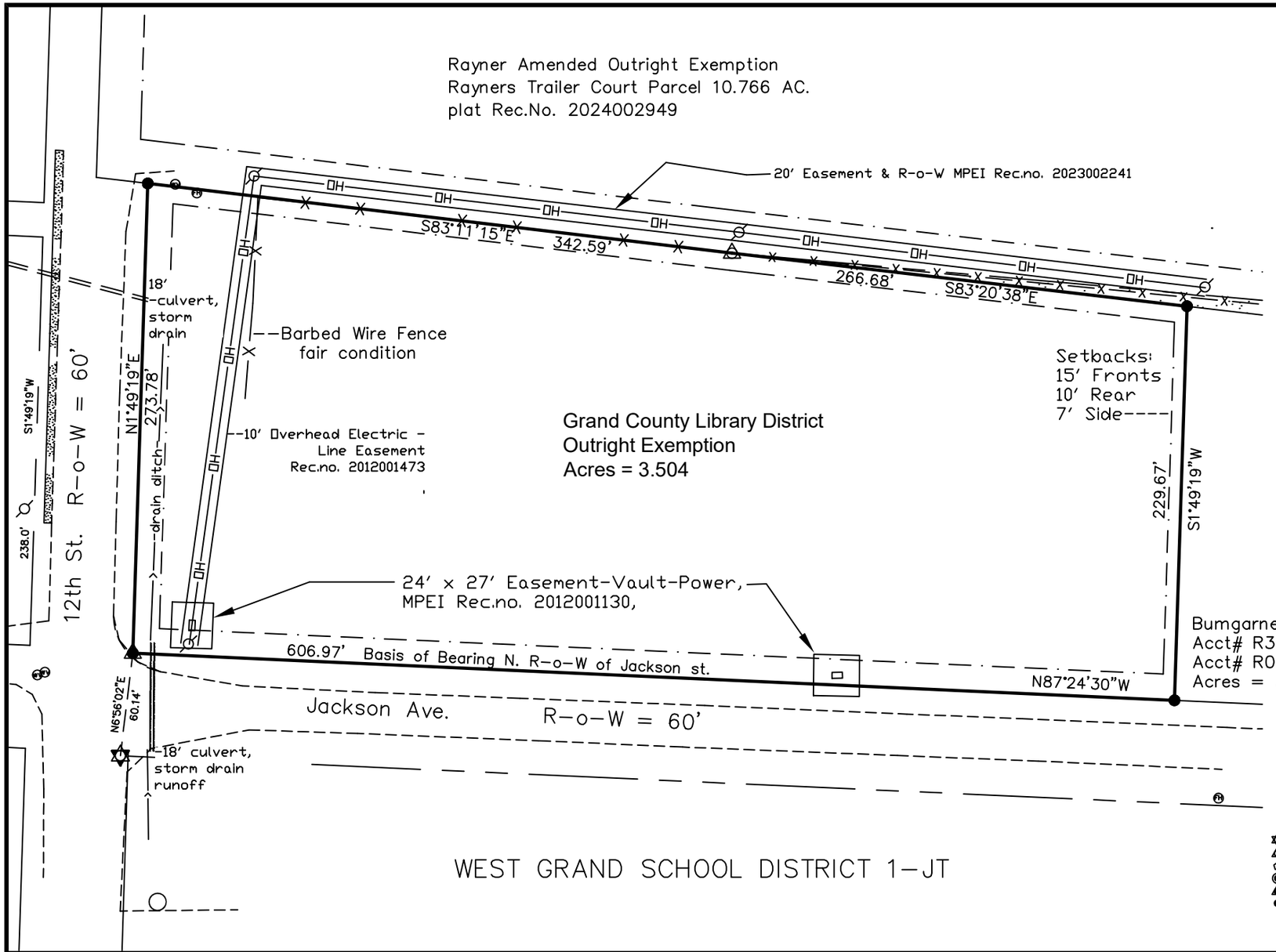


I hereby certify that this Improvement location certificate was prepared for Grand County Library District & Land Title Guaranty and Old Republic that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.
I further certify that the improvements on the below described parcel on this date, 10 March 2026, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

COLORADO REGISTERED THOMAS A. CARY 25934 PROFESSIONAL LAND SURVEYOR

T. A. Cary
P. L. S. 25934

LEGEND:
- ✡ – 1/16th cor. 3" AL.cap in range box
- △ – Fnd. #4 rbar, Pnk.Plas.cap, W.Ward
- ⬠ – Sanitary Sewer Manhole
- ◉ – Fnd. PK nail /Washer Survey Point
- ▲ – Fnd. #5 rbar, 2"AL.cap 25934
- ● – Fnd.#4 rbar, Pnk.plas.cap, T A Cary 25934

Not to Scale

Thomas A. Cary
#305 CR 1933 POB 122
Kremmling, Co. 80459
970.724.2912 / 509.0185

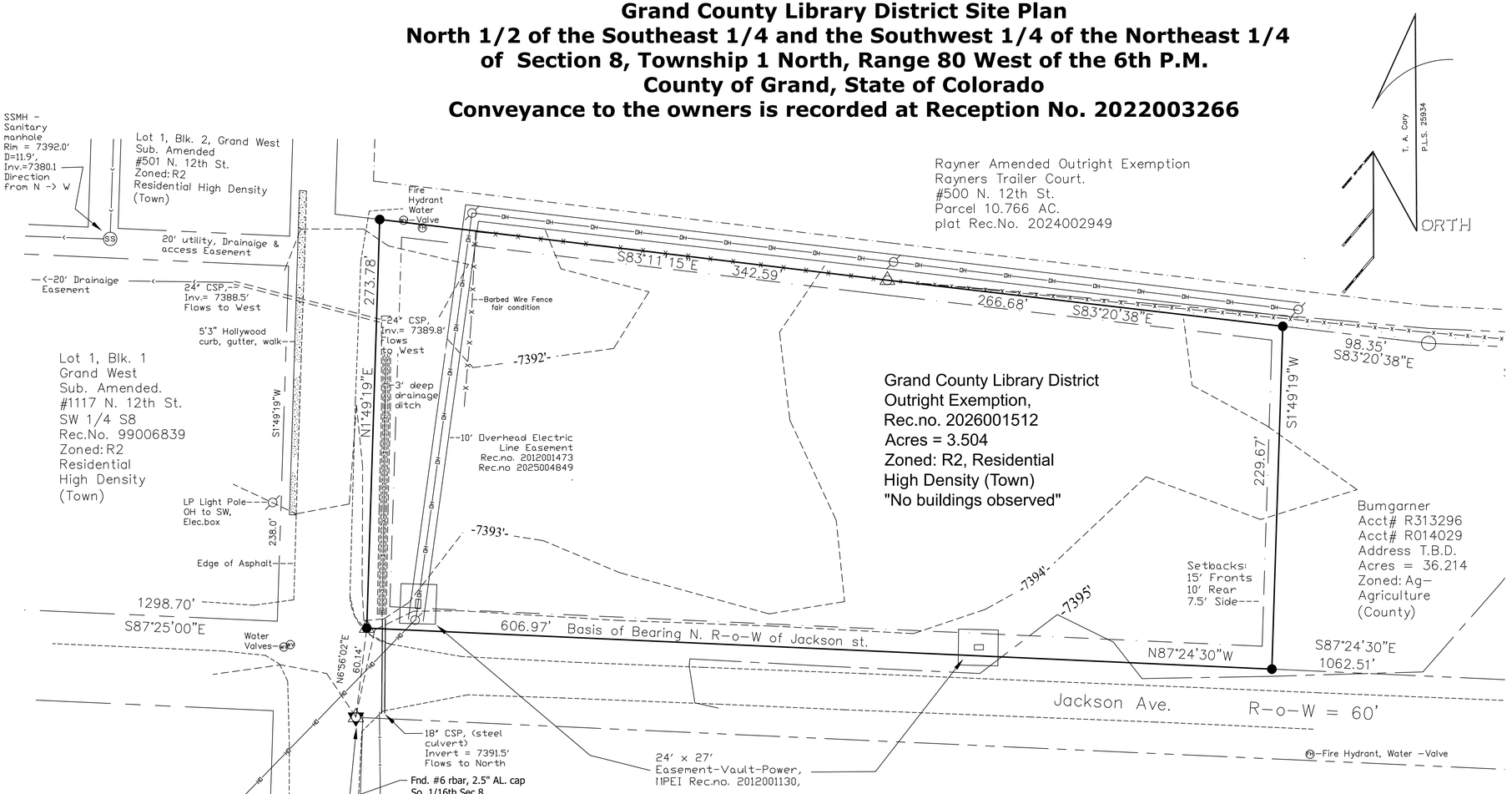
Field Work: 1 Nov. 2025
Drawing: 15 Nov. 2025
Rev: 3/11/2026
MSCAD 2026
PLS 25934 (exp. Oct.2027)
Loosehorse56@gmail.com

Prepared For:
Grand County Library District
Land Title Guaranty and Old Republic
Planning & Zoning Commission Hearing

Legal Description:
Grand County Library District
Outright Exemption
County of Grand,
State of Colorado.

Sheet 1 of 1

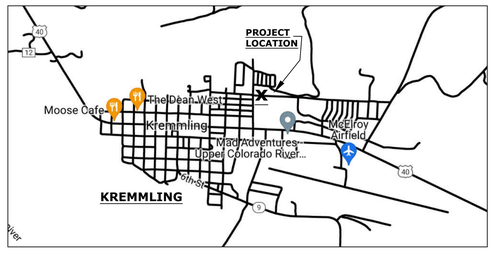
ALTA / NSPS LAND TITLE SURVEY PLAT
Grand County Library District Site Plan
North 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 1 North, Range 80 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the owners is recorded at Reception No. 2022003266



80' 40' 0 80'

SCALE: 1" = 40'

On PDF drawing, scale may be distorted
Scaled original drawing = 24" x 36"
any other printed size will not match



VICINITY MAP

LEGEND:
- ✡ – 1/16th cor. 3" AL.cap in range box
- △ – Fnd. #4 rbar, Pnk.Plas.cap, W.Ward
- ○ – Sanitary Sewer Manhole
- ◉ – PK nail /Washer Survey Point
- ▲ – #5 rbar, 2"AL.cap 25934
- ● – #4 rbar, Pnk.plas.cap, T A Cary 25934

Land Surveyor's Certificate:

I, Thomas Arthur Cary, a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Grand County Library District Site Plan truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 8th day of March, 2026.

Colorado registration number: 25934
(expires Oct. 2027)

(SEAL)

To: a) Land Title Guranty Co. b) Grand County Library District

This is to certify that this map or plat of Grand County Library District Site Plan and the survey on which it is based were made in accordance with " 2026 Minimum Standard Details Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5, 6, 8, 11a and 13 of Table A thereof. The field work was completed on November 19, 2025.
Pursuant to Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the relative Positional Accuracy is 0.3'.

I further certify that this plat represents the results of a retracement Land Survey performed by me or under my supervision and complies with the requirements of Title 38, Article 51, Colorado Revised Statues, 1973, that the monuments required by said regulations have been found or set in the ground; that all located buildings and utilities on the premises and their relation to the property lines are correctly shown, and that there are no encroachments, overlaps, boundary line disputes, easements or claims of easements visilbe on the ground other than those shown hereon. Any 'Surveyor's Notes' or other survey-related notations hereon are hereby incorporated into this certification.

This Survey was conducted and plat prepared for the exclusive use of the persons and/or entities named hereon; It is based on Title Commitment Number no. J60060781; Dated 11/11/2025; Effective date is 11/03/2025 at 5:00 P.M.; Address TBD Jackson Ave. Kremmling, CO 80459, and Commitment no. 1116628-C2, effective Date of October 22, 2015, 7:00 am; Issued Date of November 18, 2015; and no statement hereon extends to any other persons or entities without an express restatement by Thomas A. Cary.

Date: 16 March 2026

THOMAS A. CARY
Professional Land Surveyor
25934, COLORADO

PLAT NOTES:

1. Basis of Bearings is based upon the North R-o-W line of Jackson St., Bears N 83°20' 38" W.

2. Title Commitment: Land Title Guarantee Co.; Order no. J60060781; Dated 11/11/2025; Effective date is 11/03/2025 at 5:00 P.M.; Address TBD Jackson Ave. Kremmling, CO 80459.

3. Utilities associated with Table A, item 11 b: All utilities were observed from current surface evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. The contractor may decide to call "Colorado 811" ("Blue Stakes"). When Colorado811 identifies location of under ground utility lines, then for an additional fee, the surveyor will collect that data, revise the drawing to show the locations marked by Blue Stakes.

4. Elevations obtained from ground survey (Item 5 Table A).

5. Subdivision property monuments have been set.

6. Any fencing installed on this subdivision shall conform to the recommendations of the Colorado Division of Wildlife publication, " Fencing with Wildlife in Mind."

7. No construction on this outright exemption shall be allowed without Town of Kremmling Water and Sanitary Sewer.

8. Notice: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than *"Ten Years After"* the date of certification shown heron.

COUNTY CLERK AND RECORDER:
This map was filed for record in the office of the Clerk and Recorder at _____, O'clock __. M., _____, 20____., and is duly recorded in Book _____, at Page No. _____, or at Reception No. _____.

_____.
Clerk and Recorder
County of Grand
State of Colorado

By

_____.
Deputy

ALTA / NSPS LAND TITLE SURVEY

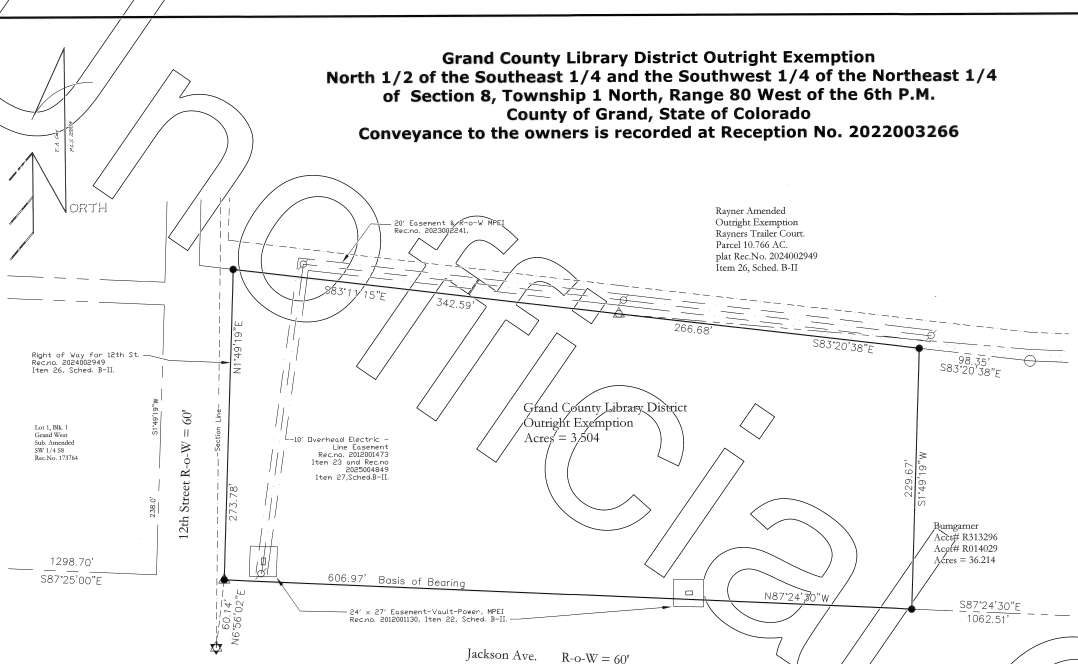
Cary Enterprise-D Thomas A. Cary PLS 25934 305 GCR 1933 PO Box 122 Kremmling, Colorado 80459 1.970.724.2912 / 970.509.0185	Field Work: 19 November 2025 Drawing: 16 March 2026 Rev: MSCAD 2026 Sheet 1 of 1 PLS 25934 Scale 1" = 40' Loosehorse56@gmail.com

RECEPTION#: 2026001512, 03/12/2026 at 12:27:48 PM, 1 OF 1, R$43.00, , , Jolene S. Linke, Grand County Clerk and Recorder, Colorado

Grand County Library District Outright Exemption
North 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 1 North, Range 80 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the owners is recorded at Reception No. 2022003266

2026001512

Unofficial Document



DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Gary W. Bumgarner and Jennifer L. Bumgarner are the owners of that real property situated in Grand County, Colorado, more fully described as follows:

A tract of land in the N1/2 of the SE1/4 and SW1/4 of the NE1/4, all in Section 8, Township 1 North, Range 80 West of the 6th P.M., and more particularly described as follows:

Beginning at the intersection of the North R-o-W of Jackson Ave. and the East R-o-W of 12th St., Kremmling, CO, from whence the S 1/16 of Section 8 bears S6°56'02"W a distance of 60.14 feet;
Thence N1°49'19"E along the East R-o-W of 12th St., a distance of 273.78 feet, to the South line of Rayner Amended Outright Exemption plat Rec.no. 2024002949;
Thence S83°11'15"E, along said South line, a distance of 342.59 feet;
Thence S83°20'38"E, continuing along said South line, a distance of 266.68 feet;
Thence S1°49'19"W a distance of 229.67 feet to the North R-o-W line of Jackson Ave.;
Thence N87°24'30"W, along said R-o-W, a distance of 606.97 feet;
to the point of beginning containing 3.504 Acres ±.

That it has caused said real property to be laid out and surveyed as Grand County Library District Outright Exemption.

IN WITNESS WHEREOF:
Gary W. Bumgarner has caused his name to be hereunto subscribed this 3 day of March 2026

By: Gary W. Bumgarner

Jennifer L. Bumgarner has caused her name to be hereunto subscribed this 3 day of March 2026

By: Jennifer L. Bumgarner

STATE OF COLORADO }
1st
COUNTY OF GRAND }

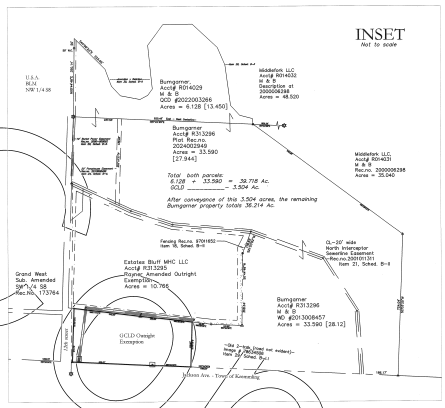
The foregoing instrument was acknowledged before me this 3rd day of March 2026 by Gary W. Bumgarner and Jennifer L. Bumgarner

My commission expires November 7, 2028

Witness my hand and official seal.

Notary Public

JUDY CAUTRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234001085
MY COMMISSION EXPIRES NOVEMBER 7, 2028



PLAT NOTES:

1. Basis of Bearings is based upon the North R-o-W line of Jackson St., Bears N 83°20' 38" W.
2. Title Commitment: Land Title Guarantee Co.; Order no. J60060781; Dated 11/11/2025, Effective date is 11/03/2025 at 5:00 P.M.; Address TBD Jackson Ave. Kremmling, CO 80459.
3. This Grand County Library District Outright Exemption provides for the subdivision of 3.504 acres. The purpose of this Grand County Library District exemption is to apply for annexation into the town of Kremmling and build a public Library.
4. After conveyance of this 3.504 acres, the Remaining Bumgarner property totals 36.214 Acres.
5. Subdivision property monuments have been set.
6. Any fencing installed on this subdivision shall conform to the recommendations of the Colorado Division of Wildlife publication, " Fencing with Wildlife in Mind."
7. No construction on this outright exemption shall be allowed without Town of Kremmling Water and Sanitary Sewer.
8. Notice: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than *"Ten Years After"* the date of certification shown hereo.

80' 40' 0 80'
SCALE: 1" = 40'

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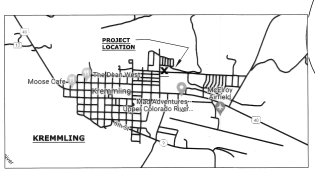

VICINITY MAP

COMMISSIONER'S CERTIFICATE:

APPROVED THIS 3 day of March 2026 BY THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY, COLORADO PURSUANT TO GRAND COUNTY OUTRIGHT EXEMPTION REGULATIONS ADOPTED BY RESOLUTION NO. 2019-4-C.

CHAIRMAN, BOARD OF COMMISSIONERS GRAND COUNTY, COLORADO

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS 3 day of March 2026 BY THE GRAND COUNTY PLANNING COMMISSION.

By: CHAIRMAN, GRAND COUNTY PLANNING COMMISSION

Land Surveyor's Certificate:

I, Thomas Arthur Cory, a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Grand County Library District Outright Exemption truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 1st day of November, 2025.

(SEAL)

Colorado registration number: 25934 (expires Oct. 2027)

Cory Enterprise-D Thomas A. Cory 305 GCR 1933 PO Box 122 Kremmling, Colorado 80459 1.970.724.2912 / 970.509.0185	Field Work: 1 November 2025 Drawing: 14 November 2025 Rev: ACAD 2024 Sheet 1 of 1 PLS 25934 Scale 1" = 40' Loosehorse56@gmail.com

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

March 4, 2026

Mr. Marcus Davis
Grand County Library District *via email only to* mdavis@gcld.org
P.O. Box 1050
Granby, CO 80446

RE: Grand County Library District Annexation

To Whom It May Concern:

This letter pertains to the parcel of land owned by the Grand County Library District, located in Section 8, Township 1 North, Range 80 West of the 6th P.M, northeast of the intersection of 12th Street and Jackson Avenue, Town of Kremmling.

Upon receipt of a Petition for Annexation and the supporting documents and information required by state statute and Kremmling Municipal Code Chapter 14, the Town of Kremmling will process the Petition for Annexation in accordance with the statutory procedures and will, upon approval of the Board of Trustees of the Town of Kremmling, annex the parcel into the Town.

TOWN OF KREMMLING

By: _____
Town Manager Jen MacPherson

Kremmling Fire Protection District
1320 Eagle Avenue, P.O. Box 6
Kremmling, Colorado 80459
970.724.3795

Mary Ann Degginger
Executive Director
Grand County Library District
970-887-9411

February 18, 2026

RE: Fire and Emergency Service to Proposed Library Annexation

To Whom It May Concern:

This letter is to confirm that the property located North of Jackson Avenue and East of 12th Street, which is proposed for annexation, is located entirely within the boundaries of the Kremmling Fire Protection District and therefore will receive all services provided by the Fire District.

If there are additional questions or concerns, please do not hesitate to contact the District.

Respectfully,

Tony Tucker
Fire Chief
Kremmling Fire Protection District

KREMMLING SANITATION DISTRICT

200 Eagle Avenue
PO Box 538
Kremmling, CO 80459

(970) 724-3249
https://www.kremmlingsd.org

February 10, 2026

Grand County Library District
PO Box 1050
Granby, CO 80446

To Whom it May Concern:

The Kremmling Sanitation District (District) hereby confirms its willingness and ability to provide sanitary sewer service to the Grand County Library District (Library District) for its proposed new library facility to be constructed within the Town of Kremmling, Colorado.

The District acknowledges that the proposed facility will be located within, or is capable of being served by, the District's existing service area and infrastructure. Subject to the Library District's compliance with all applicable District rules, regulations, standards, and fee requirements in effect at the time of application and connection, the District will allow connection to its sanitary sewer system and will provide ongoing service to the property.

This commitment to serve is contingent upon final review and approval of all engineering plans, payment of applicable tap fees and other charges, and satisfaction of all conditions of service as established by the District. Nothing herein shall be construed as a waiver of the District's authority to enforce its rules and regulations or to require compliance with any future amendments thereto.

Please contact the District if additional documentation or coordination is required as the project progresses.

Sincerely,

Jack Seward
District Manager

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

March 4, 2026

Mr. Marcus Davis
Grand County Library District
P.O. Box 1050
Granby, CO 80446

via email only to mdavis@gcld.org

RE: Grand County Library District Annexation

To Whom It May Concern:

The Grand County Library District requested a letter "will serve" stating water and trash service is available for the District's proposed annexation to the Town of Kremmling of the Grand County Library District Outright Exemption located north and east of the Town boundaries intersecting at 12th Street and Jackson Avenue (in Section 8, Township 1 North, Range 80 West of the 6th P.M.). The proposed development is construction and use of a library building, with no further subdivision presently proposed.

The Town provides trash services to all properties within the Town through the Town's Contractor. Properties have the option of contracting with a different collection service.

The Town of Kremmling confirms that the Town has sufficient potable water to supply the proposed annexation and development. If the project changes, please notify the Town in writing before undertaking any work. The District is responsible for all costs for extending water service to the property.

Prior to extending the· Town of Kremmling's water system, the developer must provide construction plans following the town's engineering and construction standards. These plans must be stamped by a Colorado licensed professional engineer and will be reviewed by the Town. The Town may request reimbursement from the developer for construction plan review and/or construction oversite expenses incurred during the project. Construction related to water distribution and water service infrastructure shall not commence until the town approves in writing the proposed engineering plans.

TOWN OF KREMMLING

By: _____
Town Manager Jen MacPherson

Column

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Ad #: OEqSHqze31R0zgCTovrz
Customer: TOWN OF KREMMLING

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sky-Hi News and Middle Park Times, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 4 insertions; and that the first publication of said notice was in the issue of said newspaper dated 3 Jun 2026, 10 Jun 2026, 17 Jun 2026, 24 Jun 2026 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: $365.20

Edmar Corachia

(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 06/24/2026

Sharonn E Thomas-Pope

Notary Public
Notarized remotely online using communication technology via Proof.

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS

The Town of Kremmling has accepted for consideration a Petition for Annexation of the Grand County Library District Outright Exemption, according to the Plat thereof filed in the records of the Grand County Clerk and Recorder's Office on March 12, 2026, at Reception Number 2026001512

Notice is hereby given that the Planning and Zoning Commission of the Town of Kremmling will hold a Public Hearing commencing at 6:00 p.m., Wednesday, July 8, 2026, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado 80459. The purpose of the Public Hearing is to consider a request for zoning of property proposed to be annexed to the Town and known as the Grand County Library District (GCLD) Annexation. The zoning requested is Residential High Density (R2) with a Public Property Overlay.

Further Notice is hereby given that the Board of Trustees of the Town of Kremmling will hold a Public Hearing commencing at 6:00 p.m., Wednesday, July 15, 2026, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado 80459. The purpose of the Public Hearing is to determine whether certain property for which a petition for annexation has been filed with the Town, to be known as the Grand County Library District (GCLD) Annexation to the Town of Kremmling, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the Town, and, if annexed, to determine the zoning for the parcel. The zoning requested is Residential High Density (R2) with a Public Property Overlay.

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. The approximate location of the property is the northeast quadrant of the 12th Street and Jackson Avenue intersection. The legal description of the property that is the subject of the annexation and zoning is set forth below in Exhibit A to Resolution No. 2026-05-01.

Copies of the annexation petition, zoning request, other related application materials, and the resolution finding that the annexation petition is in substantial compliance with the applicable laws of the State of Colorado are on file and available for public inspection in the office of the Town Clerk, 200 Eagle Avenue, Kremmling, Colorado 80459, during regular business hours.

Dated the 27th day of May, 2026.

TOWN OF KREMMLING, COLORADO
Teagan Serres, Town Clerk

Publication Dates: June 3, 10, 17, and 24, 2026, in the Sky-Hi News and Middle Park Times.

TOWN OF KREMMLING
RESOLUTION NO. 2026-05-01
A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF A PETITION BY THE GRAND COUNTY LIBRARY DISTRICT FOR ANNEXATION TO THE TOWN OF KREMMLING OF A PARCEL KNOWN AS GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION AND SETTING A PUBLIC HEARING

WHEREAS, a Petition for Annexation of certain property known as the Grand County Library District Outright Exemption to the Town of Kremmling, has been filed with the Town Clerk, and referred to the Board of Trustees for a determination of substantial compliance with applicable law; and

WHEREAS, the Board of Trustees wishes to permit simultaneous consideration of the subject property for annexation and zoning, as requested in the Petition; and

WHEREAS, the Board of Trustees has reviewed the Petition and desires to adopt by resolution its findings in regard to the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING, COLORADO:

Section 1. The Petition, the legal description for which is the Grand County Library District Outright Exemption, according to the Plat thereof filed in the records of the Grand County Clerk and Recorder's Office on March 12, 2026, at Reception Number 2026001512, is hereby determined to be in substantial compliance with the applicable laws of the State of Colorado.

Section 2. No election is required under C.R.S. § 31-12-107(2).

Section 3. No additional terms and conditions are to be imposed except any provided for in the petitions.

Section 4. The Board of Trustees shall hold a public hearing on the proposed annexation to determine if the proposed annexation complies with Sections 31-12-104 and 3112-105, Colorado Revised Statutes, and will hold a public hearing to determine the appropriate zoning of the subject property, if requested in the petition at on July 15, 2026 at 6:00 o'clock p.m. or as soon thereafter as the matter may be heard, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado.

Section 5. Any person may appear at such hearing and present evidence relative to the proposed annexation or the proposed zoning if requested in the petitions.

Section 6. Upon completion of the hearing, the Board of Trustees will set forth, by resolution, its findings and conclusions with reference to the eligibility of the proposed annexation, and whether the statutory requirements for the proposed annexation have been met, and further, will determine the appropriate zoning of the subject property if requested in the petitions.

Section 7. If the Board of Trustees concludes, by resolution, that all statutory requirements have been met and that the proposed annexation is proper under the laws of the State of Colorado, the Board of Trustees may pass one or more ordinances annexing the subject property to the Town of Kremmling, and will pass one or more ordinances zoning the subject property if requested in the petitions.

ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING UPON MOTION DULY MADE, SECONDED AND PASSED, THE 20th DAY OF MAY, 2026.
TOWN OF KREMMLING

By: _____
Wes Howell, Mayor

ATTEST:

_____
Teagan Serres, Town Clerk

EXHIBIT A

A tract of land in the N1/2 of the SE1/4 and SW1/4 of the NE1/4, all in Section 8, Township 1 North, Range 80 West of the 6th P.M., and more particularly described as follows: Beginning at the intersection of the North R-o-W of Jackson Ave. and the East R-o-W of 12th St., Kremmling, CO, from whence the S 1/16 of Section 8 bears S6°56'02"W a distance of 60.14 feet; Thence N1°49'19"E along the East R-o-W of 12th St., a distance of 273.78 feet, to the South line of Rayner Amended Outright Exemption plat, Rec. no. 2024002949; Thence S83°11'15" E, along said South line, a distance of 342.59 feet; Thence S83°20'38" E, continuing along said South line, a distance of 266.68 feet; Thence S1°49'19" W a distance of 229.67 feet to the North R-o-W line of Jackson Ave.; Thence N87°24'30" W, along said R-o-W, a distance of 606.97 feet; to the point of beginning, containing 3.504 Acres ±

PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, JUNE 3, 2026, WEDNESDAY, JUNE 10, 2026, WEDNESDAY, JUNE 17, 2026 AND WEDNESDAY, JUNE 24, 2026.

NOTICE OF
PUBLIC HEARING
PURPOSE & TYPE OF APPROVAL:
ANNEXATION & ZONING
APPLICANT NAME AND ADDRESS:
GRAND COUNTY LIBRARY DISTRICT
PO BOX 1050, GRANBY, CO 80446
HEARING DATE/TIME: PLANNING
COMMISSION 7/8/2026 @ 6:00 PM
BOARD OF TRUSTEES 7/15/26 @ 6:00 PM
HEARING LOCATION: 203 PARK
AVENUE, Kremmling, CO 80459
LEGAL DESCRIPTION/GENERAL
LOCATION: GRAND COUNTY LIBRARY
DISTRICT OUTRIGHT EXEMPTION AS
RECORDED AT RECEPTION # 2026001512
FOR MORE INFORMATION: Call the
Kremmling Community Development
Department at 970-724-3249 or email
planner@townofkremmling.org

NOTICE OF
PUBLIC HEARING
PURPOSE & TYPE OF APPROVAL:
ANNEXATION & ZONING
APPLICANT NAME AND ADDRESS:
GRAND COUNTY LIBRARY DISTRICT
PO BOX 1050, GRANBY, CO 80446
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LEGAL DESCRIPTION/GENERAL
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DISTRICT OUTRIGHT EXEMPTION AS
RECORDED AT RECEPTION # 2026001512
FOR MORE INFORMATION: Call the
Kremmling Community Development
Department at 970-724-3249 or email
planner@townofkremmling.org

June 9, 2026

Clerk of Grand County
Board of County Commissioners
Po Box 120
Hot Sulphur Springs, CO 80451

Maxine LaBarre-Krostue
Grand County Attorney
P.O. Box 264
Hot Sulphur Springs, CO 80451

Kremmling Sanitation District
PO Box 538
Kremmling, CO 80459

West Grand School District 1-JT
715 Kinsey Ave
PO Box 515
Kremmling, CO 80459

Kremmling Fire Protection District
PO Box 6
Kremmling, CO 80459

Kremmling Memorial Hospital District
PO Box 399
Kremmling, CO 80459

Grand County Library District
PO Box 1050
Granby, CO 80446

Dear Sir or Madam:

Enclosed please find notification of a proposed annexation to the Town of Kremmling, Colorado, to be known as the Grand County Library District (GCLD) Annexation. The public hearing on the proposed annexation is scheduled for 6:00 p.m., Wednesday, July 15, 2026. at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado 80459, as described in the enclosed Resolution No. 2026-05-01. Also enclosed are copies of the Petition for Annexation as filed with the Town and the notice published in the Sky-Hi News and Middle Park Times on June 3, 10, 17, and 24, 2026.

TOWN OF KREMMLING, COLORADO
Teagan Serres, Town Clerk

TOWN OF KREMMLING
RESOLUTION NO. 2026-05-01

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF A PETITION BY THE GRAND COUNTY LIBRARY DISTRICT FOR ANNEXATION TO THE TOWN OF KREMMLING OF A PARCEL KNOWN AS GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION AND SETTING A PUBLIC HEARING

WHEREAS, a Petition for Annexation of certain property known as the Grand County Library District Outright Exemption to the Town of Kremmling, has been filed with the Town Clerk, and referred to the Board of Trustees for a determination of substantial compliance with applicable law; and

WHEREAS, the Board of Trustees wishes to permit simultaneous consideration of the subject property for annexation and zoning, as requested in the Petition; and

WHEREAS, the Board of Trustees has reviewed the Petition and desires to adopt by resolution its findings in regard to the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING, COLORADO:

Section 1. The Petition, the legal description for which is the Grand County Library District Outright Exemption, according to the Plat thereof filed in the records of the Grand County Clerk and Recorder's Office on March 12, 2026, at Reception Number 2026001512, is hereby determined to be in substantial compliance with the applicable laws of the State of Colorado.

Section 2. No election is required under C.R.S. § 31-12-107(2).

Section 3. No additional terms and conditions are to be imposed except any provided for in the petitions.

Section 4. The Board of Trustees shall hold a public hearing on the proposed annexation to determine if the proposed annexation complies with Sections 31-12-104 and 3112-105, Colorado Revised Statutes, and will hold a public hearing to determine the appropriate zoning of the subject property, if requested in the petition at on **July 15, 2026** at 6:00 o'clock p.m. or as soon thereafter as the matter may be heard, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado.

Section 5. Any person may appear at such hearing and present evidence relative to the proposed annexation or the proposed zoning if requested in the petitions.

Section 6. Upon completion of the hearing, the Board of Trustees will set forth, by resolution, its findings and conclusions with reference to the eligibility of the proposed annexation, and whether the statutory requirements for the proposed annexation have been met, and further, will determine the appropriate zoning of the subject property if requested in the petitions.

Section 7. If the Board of Trustees concludes, by resolution, that all statutory requirements have been met and that the proposed annexation is proper under the laws of the State of Colorado, the Board of Trustees may pass one or more ordinances annexing the subject property to the Town of Kremmling, and will pass one or more ordinances zoning the subject property if requested in the petitions.

ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING UPON MOTION DULY MADE, SECONDED AND PASSED, THE 20th DAY OF MAY, 2026.

TOWN OF KREMMLING

By: _____
Wes Howell, Mayor

ATTEST:

_____
Teagan Serres, Town Clerk

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Hot Sulphur Springs, CO 80451

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Total Postage and Fees	$7.47

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06/10/2026

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City, State, ZIP+4®: Hot Sulphur Springs, CO 80451-0120

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Kremmling, CO 80459

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Total Postage and Fees	$7.47

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Sent To: Kremmling Sanitation District
Street and Apt. No., or PO Box No.: PO Box 538
City, State, ZIP+4®: Kremmling, CO 80459-0538

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Kremmling, CO 80459

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Total Postage and Fees	$7.47

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06/10/2026

Sent To: West Grand School District 1-JT
Street and Apt. No., or PO Box No.: 715 Kinney Ave, PO Box 515
City, State, ZIP+4®: Kremmling, CO 80459-0515

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Kremmling, CO 80459

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Total Postage and Fees	$7.47

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Sent To: Kremmling Fire Protection District
Street and Apt. No., or PO Box No.: PO Box 6
City, State, ZIP+4®: Kremmling, CO 80459-0006

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Granby, CO 80446

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.17
Total Postage and Fees	$7.47

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06/10/2026

Sent To: Grand County Library District
Street and Apt. No., or PO Box No.: PO Box 1050
City, State, ZIP+4®: Granby, CO 80446-1050

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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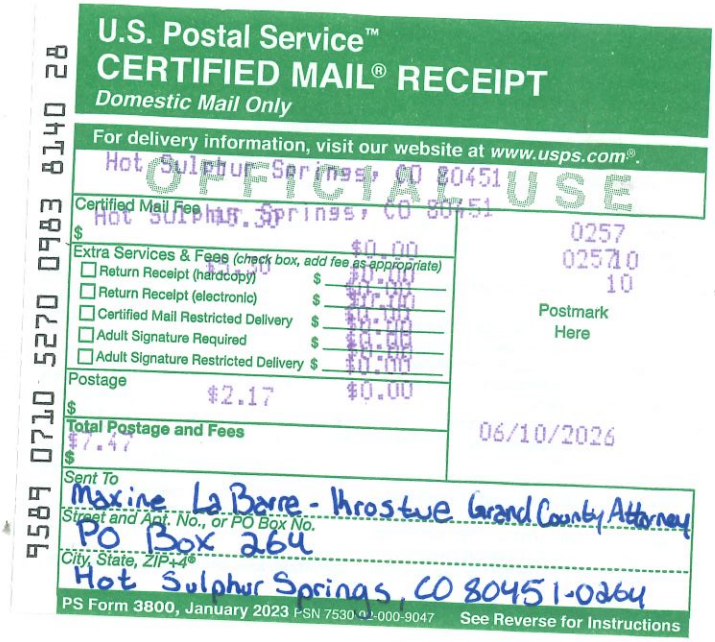
06/10/2026

Sent To: Kremmling Memorial Hospital District
Street and Apt. No., or PO Box No.: PO Box 399
City, State, ZIP+4®: Kremmling, CO 80459-0399

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Hot Sulphur Springs, CO 80451

OFFICIAL USE

Certified Mail Fee
$ Hot Sulphur Springs, CO 80451 $0.00

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- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $2.17 $0.00

Total Postage and Fees $7.47

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06/10/2026

Sent To: Maxine La Barre - Throstue Grand County Attorney
Street and Apt. No., or PO Box No.: PO Box 264
City, State, ZIP+4®: Hot Sulphur Springs, CO 80451-0264

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS

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Dated the 27th day of May, 2026.

TOWN OF KREMMLING, COLORADO
Teagan Serres, Town Clerk

Publication Dates: June 3, 10, 17, and 24, 2026, in the Sky-Hi News and Middle Park Times.

TOWN OF KREMMLING
RESOLUTION NO. 2026-05-01
A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF A PETITION BY THE GRAND COUNTY LIBRARY DISTRICT FOR ANNEXATION TO THE TOWN OF KREMMLING OF A PARCEL KNOWN AS GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION AND SETTING A PUBLIC HEARING

WHEREAS, a Petition for Annexation of certain property known as the Grand County Library District Outright Exemption to the Town of Kremmling, has been filed with the Town Clerk, and referred to the Board of Trustees for a determination of substantial compliance with applicable law; and

WHEREAS, the Board of Trustees wishes to permit simultaneous consideration of the subject property for annexation and zoning, as requested in the Petition; and

WHEREAS, the Board of Trustees has reviewed the Petition and desires to adopt by resolution its findings in regard to the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING, COLORADO:

Section 1. The Petition, the legal description for which is the Grand County Library District Outright Exemption, according to the Plat thereof filed in the records of the Grand County Clerk and Recorder's Office on March 12, 2026, at Reception Number 2026001512, is hereby determined to be in substantial compliance with the applicable laws of the State of Colorado.

Section 2. No election is required under C.R.S. § 31-12-107(2).

Section 3. No additional terms and conditions are to be imposed except any provided for in the petitions.

Section 4. The Board of Trustees shall hold a public hearing on the proposed annexation to determine if the proposed annexation complies with Sections 31-12-104 and 3112-105, Colorado Revised Statutes, and will hold a public hearing to determine the appropriate zoning of the subject property, if requested in the petition at on July 15, 2026 at 6:00 o'clock p.m. or as soon thereafter as the matter may be heard, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, Colorado.

Section 5. Any person may appear at such hearing and present evidence relative to the proposed annexation or the proposed zoning if requested in the petitions.

Section 6. Upon completion of the hearing, the Board of Trustees will set forth, by resolution, its findings and conclusions with reference to the eligibility of the proposed annexation, and whether the statutory requirements for the proposed annexation have been met, and further, will determine the appropriate zoning of the subject property if requested in the petitions.

Section 7. If the Board of Trustees concludes, by resolution, that all statutory requirements have been met and that the proposed annexation is proper under the laws of the State of Colorado, the Board of Trustees may pass one or more ordinances annexing the subject property to the Town of Kremmling, and will pass one or more ordinances zoning the subject property if requested in the petitions.

ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING UPON MOTION DULY MADE, SECONDED AND PASSED, THE 20th DAY OF MAY, 2026.
TOWN OF KREMMLING

By: _____
Wes Howell, Mayor

ATTEST:

_____
Teagan Serres, Town Clerk

EXHIBIT A

A tract of land in the N1/2 of the SE1/4 and SW1/4 of the NE1/4, all in Section 8, Township 1 North, Range 80 West of the 6th P.M., and more particularly described as follows: Beginning at the intersection of the North R-o-W of Jackson Ave. and the East R-o-W of 12th St., Kremmling, CO, from whence the S 1/16 of Section 8 bears S6°56'02"W a distance of 60.14 feet; Thence N1°49'19"E along the East R-o-W of 12th St., a distance of 273.78 feet, to the South line of Rayner Amended Outright Exemption plat, Rec. no. 2024002949; Thence S83°11'15" E, along said South line a distance of 348.59 feet; Thence S83°20'38" E, continuing along said South line a distance of 109.66 feet; Thence S1°49'06" W a distance of 229.67 feet to the North R-o-W line of Jackson Ave.; Thence N87°24'30" W, along said R-o-W, a distance of 606.97 feet; to the point of beginning, containing 3.04 Acres ±

PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, JUNE 3, 2026, WEDNESDAY, JUNE 10, 2026, WEDNESDAY, JUNE 17, 2026 AND WEDNESDAY, JUNE 24, 2026.

Grand County
BOARD OF COUNTY COMMISSIONERS

Edward F. Raegner
District I, Fraser 80442
Merrit S. Linke
District 2, Granby 80446
Randal F. George
District 3, Kremmling 80459

Email: bocc@co.grand.co.us
Phone: 970-725-3100
Edward Moyer
County Manager
Maxine LaBarre-Krostue
County Attorney

June 24, 2026

Board of Trustees
Town of Kremmling
P.O. Box 538
Kremmling, CO 80459

Delivered via electronic mail to: manager@townofkremmling.org

Re: Letter of Support for the Grand County Library District (GCLD) Annexation

Dear Town of Kremmling Board of Trustees,

On behalf of the Grand County Board of County Commissioners, I am writing to express Grand County's full support for the proposed Grand County Library District Annexation into the Town.

We received notification regarding the annexation of the 3.504-acre parcel in the northeast quadrant of the 12th Street and Jackson Avenue intersection. The expansion of library facilities represents a vital investment in our community's future, providing residents with invaluable educational resources, programs, and a dedicated space for community engagement.

The Commissioners support the requested zoning designation of Residential High Density (R2) with a Public Property Overlay, as this aligns with the intended civic use of the property.

We recognize the diligent work of the Library District, as evidenced by its recent land acquisition and proactive steps toward bringing the Kremmling Library project to fruition. We are confident this annexation will serve the best interests of Kremmling and Grand County as a whole.

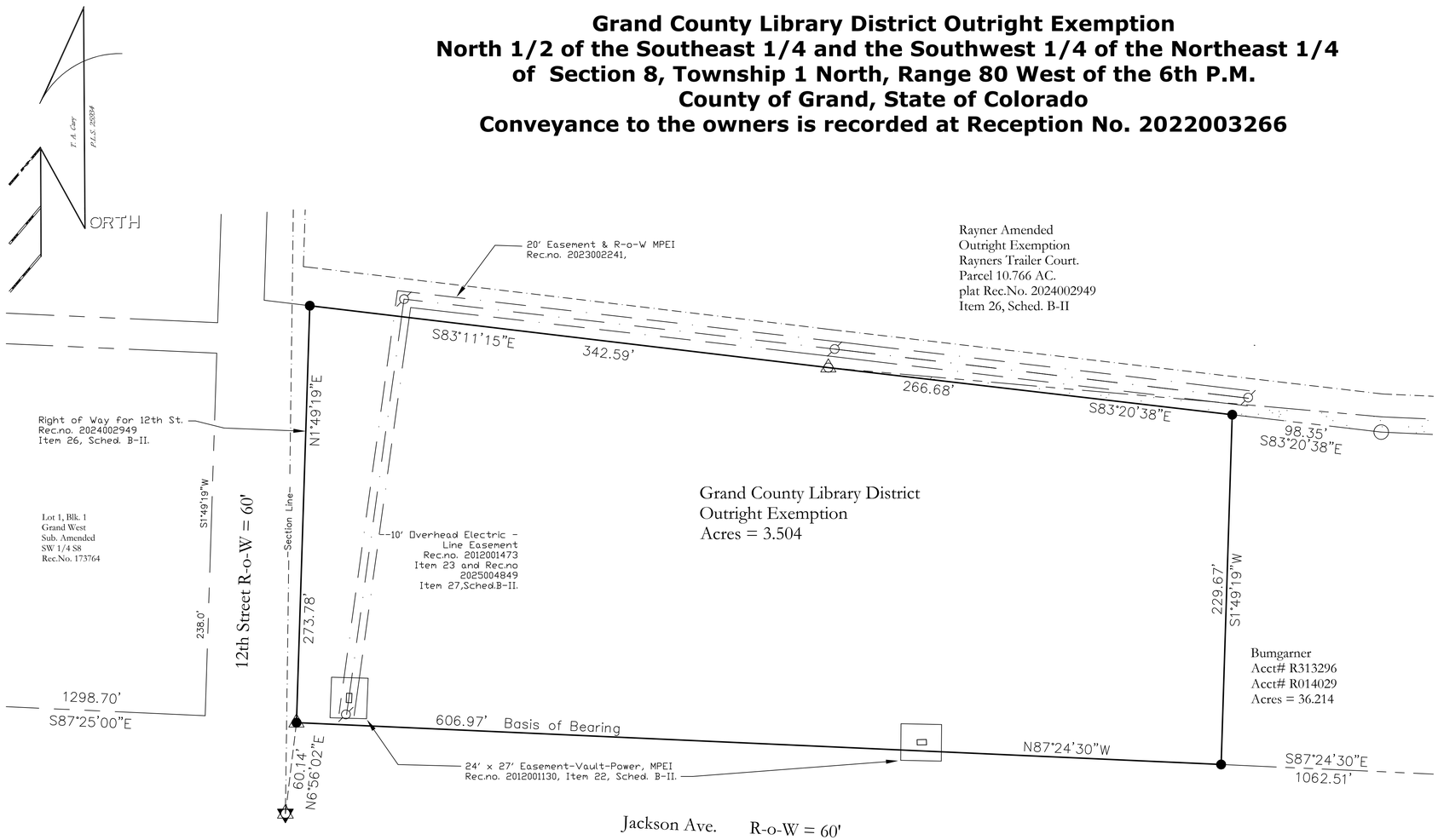
Thank you in advance for your consideration and approval of this annexation and zoning.

Sincerely,

Edward Moyer
Grand County Manager

Cc: Mary Ann Degginger, GCLD Executive Director mdegginger@gcld.org

Grand County Library District Outright Exemption
North 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 1 North, Range 80 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the owners is recorded at Reception No. 2022003266



DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Gary W. Bumgarner amd Jennifer L. Bumgarner are the owners of that real property situated in Grand County, Colorado, more fully described as follows:

A tract of land in the N1/2 of the SE1/4 and SW1/4 of the NE1/4, all in Section 8, Township 1 North, Range 80 West of the 6th P.M., and more particularly described as follows:

Beginning at the intersection of the North R-o-W of Jackson Ave. and the East R-o-W of 12th St., Kremmling, CO, from whence the S 1/16 of Section 8 bears S6°56'02"W a distance of 60.14 feet;
Thence N1°49'19"E along the East R-o-W of 12th St., a distance of 273.78 feet, to the South line of Rayner Amended Outright Exemption plat Rec.no. 2024002949;
Thence S83°11'15"E, along said South line, a distance of 342.59 feet;
Thence S83°20'38"E, continuing along said South line, a distance of 266.68 feet;
Thence S1°49'19"W a distance of 229.67 feet to the North R-o-W line of Jackson Ave.;
Thence N87°24'30"W, along said R-o-W, a distance of 606.97 feet;
to the point of beginning. containing 3.504 Acres ±

That it has caused said real property to be laid out and surveyed as Grand County Library District Outright Exemption.

IN WITNESS WHEREOF:
Gary W. Bumgarner has caused his name to be hereunto subscribed this ___ day of _____, 2025.

_____
By: Gary W. Bumgarner

Jennifer L. Bumgarner has caused her name to be hereunto subscribed this _____day of _____, 2025.

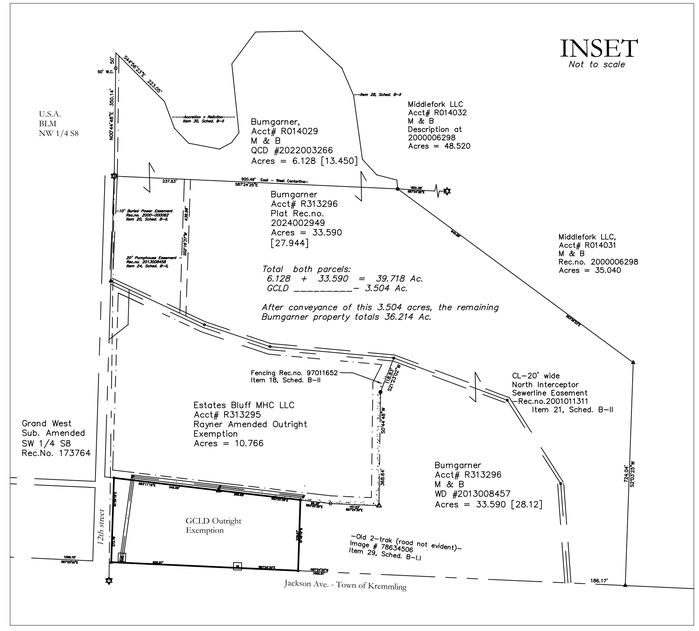
_____
By: Jennifer L. Bumgarner

STATE OF COLORADO }
}ss
COUNTY OF GRAND }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Gary W. Bumgarner and Jennifer L. Bumgarner

My commission expires:

_____
Notary Public



PLAT NOTES:

1. Basis of Bearings is based upon the North R-o-W line of Jackson St., Bears N 83°20' 38" W.

2. Title Commitment: Land Title Guarantee Co.; Order no. J60060781; Dated 11/11/2025; Effective date is 11/03/2025 at 5:00 P.M.; Address TBD Jackson Ave. Kremmling, CO 80459.

3. This Grand County Library District Outright Exemption provides for the subdivision of 3.504 acres. The purpose of this Grand County Library District exemption is to apply for annexation into the town of Kremmling and build a public Library.

4. After conveyance of this 3.504 acres, the Remaining Bumgarner property totals 36.214 Acres.

5. Subdivision property monuments have been set.

6. Any fencing installed on this subdivision shall conform to the recommendations of the Colorado Division of Wildlife publication, " Fencing with Wildlife in Mind."

7. No construction on this outright exemption shall be allowed without Town of Kremmling Water and Sanitary Sewer.

8. Notice: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than *"Ten Years After"* the date of certification shown heron.

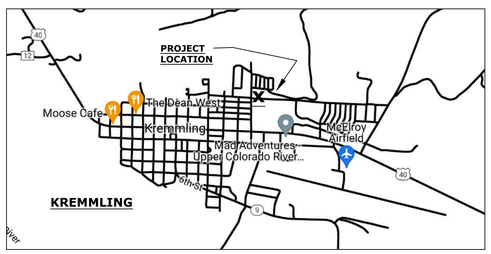
80' 40' 0 80'

SCALE: 1" = 40'

On PDF drawing, scale may be distorted
Scaled original drawing = 24" x 36"
any other printed size will not match

LEGEND:

- ☆ – 1/16th cor. 3" AL.cap in range box
- △ – Fnd. #4 rbar, Pnk.Plas.cap, W.Ward
- ○ – Sanitary Sewer Manhole
- ◉ – Set PK nail /Washer Survey Point
- ▲ – Set #5 rbar, 2"AL.cap 25934
- ● – Set #4 rbar, Pnk.plas.cap, T A Cary 25934



COMMISSIONER'S CERTIFICATE:

APPROVED THIS ____ day of _____, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY, COLORADO PURSUANT TO GRAND COUNTY OUTRIGHT EXEMPTION REGULATIONS ADOPTED BY RESOLUTION NO. 2019-8-6.

_____.
CHAIRMAN,
BOARD OF COMMISSIONERS
GRAND COUNTY, COLORADO

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS ___ day of_____, 2025 BY THE GRAND COUNTY PLANNING COMMISSION.

By: _____.
CHAIRMAN,
GRAND COUNTY PLANNING COMMISSION

Land Surveyor's Certificate:

I, Thomas Arthur Cary, a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Grand County Library District Outright Exemption truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revvised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 1st day of November, 2025.

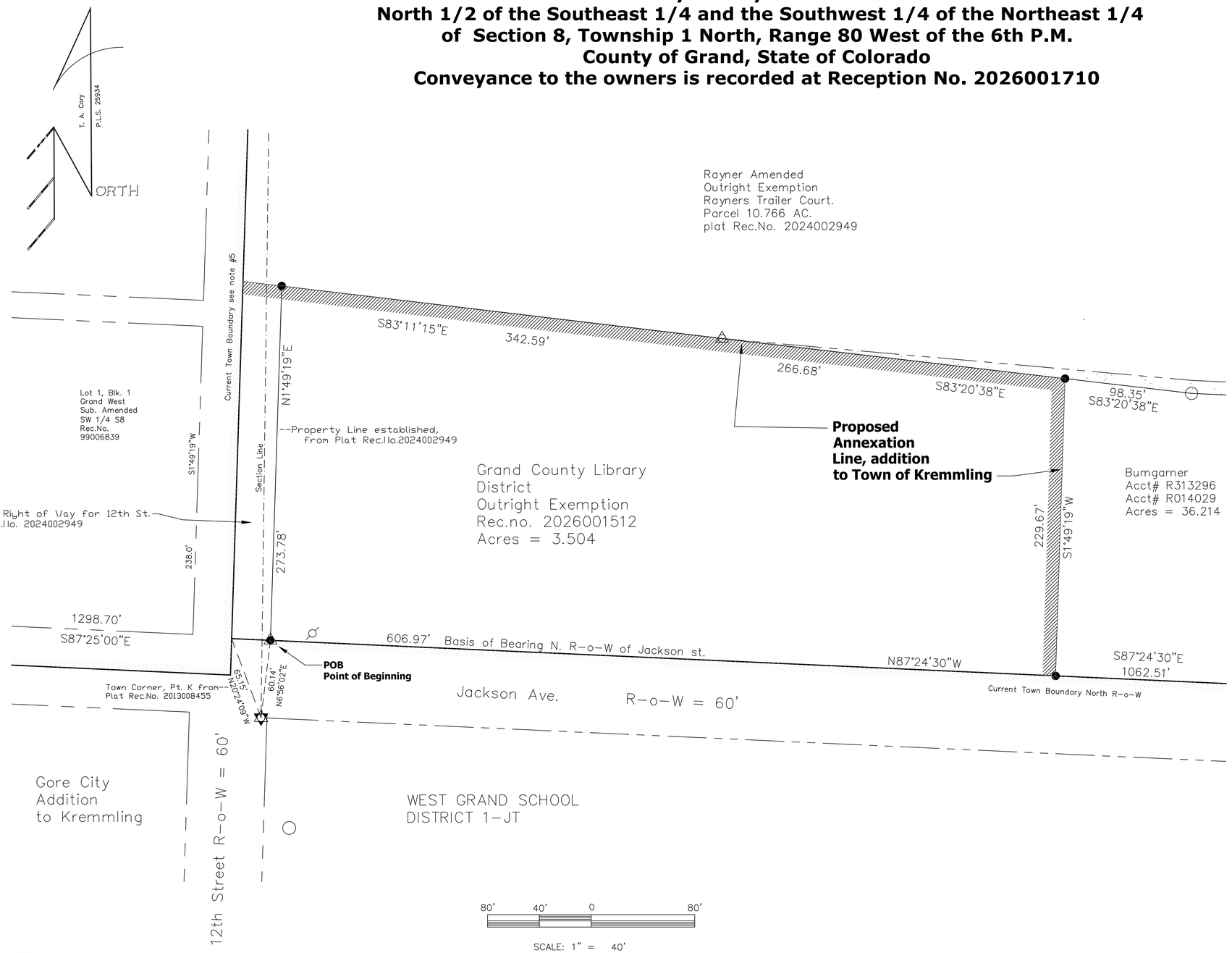
(SEAL)

Colorado registration number: 25934
(expires Oct. 2027)

Cary Enterprise-D
Thomas A. Cary
305 GCR 1933
PO Box 122
Kremmling, Colorado 80459
1.970.724.2912 / 970.509.0185

Field Work: 1 November 2025
Drawing: 14 November 2025
Rev:
MSCAD 2024 Sheet 1 of 1
PLS 25934 Scale 1" = 40'
Loosehorse56@gmail.com

ANNEXATION MAP
Grand County Library District Annexation
North 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 1 North, Range 80 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the owners is recorded at Reception No. 2026001710



80' 40' 0 80'

SCALE: 1" = 40'

On PDF drawing, scale may be distorted
Scaled original drawing = 24" x 36"
any other printed size will not match

PLAT NOTES:

1. DATE OF SURVEY: September 2025 THRU November 2025
2. Basis of Bearings is based upon the North R-o-W line of Jackson St., Bears N 83°20' 38" W.
3. This Grand County Library District Annexation Map, into the town of Kremmling, as described in Annexation Map Standards 14.04.050
4. The annexation is subject to an annexation agreement which has been recorded in the real property records of Grand County.
5. Town Boundary per Amended Final Plat Grand West Subdivision Rec.no. 99006839.

LEGEND:

- ✡ – 1/16th cor. 3" AL.cap in range box
- △ – Fnd. #4 rbar, Pnk.Plas.cap, W.Ward
- ○ – Sanitary Sewer Manhole
- ◉ – Set PK nail /Washer Survey Point
- ▲ – Set #5 rbar, 2"AL.cap 25934
- ● – Set #4 rbar, Pnk.plas.cap, T A Cary 25934

Land Surveyor's Certificate:

I, Thomas Arthur Cary, a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Grand County Library District Annexation truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 23rd day of February, 2026.

(SEAL)

COLORADO REGISTERED THOMAS A. CARY 25934 PROFESSIONAL LAND SURVEYOR

Colorado registration number: 25934
(expires Oct. 2027)

LEGAL DESCRIPTION

A tract of land in the N1/2 of the SE1/4 and SW1/4 of the NE1/4, all in Section 8, Township 1 North, Range 80 West
of the 6th P.M., and more particularly described as follows:

Beginning at the intersection of the North R-o-W of Jackson Ave. and the East R-o-W of 12th St., Kremmling, CO, from whence the S 1/16 of Section 8 bears S6°56'02"W a distance of 60.14 feet;
Thence N1°49'19"E along the East R-o-W of 12th St., a distance of 273.78 feet, to the South line of Rayner Amended Outright Exemption plat Rec.no. 2024002949;
Thence S83°11'15"E, along said South line, a distance of 342.59 feet;
Thence S83°20'38"E, continuing along said South line, a distance of 266.68 feet;
Thence S1°49'19"W a distance of 229.67 feet to the North R-o-W line of Jackson Ave.;
Thence N87°24'30"W, along said R-o-W, a distance of 606.97 feet;
to the point of beginning. containing 3.504 Acres ±

Owner Certificate
The undersigned does hereby cause the above described tract of land to be annexed to the Town of Kremmling under the name of the Grand County Library District Annexation.

OWNER:

_____.
Grand County Library District: President

STATE OF COLORADO)
) ss
COUNTY OF GRAND)

The foregoing instruments were acknowledged before me this _____ day of _____, 20___,
by Grand County Library District: President.

Witness my hand and official seal.

_____.
Notary Public

My commission expires:_____.

TOWN BOARD OF TRUSTEES APPROVAL:

This is to certify that Grand County Library District Annexation was approved by Ordinance No. ??? on the 25th day of March 2026 , and that the Mayor of the Town of Kremmling on behalf of the Town of Kremmling hereby acknowledges said annexation upon which this certificate for all purposes indicated hereon.

_____.
?????????????, Mayor

Witness my hand and seal of the town of Kremmling.

ATTEST:

_____.
Joanna Eaton, Town Clerk

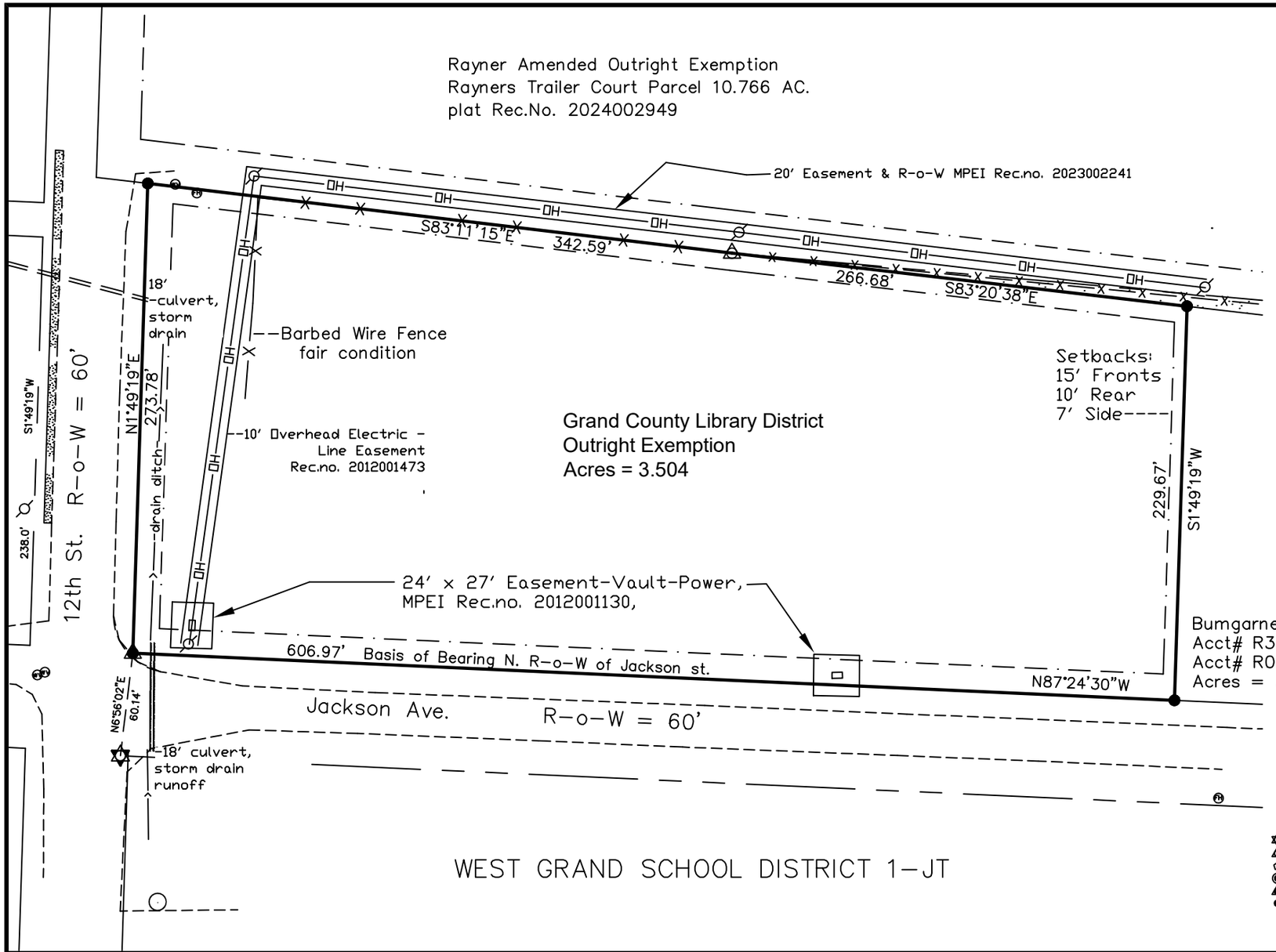
COUNTY CLERK AND RECORDER:
This map was filed for record in the office of the Clerk and Recorder at _____, O'clock ___. M., _____, 20____, and is duly recorded in Book _____, at Page No. _____, or at Reception No. _____.

_____.
Clerk and Recorder
County of Grand
State of Colorado

By

_____.
Deputy

Cary Enterprise-D Thomas A. Cary 305 GCR 1933 PO Box 122 Kremmling, Colorado 80459 1.970.724.2912 / 970.509.0185	Field Work: 1 November 2025 Drawing: 14 November 2025 Rev: MSCAD 2024 Sheet 1 of 1 PLS 25934 Scale 1" = 40' Loosehorse56@gmail.com



I hereby certify that this Improvement location certificate was prepared for Grand County Library District & Land Title Guaranty and Old Republic that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.
I further certify that the improvements on the below described parcel on this date, 10 March 2026, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Thomas A. Cary
#305 CR 1933 POB 122
Kremmling, Co. 80459
970.724.2912 / 509.0185

Field Work: 1 Nov. 2025
Drawing: 15 Nov. 2025
Rev: 3/11/2026
MSCAD 2026
PLS 25934 (exp. Oct.2027)
Loosehorse56@gmail.com

Prepared For:
Grand County Library District
Land Title Guaranty and Old Republic

Legal Description:
Grand County Library District
Outright Exemption
County of Grand,
State of Colorado.

Sheet
1
of
1

TOWN OF KREMMLING, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2026-07-02PZ

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KREMMLING, COLORADO, APPROVING THE CONCEPT LAND USE PLAN FOR A PUBLIC BUILDING AND RECOMMENDING TO THE BOARD OF TRUSTEES THE APPROVAL OF R-2 MULTIPLE FAMILY RESIDENTIAL ZONING WITH A PUBLIC PROPERTY OVERLAY FOR THE PROPERTY KNOWN AS THE GRAND COUNTY LIBRARY DISTRICT OUTRIGHT EXEMPTION PARCEL.

WHEREAS, the Grand County Library District (the "Applicant" and "Owner") submitted a complete Land Use Application requesting the concurrent Annexation and Rezoning of a 3.504-acre parcel of land known as the Grand County Library District Outright Exemption, located at the northeast quadrant of the intersection of 12th Street and Jackson Avenue; and

WHEREAS, the legal description of the subject property is more particularly described as the Grand County Library District Outright Exemption, according to the Plat thereof filed in the records of the Grand County Clerk and Recorder's Office on March 12, 2026, at Reception Number 2026001512; and

WHEREAS, the Applicant has requested that the subject property be zoned R-2 Multiple Family Residential with a Public Property (Governmental) Overlay to facilitate the construction and operation of a new public facility for the Kremmling Library; and

WHEREAS, the Board of Trustees of the Town of Kremmling previously adopted Resolution No. 2026-05-01 on May 20, 2026, finding the Annexation Petition in substantial compliance with the Colorado Municipal Annexation Act of 1965 and setting the matter for public hearings; and

WHEREAS, concurrent notice of the annexation and zoning public hearings was duly published in the Sky-Hi News and Middle Park Times on June 3, June 10, June 17, and June 24, 2026, and notices were properly mailed to adjacent property owners and public entities, fulfilling all notice requirements of the Kremmling Municipal Code and Colorado Revised Statutes; and

WHEREAS, on July 8, 2026, the Planning and Zoning Commission held a properly noticed public hearing to consider the requested zoning classification and land use concept plan; and

WHEREAS, C.R.S. § 31-23-209 requires approval by the Planning and Zoning Commission of the location, character, and extent of a public building prior to authorization or construction; and

WHEREAS, the land use concept and plan for a library at the particular location and as described by the Petitioner's Annexation Narrative and Zoning Request, supported by the hearing record, demonstrates that approval of a public building and use should issue; and

WHEREAS, Town Staff evaluated the application and recommended approval of the R-2 Multiple Family Residential zone district with a Public Property/Governmental use overlay, noting it is compatible with neighboring properties and allows a library use by Special Review; and

WHEREAS, the Grand County Board of County Commissioners submitted a formal letter of support on June 24, 2026, confirming that the requested zoning aligns with the intended civic use of the property; and

WHEREAS, the Planning and Zoning Commission has reviewed the application materials, the staff report and submitted materials, the Town's Comprehensive Plan goals, and public testimony, finding that the proposed zoning implements the planning policies of the Town and promotes the general welfare of its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KREMMLING, COLORADO:

Section 1. The Planning and Zoning Commission hereby finds and determines that:

1. The proposed zoning of R-2 Multiple Family Residential with a Public Property Overlay is appropriate given the context of surrounding developments, which include multi-family housing configurations to the west and south, as well as the West Grand High School directly across Jackson Avenue.
2. The concept plan for a public library aligns with and implements the Town's Comprehensive Plan goals for Land Use and Community Design by balancing local infrastructure needs and relocating the library to a centralized, walkable, denser residential area closer to public schools.
3. The size and configuration of the 3.504-acre site easily accommodate the necessary building footprint, parking compliance, outdoor spaces, and future landscaping layouts required by the Kremmling Municipal Code dimensional standards.
4. The location, character, and extent of project for a public building and use is hereby approved as required by C.R.S. § 31-23-209.
5. The Concept Land Use Plan for a public library building is approved

Section 2. Based upon the foregoing recitals and findings, the Planning and Zoning Commission hereby recommends that the Board of Trustees of the Town of Kremmling APPROVE the requested zoning of R-2 Multiple Family Residential with a Public Property (Governmental) Overlay for the Grand County Library District Outright Exemption parcel concurrently with the final approval of annexation, subject to the following conditions:

1. Final development and use of the property shall remain subject to the Town's Use by Special Review and Site Plan review and approval processes.
2. The applicant shall coordinate with the Town Public Works Department and the Kremmling Sanitation District to satisfy engineering, standard connection, and utility line extension guidelines during the site design process.

Section 3. The Town Staff and Clerk are hereby authorized and directed to transmit a copy of this Resolution, alongside all final hearing records, to the Board of Trustees for consideration at its upcoming public hearing scheduled for July 15, 2026.

Upon motion duly made, seconded, and carried, the foregoing resolution was adopted this 8th day of July 2026.

TOWN OF KREMMLING PLANNING AND ZONING COMMISSION

_____

Paul Johnson, Chair

ATTEST:

_____

Teagan Serres, Town Clerk

TOWN OF KREMMLING

PLANNING AND ZONING COMMISSION

USE BY SPECIAL REVIEW HEARING PACKET

Address: 650 CR 397

Owner: Cosie Holdings, LLC

Applicant: Patriot Portables & Events, LLC

Request: Approval of use of property for portable toilet business in Mixed Use Zoning District

Hearing Date: July 8, 2026

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- Fence Permit Application 17
- Material Safety Data Sheets for Chemicals *See separate file*

Property Record Card 19

Aerial View 21

Notice Proof of Publication 22

Notice Certified Mail Receipts 24

Notice Posted Sign Photo 27

Notice Posted Location Photo 28

Town of Kremmling

P.O. Box 538
Kremmling, CO 80549-0538
Office 970.724.3249
Fax 970.724.9409

TO: Planning Commission Members

FROM: Jen MacPherson, Planning Director
Alan N. Hassler, Town Planner

RE: Use by Special Review, *650 CR 396, Patriot Portables*

Date: July 2, 2026

Property Owner: Cosie Holdings, LLC

Applicant: Patriot Portables and Events, LLC, by Coley Campbell

Location and Proposal: 650 CR 396: Operation of a portable toilet business on a parcel zoned Mixed Use

Special Use Permit:
A Use by Special Review permit is requested to allow operation of a portable toilet business at 650 CR 396, a property in the Mixed Use zone. The Application was requested by the Town due to public comments and concerns about odor, use of chemicals, pooled liquid on site, and storage of personal property not obviously and directly related to the business.

Applicable Provisions of the Town Code:

Kremmling Municipal Code 17.04.020.G.2, *Mixed Use,* lists in the MU zone district uses allowed only by special review:

> "e. Any use, whether permitted or not, that may create an unusual traffic hazard or any objectionable noise, dust vapor, fumes, odor, smoke, vibration, glare, or waste disposal problems."

17.09.010 Public Notice Requirements:
This Use by Special Review application has had proper public notification pursuant to 17.09.010 of the Kremmling Municipal Code (KMC). A notice was published in the Sky-Hi Newspaper on June 17, 2026, providing notification of the hearing and requesting comments. See Packet page 22. A Surrounding Property Owners Mailing was sent to adjacent property owners providing notification of the meeting and requesting comments on June 26, 2026. See Packet page 24.

A Property Posting was posted on June 23, 2026. See Packet page 24.

No written public comments have been received as of July 2, 2026.

Town of Kremmling
P.O. Box 538
Kremmling, CO 80549-0538
Office 970.724.3249
Fax 970.724.9409

Proceedings at Hearing:
The Commission shall hear all persons interested in the matter. The applicant has the burden and shall offer competent evidence in support of their application, which is sufficient to enable the Commission to consider the matter and to make findings on the subject. The applicant has the burden of presenting all necessary and relevant information and evidence in support of his application or petition.

17.03.070 C: Criteria for Use by Special Review:
An application for use approval may be approved if it is demonstrated that:

1. The proposed use is in conformance with the Town's most current Comprehensive Plan.
2. The proposed use is consistent and compatible with the character of the immediate vicinity of the lot and surrounding land uses or enhances the mixture of complementary uses and activities in the immediate vicinity of the parcel proposed for the development.
3. The location, size, design, and operating characteristics of the proposed use will have no significant adverse effect on visual characteristics, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations, and odor on surrounding properties.
4. There are adequate public facilities to serve the proposed use including, but not limited to, public road, potable water, sewer, solid waste, parks, public safety services, drainage systems, and schools.
5. The proposed use satisfies any additional standards imposed on this Zoning Code which are the following:

In considering an application, the Commission shall consider:

1. The health, safety and welfare of the residents of the Town.
2. The orderly development of the property in the Town.
3. The preservation of property values.
4. The protection of the tax base.
5. The effect on the neighborhood.
6. The likelihood of a nuisance being created.
7. The effect on the comprehensive master plan of the Town
8. Any other matters relevant to the inquiry.

A Special Use Permit shall not be granted unless the Commission finds that:

1. The use is appropriate to the location, the lot and the neighborhood.
2. The use does not substantially change the character of the neighborhood.

Hearing Issues

The Planning Commission is to determine if the application meets the applicable criteria in KMC 17.03.070 for a Use by Special Review. The Planning Commission may then determine and impose conditions addressing public concerns about the business, specifically "objectionable… fumes, odor, . . . or waste disposal problems" under KMC 17.04.020.G.2.e.

Town of Kremmling
P.O. Box 538
Kremmling, CO 80549-0538
Office 970.724.3249
Fax 970.724.9409

Location:

The Property is in the Mixed Use zone district. The Property is bordered on the south by Colorado Highway 9; on the east by County Road 396; on the north by private property immediately adjacent to the Fairgrounds; and on the west by private property. The private property is zoned R-2, Residential, High Density.

Code Provisions and Proposed Use

The provisions of KMC 17.04.020.H, designate the dimensions and uses allowed in the Mixed Use zone. The Site Plan (see Page 9) shows that the proposed temporary structures meet setback requirements.

While the property use may be a Permitted use as a KMC 17.04.020.G.1 "Retail commeercial and service establishment, the Town received public comments concerning fumes, odors, and the pooled liquid on the ground. The make-up of the liquid, and use of chemicals in the process may be determined to require mitigation or preventative measures. The visible storage of portable toilet units is inventory storage generally allowed with commercial uses,

The other public comments concerned storage of other personal property not directly related to the business needs addressed. The Applicant has submitted a Fence Permit application, proposing a six foot high fence of metal or wood to address visibility concerns.

Applicant Information

The Applicant has provided information about the activity on the property. The cleaning activities do not involve septage because the septage is emptied and the tank rinsed before the units are brought to the property. At the property, the units are cleaned and deodorized by use of chemicals that are of little or no safety concern as used. See the Material Data Safety file for more information on the chemicals used.

Staff Conclusions:

Staff Review applied KMC 17.03.070. C. Criteria for Use by Special Review, which requires the application satisfy the following criteria for approval:

1. The proposed use is in conformance with the Town's most current Comprehensive plan:

Comprehensive Plan Goal: Business Recruitment and Retention
Explore opportunities to diversify the local economy by recruiting new businesses of all sizes and types to Kremmling, while encouraging an environment where existing businesses thrive.

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Office 970.724.3249
Fax 970.724.9409

This project is a business use that could be conducted on this Mixed Use zoned parcel if granted a Use by Special Review.

2. The proposed use is consistent and compatible with the character of the immediate vicinity of the lot and surrounding land uses, or enhances the mixture of complementary uses and activities in the immediate vicinity of the parcel proposed for development.

Yes. The activity is conducted on a relatively large parcel, with sufficient separation from residences on adjoining parcels.

3. The location, size, design and operating characteristics of the proposed use will have no significant adverse effect on visual characteristics, pedestrian and vehicular circulation, parking trash, service delivery, noise, vibrations and odor on surrounding properties;

The use of the Property has changed the visual characteristics of the neighborhood, which visibility can be addressed with screening or fencing. The use does not create a significant adverse effect on pedestrian and vehicular circulation, parking, trash, service delivery, noise, and vibrations on surrounding properties. Fume, odor, and pooled liquid concerns can be addressed.

4. There are adequate public facilities to serve the proposed use including, but not limited to, roads, potable water, sewer, solid waste, parks, police and fire protection, emergency medical services, hospital and medical services, drainage systems and schools.

Yes. The proposed use does not impact any of the listed items.

5. The proposed use satisfies any additional standards imposed by this Zoning Code.

Any additional standards in the Zoning Code either are met, or do not apply.

Staff Recommendation:

Staff recommends the Planning Commission approve Use by Special Review with the following conditions:

1. The Special Use Permit shall be granted with conditions:
   a. The Applicant provide for Town approval a plan for avoiding pooling liquid, or for containment of liquids;
   b. The Applicant shall prosecute the Fence Permit application already submitted by obtaining approval of an allowed material selected by the Applicant; or, provide a

screening plan for Town approval; and that approved fencing or screening be completed by November 1, 2026.

2. The Special Use Permit shall not create any property interest in the approval given, and shall not be transferable, assignable, or otherwise alienable
3. The Special Use Permit shall be recorded with the Grand County Clerk and Recorder.
4. If the property is not used for the portable toilet business for a period of six consecutive months, or becomes used for any other purpose, the Town shall have the right to terminate the Special Use Permit.
5. The Town shall have the right to suspend the Special Use Permit at any time upon investigation of complaints or noncompliance with the conditions of the Special Use Permit or any local, state, or federal law, or if the premises becomes a public nuisance.

However, this is a decision for the Commission to make, and the Commission may choose to approve or deny the permit based on the testimony and evidence it hears. Two sample motions are included below for convenience only. The proposed motions do not limit the evidence the Commission can rely on or the decision the Commission makes.

Sample Motion Recommending Approval:

I move to recommend approval of the Use by Special Review on the grounds the Commission finds the application meets all criteria required in KMC 17.03.070 and for the reasons enumerated by the Staff Report showing compliance therewith, and that the Staff Recommendations be made conditions of this approval, of the KMC, finding that when the adopted conditions are adopted and implemented:

1. The proposed use in its proposed location will not conflict with the implementation of current adopted plans of the Town;
2. The use is compatible with surrounding land uses and the natural environment, and will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment plans for surrounding land uses;
3. pThe location, size, design and operating characteristics of the proposed use will have no significant adverse effect on visual characteristics, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations, and odor on surrounding properties;

4. There are adequate public facilities to serve the proposed use including, but not limited to, public road, potable water, sever, solid waste, parks, public safety services, drainage systems and schools;
5. The proposed use satisfies any additional standards imposed on this Zoning Code.

THEREFORE: A Use by Special Review is GRANTED for the portable toilet business conducted at 650 CR with conditions:

1. The Applicant provide for Town approval a plan for avoiding pooling liquid, or for containment of liquids;
2. The Applicant shall prosecute the Fence Permit application already submitted by obtaining approval of an allowed material selected by the Applicant; or, provide a screening plan for Town approval; and that approved fencing or screening be completed by November 1, 2026.
3. The Special Use Permit shall not create any property interest in the approval given, and shall not be transferable, assignable, or otherwise alienable.
4. The Special Use Permit shall be recorded with the Grand County Clerk and Recorder.
5. If the property is not used for the portable toilet business for a period of six consecutive months, or becomes used for any other purpose, the Town shall have the right to terminate the Special Use Permit.
6. The Town shall have the right to suspend the Special Use Permit at any time upon investigation of complaints or noncompliance with the conditions of the Special Use Permit or any local, state, or federal law, or if the premises becomes a public nuisance.
7. The Town shall have the right to suspend the Special Use Permit at any time upon investigation of complaints or noncompliance with the conditions of the Special Use Permit or any local, state, or federal law, or if the premises becomes a public nuisance.

Sample Motion Recommending Denial:

I move to deny the Use by Special Review based on the (Identify specific reasons that the application and proposed use do not meet the requirements of the KMC. The grounds available for denial are any of the following, but must be supported with findings that the application does not meet requirements, e.g.:

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Fax 970.724.9409

1. The proposed use in its proposed location will conflict with the implementation of current adopted plans of the Town because *[insert explanation supported by the evidence here]*;
2. The use is incompatible with surrounding land uses and the natural environment, and will materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment plans for surrounding land uses because *[insert explanation supported by the evidence here]*;
3. The location, size, design and operating characteristics of the proposed use will have significant adverse effect on visual characteristics, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations, and odor on surrounding properties because *[insert explanation supported by the evidence here*];
4. There are not adequate public facilities to serve the proposed use including, but not limited to, public road, potable water, sever, solid waste, parks, public safety services, drainage systems and schools because *[insert explanation supported by the evidence here*];
5. The proposed use does not satisfy any additional standards imposed on this Zoning Code which are the following:
    a. Purchase of water/sewer tap
    b. Landscaping and Parking Plan if necessary
    c. Other?

The purpose of this property is to provide storage for portable toilets, VIP trailers, vehicles, vehicle storage & supplies for cleaning portable toilets. Located at 650 GCR 396 .95acre. grand county GIS map provided. The property has no utilities at the moment. We are currently discussing options with the adjoining neighbor & MPEI for location of temp utility box. No water or sewer is purposed at this time. No fence purposed at current time. Open lot storage. One connex for chemical storage 9.5Hx8'x25' to be used on property. Will be painted battleship grey. At this time no perm structures are being purposed.

At this time we have no intention of changing the drainage direction of the property. There are no landscaping plans currently for this property. No fencing at the current time is purposed

County approved driveway located on north end of property.

One entry & exit for property. No designated parking area at this time.

Snow storage located on the northeast corner of property.

All cleaning supplies with the exception of SCALE-X(a mild acid) are biodegradable.

List of used cleaning supplies: Fabuloso, -20 windshield washer fluid, Scale-X, TRUEX liquid blue deodorizer, liquid magnesium chloride. All products are kept in plastic non spill containers.

FIRE HYDRANT
N
396
MAIN ACCESS
River R
Mobile
MAG HOLDING TANK
RV/ OFFICE
CONEX
396
396
SEWER
GAS (APPROX.)
Tyler

17.03.060 - Site Plan approval.

A. Purpose. Any commercial or industrial use in the Town that is not approved as part of a PUD overlay process shall obtain Site Plan Approval. The purpose of site plan review is to facilitate the identification, evaluation, avoidance and mitigation of significant adverse impacts on the environment, agricultural lands, surrounding land uses and neighborhoods, and infrastructure through the imposition of reasonable conditions.

B. Submittal requirements. The following shall be submitted to the Town Manager's staff any time after the pre-application conference.

1. The following information on the form provided by the Town:

a. Name, address, telephone number of the applicant and all property owners.

b. Street address and/or legal description of the site.

c. Description of the existing zoning and land uses and adjacent zoning and land use.

d. Description of the proposed use.

2. Site Plan. Five (5) copies of a map, at a scale which best conveys the conceptual aspects of the plan and allows for effective public presentation, containing the following information:

a. Name and legal description of the proposed development and total acreage of site.

b. The general location and boundaries of the site.

c. Name, address and telephone number of the designer, engineer and surveyor.

d. Date of preparation, revision box, written scale, graphic scale, and north arrow (designated as true north).

e. The location of all existing and proposed structures.

f. Roadways, parking areas, driveways and their respective dimensions.

g. Traffic circulation, including locations of entries and exits.

h. Significant on-site features including, but not limited to: utility lines, hydrologic features, aquatic habitat, wetlands, geologic features (including slopes, alluvial fans, areas of subsidence, rock fall areas, USDA soil classification and landside areas), vegetative cover, dams, reservoirs, excavations, wildlife habitats and migration routes, significant plan ecosystems, and mines.

i. Location of existing and proposed landscaping including a re-vegetation plan. The revegetation plan shall illustrate the type, height, and/or caliper of the trunk of proposed plantings.

a. Design and layout of all sewer lines, treatment facilities and other elements of sanitary sewer, water lines and water treatment facilities and utility lines and facilities to serve the site.

1. Storm Drainage Plan. N/A

2. Grading Plan. GRADE OF LAND will not change - ALL CURRENT DRAINAGE STAYS the SAME

3. Building Plans. no Perm STRUCTURES will be ON this LAND AS OF NOW

4. Lighting Plan. NO Lighting PLAN PURPOSED.

5. Such other information the Town Manager deems necessary for review of the site plan application.

A. Review of Site Plan application.

2. Staff review. The Town Manager shall, in consultation with appropriate representatives of various Town and County departments, review the application based on the criteria established for site plan approval. Following the review, the Town Manager shall prepare a report stating whether the application is approved, approved with conditions or denied. The Town Manager shall notify the applicant and Planning and Zoning Commission in writing of his decision.

3. Appeal to Board of Adjustment. The action of the Town Manager may be appealed by the applicant to the Board of Adjustment. See Section 17.07 Board of Adjustment for the appeal procedure and process.

A. Site Plan review criteria. Site plans shall be approved if the site plan satisfies all of the following criteria:

1. The scale is appropriate to the site and the function of the buildings.

2. The architecture is harmonious with the scale and character of surrounding land uses and is consistent with the design themes contained in the Comprehensive Plan.

3. The landscape design takes into consideration the functions and use of open spaces and plan material for buffering.

4. The traffic and circulation system contributes to ease of access and orderly movement on the site.

5. Refuse and waste removal areas, service areas, storage yards, and exterior work yards are buffered from adjacent properties and public streets.

6. Provisions have been made to limit or mitigate the effects of noise, odors, and exhaust.

7. Natural topography, trees and drainage patterns are preserved to the extent practicable.

A. Term of Site Plan approval. If a building permit has not been issued within three (3) years from the date of a site plan approval, the site plan approval shall be null and void unless extended. An extension may be granted for a maximum of one (1) year upon written request to the Town Manager by the applicant. No extension shall be granted if this Zoning Code has been amended such that the site plan no longer conforms to the requirements of this Zoning Code. If a rezoning for any land included within an approved site specific development plan has occurred, the site plan shall be of no effect.

(Ord. 454 §1, 2000)

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

LAND USE APPLICATION

LAND USE APPLICATION

Application is made for: (Check all that apply)

- ☐ Annexation *(Sec. 14.04.040)*
- ☐ Boundary Line Adjustment *(Sec. 16.11.030)*
- ☐ Fence Permit *(Sec. 17.12.010)*
- ☐ Final Development Plan *(Sec.17.03.080.F.2)*
- ☐ Final Plan *(Sec. 16.06.070)*
- ☐ Minor Subdivision *(Sec. 16.05.010)*
- ☐ Mobile Home Park *(Sec. 17.16.040)*
- ☐ Zoning Verification
- ☐ Permitted Use Approval *(Sec. 17.03.030)*
- ☐ Preliminary Development Plan *(Sec. 17.03.080.F.1)*
- ☐ Preliminary Plan *(Sec. 16.06.050)*
- ☐ Rezoning *(Sec. 17.05.020)*
- ☐ Sign Permit *(Sec. 17.11.035)*
- ☐ Sketch Plan *(Sec. 16.06.030)*
- ☐ Variance *(Sec. 17.06.020)*
- ☒ Use by Special Review *(Sec.17.03.070)*
- ☐ Land Use Inquiry
- ☐ Site Plan Approval (Sec 17.03.070)
- ☐ Encroachment License
- ☐ Other: _____

Checklists for each application must be submitted to the Town with this application form filled out and signed. Please fill out all requested information on this form clearly and legibly. If this application is incomplete or not legible, the application may be deemed incomplete. Zoning inquiries can take a minimum of four weeks to process. Providing a copy of the Grand County Assessor Property Card with your application improves the processing time for Land Use Applications.

Project Name: _____

Signed Cost, Fee, and Expense Agreement: CK#: _____ Amt: $ _____

Contact information: (Please attach any additional contacts)

Owner: Cosie Holdings LLC
Address: 650 6cr 396
kremmling
Email: on file
Phone: 970-708-2820
Fax:

Applicant: Patriot Portables + Events
Address: 650 6cr 396
kremmling, CO 80459
Email:
Phone:
Fax:

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

LAND USE APPLICATION

Property Description:
Legal Description: VACANT LAND
Address or Location: 650 CR 396 Kremmling, CO 80459

Existing Zoning: _____ Existing Use: _____
Proposed Zoning: _____ Proposed Use: _____

Purpose of Application: (Please attach any additional information)

Description of Land usage for Portable toilet business. no perm structures purposed. Temp Covex's w/ ROOF for storage. Onsite only needs water + Electric. Water would be for filling + washing trucks + exteriors of toilets. Electric need for office trailer + truck Heaters.

Hazadous material onsite: windshield washer Fluid, Ethuloso, magnesium chloride (stored in plastic tank - same product as C-DOT), Aresol graffiti Remover (16oz) stored

Certification: Must be signed
OWNER CERTIFICATION OF COMPLETED APPLICATION
Signed: _____ Date: 3-23-26

APPLICANT CERTIFICATION OF COMPLETED APPLICATION

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Kremmling must be submitted prior to having this application processed.

Signed: _____ Date: _____

Applicant, please do not write below this line.

Fee(s) Paid:		Date:		Check #		Received By:	

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Kremmling, CO 80459-0538
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https://townofkremmling.colorado.gov/

Use by Special Review Application Checklist

The following checklist is based on the submittal requirements for a Special Review pursuant to Section 17.03.070 of the Town of Kremmling Municipal Code. All necessary application materials shall be submitted and accepted as complete before any land use request is able to be processed as set forth in the Kremmling Municipal Code.

This checklist shall be filled out and submitted with a completed Land Use Application form and all required submittal items before the application can be deemed complete.

Completed applications must be submitted to the Planning and Zoning at least twenty (20) days prior to the date set for the Planning and Zoning Commission Review. The Planning and Zoning Commission must have at least twenty (20) days to review the comments from the staff after the Town Manager deems the application complete.

Project Name: _____ Applicant E-mail: _____

Applicant Name: Patriot Portables + Events Submittal Date: _____

Applicant Phone: 970-708-2520 Public Hearing Date: _____

Applicant- Check left side boxes if document is included in application submittal

Applicant Use		Office use Only		
		Yes	No	N/A
☐	**Submit to Land Use Application the Town staff on Town form:**	☐	☐	☐
☐	Submit 2 Copies of "Acknowledgment of Responsibility"	☐	☐	☐
☐	Site Plan Indicating Location of Existing and Proposed Structures	☐	☐	☐
☐	Elevation of Proposed Structures	☐	☐	☐
☐	Application Fee Paid	☐	☐	☐
☐	Meeting with Town Manager Date:	☐	☐	☐
☐	Additional Information Required by Town Manager:	☐	☐	☐
☐	**Public Hearing Scheduled** (insert above)	☐	☐	☐
☐	Mail adjacent landowners notice by certified mail	☐	☐	☐
☐	Submit copy of certified mail to Town	☐	☐	☐
☐	Exhibits to be included:	☐	☐	☐
☐	Testimony to be given by:	☐	☐	☐

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Application Certification

Acknowledgement of responsibilities

Project Name:

Applicant Name:

The undersigned applicant has requested a permit, approval, or license from the Town of Kremmling.

Applicant acknowledges the following responsibilities:

1. Applicant shall permit a true and correct application for any activity.
2. Applicant has had the opportunity to review the applicable provisions of the Kremmling Municipal Code, Rules, and Regulations related to the activity the applicant wishes to undertake.
3. Applicant will be responsible for properly locating and changes or improvements on the ground and will be responsible for any encroachments onto neighboring property.
4. Applicant is responsible for demonstrating authority to make an application. Applicant may be required to provide proof of authority, such as title insurance commitments, ownership and encumbrance reports, power of attorney, corporate resolutions delegation authority, contracts, leases, or other indicia or right of apply.
5. Applicant understands filing of an application does not in any way guarantee approval of the application, with or without conditions. The applicant undertakes the application and the risk of conditions of denial at applicant's sole cost and expense.
6. Unless otherwise provided, the applicant may not undertake any work, or commence any improvements, under the application unless and until such application is approved.
7. Applicant agrees to indemnify and hold harmless the Town, its officials, officers, employees, and agents or any acts undertaken by any of them with respect to this application.

Dated this 23 day of 3, 2026

Applicant Signature

Applicant Address
650 6CR 396 Kremmling, Co 80459

Applicant Phone Number
970-708-2820

Applicant E-mail Address
Coley.Campbell@PatriotPortablesAndEvents.com

Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
https://townofkremmling.colorado.gov/

Fence Permit

Applicant's Name: Patriot Portables & Events
Applicant's Mailing Address: PO Box 295 Kremmling, Co
Applicant's Phone Number: 970-708-2820
Physical Address of Construction: 650 CR 396

Property Owner's Name (If different from applicant): Cotsie Holdings
Property Owner's Mailing Address: Same
Property Owner's Phone Number (If different from applicant): Same

A fence permit is required for the construction and erection of any fence.

No permit is required to repair or replace an existing fence if the replacement fence is the same size and constructed of the same or similar materials as the fence being repaired or replaced.

Fence Material: Chain Link or wood panel w/ privacy screen **Fence Height:** 6'0"

A special use permit is requires if the fence is constructed of any material other than wood, chain link, vinyl, steel, or aluminum products specifically made for and marketed as fence material; required for electric fences; required for any fence six feet, one inch (6'1") or greater in height as measures from the outside of the fence from the pre-existing predominant existing grade perpendicular to the line of the fence.

Special Use Permit Required? ☐ Yes ☒ No

A building permit is required for any fence greater than six feet (6'0") in height.

Building Permit Required? ☐ Yes ☒ No **If yes, was a Building Permit submitted?** ☐ Yes ☐ No

A site plan must show the location of the property line and the location of the proposed fence.

Site Plan Attached? ☒ Yes ☐ No

IMPORTANT: The person applying for the fence permit or repairing or replacing a fence when a permit is not required, and the owner of the property is solely responsible for identifying lot lines and correctly locating any fence. The Town of Kremmling is not responsible for locating lot lines or fences. Approval of any permit is not an approval or a warranty that the lot lines indicated on the drawing and/or as located on the ground are the correct lot lines or fence locations. Applicant and Property Owner are responsible for researching and abiding by policies regarding building a fence within easements that may exist on their property. Applicant and Property Owner acknowledge that they have read and understand the above information regarding their responsibility to build on their property.

Applicant's Signature: Cody Cowan
Property Owner's Signature (If different from applicant): _____

The Town Manager shall consult with the Chief of Police to evaluate traffic or safety concerns that would result from approval of the fence. The Town Manager shall deny any application that limits sight distance or in any other way impacts traffic safety.

Chief of Police Signature: _____ **Date:** _____

Town Manager Signature: _____ **Date Approved:** _____

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200 Eagle Ave. | P.O. Box 538
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Fence Permit Application Checklist

The following checklist is based on the submittal requirements for a Fence Permit pursuant to Section 17.12.010 B of the Town of Kremmling Municipal Code. All necessary application materials shall be submitted and accepted as complete before any land use request is able to be processed as set forth in the Kremmling Municipal Code.

This checklist shall be filled out and submitted with a completed Land Use Application form and all required submittal items before the application can be deemed to be complete.

Project Name: Patriot Portables & Events Applicant E-Mail: _____

Applicant Name: _____ Submittal Date: _____

Applicant Phone: _____

Applicant- Check left side boxes if document is included in application submittal.

Applicant Use		Office use Only		
		Yes	No	N/A
☑	Submit to the Town staff on Town Form Comments:	☐	☐	☐
☑	Name, address, phone number of the applicant and all property owners.	☐	☐	☐
☑	Street address and/or legal description of the lot.	☐	☐	☐
☑	Description of the existing zoning and land uses and adjacent zoning and land uses.	☐	☐	☐
☑	Description of the proposed use and an explanation of how the use complies with applicable standards.	☐	☐	☐
☑	Architectural drawings of the proposed building and site plan design.	☐	☐	☐

COMPLETENESS DETERMINATION:(Office Use Only)

Reviewed by: _____ Date: _____

Determination: ☐ Complete ☐ Complete, with conditions ☐ Not complete, resubmittal required

Determination Comments: _____

Property Record Card

Grand County Assessor's Office

COSIE HOLDINGS LLC
2902 SOPRIS AVE
GLENWOOD SPRINGS, CO 81601-4437

Account: R311355
Patriot Portables and Events LLC
Tax Area: 036 - LP MP SOIL
Acres: 0.944

Parcel: 1441-171-04-002
Situs Address:
650 GCR 396
KREMMLING, 80451

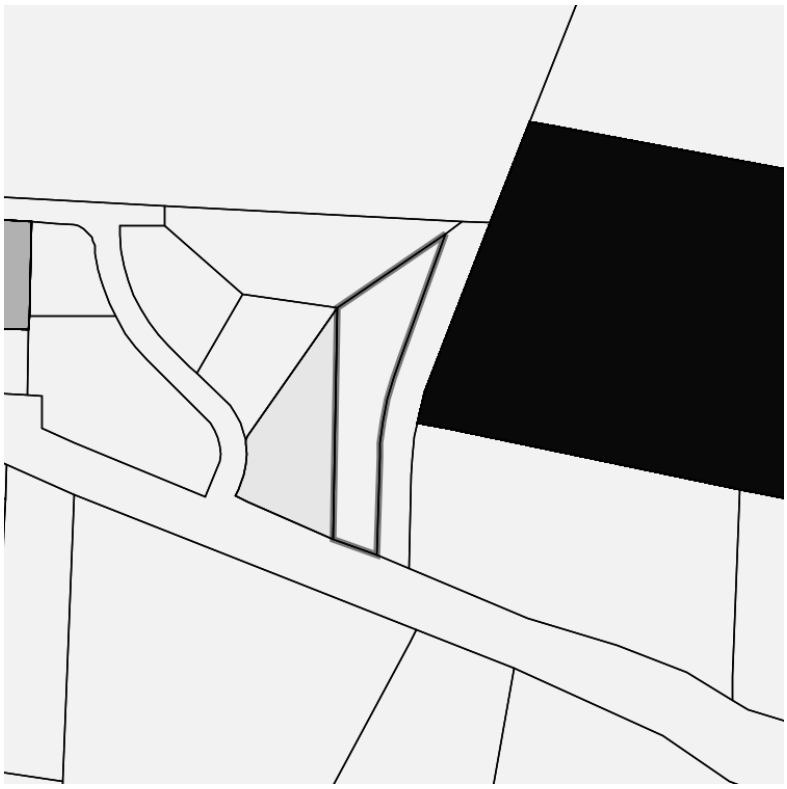
Super Neighborhood 2600 - COMMERCIAL EA6

Value Summary

Value By:	Market	Override
Land (1)	$223,660	N/A
Total	**$223,660**	**$223,660**

Legal Description

Subd: RIVER RANCH SUB EX AMENDED FINAL PLAT Lot: 2



Public Remarks

Entry Date	Model	Remark
02/24/2003	Land Occurrence 1	02/24/03KG SP02-152 FR R008975 TO R302107, R302108, R302109 AND R302110

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2024002373	04/16/2024	WD	QV	Y	$200,000	111.83	$200,000	111.83	$200,000	111.83
2024002372	04/10/2024	QCD	UI	Y	$0	N/A	$0	N/A	$0	N/A

Land Occurrence 1

Property Code	0200 - COMMERCIAL VACANT LAND	Neighborhood	615144.11 - KREM/FIC/HEINI/DIET/G CITY
Use Code	2100 - COMMERCIAL VACANT	Land Code	55901 - KREMLG COMM
Adjustment 4	111		

SubArea	ACTUAL	EFFECTIVE	FINBSMNT	FOOTPRINT	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land S	41121							
Total	41,121.00							

Property Record Card

Grand County Assessor's Office

Land Occurrence 1

Total		41,121.00							
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$223,660	5.44							

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
0200	COMMERCIAL VACANT LAND	$223,660	$60,388	NA	NA
Total		**$223,660**	**$60,388**	**NA**	**NA**

County Rd 396 (13th St)
396
1010

Column

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Ad #: PgGsKL3T16IAdsDEcsyA
Customer: TOWN OF KREMMLING

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sky-Hi News and Middle Park Times, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 17 Jun 2026 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: $30.48

Edmar Corachia

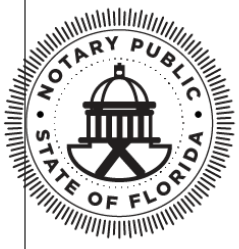
(Signed)_____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 06/17/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.



PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

NOTICE OF PUBLIC HEARING
TOWN OF KREMMLING, COLORADO

The Planning and Zoning Commission for the Town of Kremmling will hold a public hearing on July 8, 2026, at 6:00 PM. The meeting will take place at the Kremmling Area Chamber of Commerce, located at 203 Park Avenue, Kremmling, CO 80459. The purpose of the hearing is to discuss an application for a use by special review to operate a portable toilet business within the Mixed Use (MU) zoning district. The property address is 650 County Road 396. The applicant is Cosie Holdings, LLC, represented by Coley Cambpell, PO Box 295, Kremmling, CO 80459. The legal description of the subject property is Subd: RIVER RANCH SUB EX AMENDED FINAL PLAT Lot: 2 to the Town of Kremmling, County of Grand, State of Colorado. A complete copy of the application is available for public review at the Kremmling Town Hall, located at 200 Eagle Avenue.

Anyone may appear at the public hearing and provide feedback regarding the matters under consideration. Written comments about the special review request can be sent to Kremmling Town Hall, attention: Planning Director, PO Box 538, Kremmling, CO 80459. Please note that written comments for the Planning and Zoning Commission must be received by no later than 3:00 PM on July 8, 2026.

Dated this 27th day of May 2026.
PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, JUNE 17, 2026.

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City, State, ZIP+4®: Las Vegas, NV 89138-4623

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Sent To: Heather Stelzer & Michael Frederickson
Street and Apt. No., or PO Box No.: 1300 S Honey Way
City, State, ZIP+4®: Denver, CO 80224-1917

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City, State, ZIP+4®: Kremmling, CO 80459-0024

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Hot Sulphur Springs, CO 80451

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City, State, ZIP+4®: Hot Sulphur Springs, CO 80451-0264

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE OF
PUBLIC HEARING

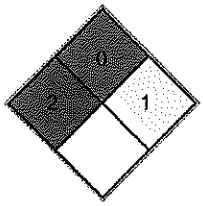
NOTICE OF
PUBLIC HEARING
PURPOSE & TYPE OF APPROVAL: USE BY SPECIAL REVIEW TO OPERATE A PORTABLE TOILET BUSINESS.
APPLICANT NAME AND ADDRESS: COSIE HOLDINGS, LLC % COLEY CAMPBELL
PO BOX 295, KREMMLING, CO 80459
HEARING DATE/TIME: PLANNING COMMISSION 7/8/2026 @ 6:00 PM
HEARING LOCATION: 203 PARK AVENUE, Kremmling, CO 80459
LEGAL DESCRIPTION/GENERAL LOCATION: RIVER RANCH SUB EX AMENDED FINAL PLAT Lot: 2
FOR MORE INFORMATION: Call the Kremmling Community Development Department at 970-724-3249 or email planner@townofkremmling.org

liquid magnesium chloride

Further information

Suppress (knock down) gases/vapors/mists with a water spray jet. Prevent fire extinguishing water from contaminating surface water or the ground water system.

NFPA 704



◆ HEALTH	2	Intense or continued but not chronic exposure could cause temporary incapacitation or possible residual injury (e.g. diethyl ether, ammonium phosphate, iodine)
◆ FIRE	0	Materials that will not burn under typical fire conditions, including intrinsically noncombustible materials such as concrete, stone, and sand. Materials that will not burn in air when exposed to a temperature of 820 °C (1,500 °F) for a period of 5 minutes.(e.g. Carbon tetrachloride)
◇ REACT	1	Normally stable, but can become unstable at elevated temperatures and pressures (e.g. propene)
◇ SPEC. HAZ.		

SAFETY DATA SHEET

Version 6.11
Revision Date 11/06/2025
Print Date 11/07/2025

SECTION 1. IDENTIFICATION

1.1 Product identifiers

Product name : Magnesium chloride

Product Number : 208337
Brand : Aldrich
CAS-No. : 7786-30-3

1.2 Relevant identified uses of the substance or mixture and uses advised against

Identified uses : Laboratory chemicals, Synthesis of substances

Uses advised against : The product is being supplied under the TSCA R&D Exemption (40 CFR Section 720.36). It is the recipient's responsibility to comply with the requirements of the R&D exemption. The product may not be used for a non-exempt commercial purpose under TSCA unless appropriate consent is granted in writing by MilliporeSigma.

1.3 Details of the supplier of the safety data sheet

Company : Sigma-Aldrich Inc.
3050 SPRUCE ST
ST. LOUIS MO 63103
UNITED STATES

Telephone : +1 314 771-5765
Fax : +1 800 325-5052

1.4 Emergency telephone number

Emergency Phone # : 800-424-9300 CHEMTREC (USA) +1-703-527-3887 CHEMTREC (International) 24 Hours/day; 7 Days/week

SECTION 2. HAZARDS IDENTIFICATION

GHS classification in accordance with the OSHA Hazard Communication Standard (29 CFR 1910.1200)

Hazards for the product as supplied

Not a hazardous substance or mixture.

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Other hazards

None known.

GHS label elements

No hazard pictogram, no signal word, no hazard statement(s), no precautionary statement(s) required.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Substance / Mixture	:	Substance
CAS-No.	:	7786-30-3

Components

No hazardous ingredients

SECTION 4. FIRST AID MEASURES

If inhaled	:	After inhalation: fresh air.
In case of skin contact	:	In case of skin contact: Take off immediately all contaminated clothing. Rinse skin with water/ shower.
In case of eye contact	:	After eye contact: rinse out with plenty of water. Remove contact lenses.
If swallowed	:	After swallowing: make victim drink water (two glasses at most). Consult doctor if feeling unwell.
Most important symptoms and effects, both acute and delayed	:	The most important known symptoms and effects are described in the labelling (see section 2.2) and/or in section 11
Protection of first-aiders	:	For personal protection see section 8.
Notes to physician	:	No data available

SECTION 5. FIREFIGHTING MEASURES

Suitable extinguishing media	:	Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.
Unsuitable extinguishing media	:	For this substance/mixture no limitations of extinguishing agents are given.
Specific hazards during fire fighting	:	Not combustible.

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Ambient fire may liberate hazardous vapours.

Hazardous combustion products	:	Hydrogen chloride gas Magnesium oxide
Specific extinguishing methods	:	No data available
Further information	:	Suppress (knock down) gases/vapours/mists with a water spray jet. Prevent fire extinguishing water from contaminating surface water or the ground water system.
Special protective equipment for fire-fighters	:	In the event of fire, wear self-contained breathing apparatus.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures	:	Advice for non-emergency personnel: Avoid inhalation of dusts. Evacuate the danger area, observe emergency procedures, consult an expert. Advice for emergency responders: For personal protection see section 8.
Environmental precautions	:	Do not let product enter drains.
Methods and materials for containment and cleaning up	:	Cover drains. Collect, bind, and pump off spills. Observe possible material restrictions (see sections 7 and 10). Take up dry. Dispose of properly. Clean up affected area. Avoid generation of dusts.

SECTION 7. HANDLING AND STORAGE

For precautions see section 2.2.

Further information on storage conditions	:	Tightly closed. Dry.

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Storage class	:	11, Combustible Solids
Recommended storage temperature	:	Recommended storage temperature see product label.
Further information on storage stability	:	Store under inert gas. Hygroscopic. Keep in a dry place.
Packaging material	:	Suitable material: Poly Drum

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Ingredients with workplace control parameters

Contains no substances with occupational exposure limit values.

Engineering measures : No data available

Personal protective equipment

Respiratory protection : required when dusts are generated.

Our recommendations on filtering respiratory protection are based on the following standards: DIN EN 143, DIN 14387 and other accompanying standards relating to the used respiratory protection system.

Recommended Filter type: : Filter type P1

The entrepeneur has to ensure that maintenance, cleaning and testing of respiratory protective devices are carried out according to the instructions of the producer. These measures have to be properly documented.

Hand protection

Material	:	Nitrile rubber
Break through time	:	480 min
Glove thickness	:	0.11 mm
Protective index	:	Full contact
Manufacturer	:	KCL 741 Dermatril® L

Material	:	Nitrile rubber
Break through time	:	480 min
Glove thickness	:	0.11 mm
Protective index	:	Splash contact
Manufacturer	:	KCL 741 Dermatril® L

Remarks : This recommendation applies only to the product

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stated in the safety data sheet, supplied by us and for the designated use. When dissolving in or mixing with other substances and under conditions deviating from those stated in EN 16523-1 please contact the supplier of CE-approved gloves (e.g. KCL GmbH, D-36124 Eichenzell, Internet: www.kcl.de).

Eye protection	:	Use equipment for eye protection tested and approved under appropriate government standards such as NIOSH (US) or EN 166(EU). Safety glasses
Hygiene measures	:	Change contaminated clothing. Wash hands after working with substance.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	:	powder
Color	:	white
Odor	:	odourless
Odor Threshold	:	No data available
pH	:	No data available
Melting point/ range	:	1317 °F / 714 °C
Boiling point	:	2,574 °F / 1,412 °C
Flash point	:	Not applicable
Evaporation rate	:	No data available
Burning rate	:	No data available
Self-ignition	:	> 759 °F / > 404 °C Method: Regulation (EC) No. 440/2008, Annex, A.16 GLP: yes
Upper explosion limit / Upper flammability limit	:	No data available
Lower explosion limit / Lower flammability limit	:	No data available

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Vapor pressure	:	No data available
Relative vapour density	:	No data available
Relative density	:	No data available
Density	:	2.32 g/mL (77 °F / 25 °C)
Solubility(ies) Water solubility	:	468.7 g/l soluble (68 °F / 20 °C) pH: 4.3 GLP: yes
Partition coefficient: n-octanol/water	:	Not applicable for inorganic substances
Autoignition temperature	:	not combustible
Decomposition temperature	:	No data available
Viscosity, dynamic	:	No data available
Viscosity, kinematic	:	No data available
Flow time	:	No data available
Explosive properties	:	Not classified as explosive.
Oxidizing properties	:	none
Molecular weight	:	95.21 g/mol
Particle characteristics Particle size	:	No data available

SECTION 10. STABILITY AND REACTIVITY

Reactivity	:	No data available
Chemical stability	:	The product is chemically stable under standard ambient conditions (room temperature) .
Possibility of hazardous reactions	:	Violent reactions possible with: acids
Conditions to avoid	:	When mixed with limited amount of water enough heat may be generated to cause frothing. Exposure to moisture

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no information available

Incompatible materials	:	No data available
Hazardous decomposition products	:	In the event of fire: see section 5

SECTION 11. TOXICOLOGICAL INFORMATION

11.1 Information on toxicological effects

Acute toxicity
LD50 Oral - Rat - female - > 5,000 mg/kg
(OECD Test Guideline 423)
Inhalation: No data available
LD50 Dermal - Rat - male and female - > 2,000 mg/kg
(OECD Test Guideline 402)
No data available

Skin corrosion/irritation
Skin - In vitro study
Result: No skin irritation - 15 min
(Human Skin Model Test)
Remarks: (for the hexahydrate)
The value is given in analogy to the following substances: Magnesium chloride hexahydrateThe value is given in analogy to the following substances: magnesium chloride

Serious eye damage/eye irritation
Eyes - Rabbit
Result: No eye irritation - 72 h
(OECD Test Guideline 405)
Remarks: (for the hexahydrate)

Respiratory or skin sensitization
Maximisation Test - Guinea pig
Result: negative
(OECD Test Guideline 406)

Germ cell mutagenicity
Test Type: Human
Test system: lymphocyte
Metabolic activation: with and without metabolic activation
Method: OECD Test Guideline 473
Result: negative

Carcinogenicity

IARC:	No component of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC.
NTP:	No component of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by NTP.
OSHA:	No component of this product present at levels greater than or equal to 0.1% is on OSHA's list of regulated carcinogens.

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Reproductive toxicity
No data available

Specific target organ toxicity - single exposure
No data available

Specific target organ toxicity - repeated exposure
No data available

Aspiration hazard
No data available

11.2 Additional Information

Repeated dose toxicity - Rat - male and female - Oral - No observed adverse effect level - > 1,000 mg/kg

RTECS: OM2800000
Central nervous system depression, Vomiting, Diarrhoea, Abdominal pain, To the best of our knowledge, the chemical, physical, and toxicological properties have not been thoroughly investigated.

Stomach - Irregularities - Based on Human Evidence

Stomach - Irregularities - Based on Human Evidence

SECTION 12. ECOLOGICAL INFORMATION

Ecotoxicity
No data available

Persistence and degradability
No data available

Bioaccumulative potential
No data available

Mobility in soil
No data available

Other adverse effects

Product:

Ozone-Depletion Potential	:	Regulation: 40 CFR Protection of Environment; Part 82 Protection of Stratospheric Ozone - CAA Section 602 Class I Substances Remarks: This product neither contains, nor was manufactured with a Class I or Class II ODS as defined by the U.S. Clean Air Act Section 602 (40 CFR 82, Subpt. A, App.A + B).

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SECTION 13. DISPOSAL CONSIDERATIONS

Disposal methods

Waste from residues : Waste material must be disposed of in accordance with the national and local regulations. Leave chemicals in original containers. No mixing with other waste. Handle uncleaned containers like the product itself.

SECTION 14. TRANSPORT INFORMATION

International Regulations

IATA-DGR
Not regulated as a dangerous good

IMDG-Code
Not regulated as a dangerous good

Transport in bulk according to IMO instruments
Not applicable for product as supplied.

National Regulations

49 CFR Road
Not regulated as a dangerous good

Poison Inhalation Hazard : No

Special precautions for user

Remarks : Not classified as dangerous in the meaning of transport regulations.

SECTION 15. REGULATORY INFORMATION

CERCLA Reportable Quantity
This material does not contain any components with a CERCLA RQ.

SARA 304 Extremely Hazardous Substances Reportable Quantity
This material does not contain any components with a section 304 EHS RQ.

SARA 302 Extremely Hazardous Substances Threshold Planning Quantity
This material does not contain any components with a section 302 EHS TPQ.

SARA 311/312 Hazards : Chronic Health Hazard

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SARA 313 : This material does not contain any chemical components with known CAS numbers that exceed the threshold (De Minimis) reporting levels established by SARA Title III, Section 313.

Clean Air Act

This product neither contains, nor was manufactured with a Class I or Class II ODS as defined by the U.S. Clean Air Act Section 602 (40 CFR 82, Subpt. A, App.A + B).
This product does not contain any hazardous air pollutants (HAP), as defined by the U.S. Clean Air Act Section 112 (40 CFR 61).
This product does not contain any chemicals listed under the U.S. Clean Air Act Section 112(r) for Accidental Release Prevention (40 CFR 68.130, Subpart F).
This product does not contain any chemicals listed under the U.S. Clean Air Act Section 111 SOCMI Intermediate or Final VOC's (40 CFR 60.489).

Clean Water Act

This product does not contain any Hazardous Substances listed under the U.S. CleanWater Act, Section 311, Table 116.4A.
This product does not contain any Hazardous Chemicals listed under the U.S. CleanWater Act, Section 311, Table 117.3.
This product does not contain any toxic pollutants listed under the U.S. Clean Water Act Section 307
This product does not contain any priority pollutants related to the U.S. Clean Water Act

US State Regulations

Massachusetts Right To Know

No components are subject to the Massachusetts Right to Know Act.

Maine Chemicals of High Concern

Product does not contain any listed chemicals

Vermont Chemicals of High Concern

Product does not contain any listed chemicals

Washington Chemicals of High Concern

Product does not contain any listed chemicals

The components of this product are reported in the following inventories:

TSCA : All substances listed as active on the TSCA inventory

TSCA list

No substances are subject to a Significant New Use Rule.

No substances are subject to TSCA 12(b) export notification requirements.

SECTION 16. OTHER INFORMATION

Full text of other abbreviations

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AIIC - Australian Inventory of Industrial Chemicals; ASTM - American Society for the Testing of Materials; bw - Body weight; CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act; CMR - Carcinogen, Mutagen or Reproductive Toxicant; DIN - Standard of the German Institute for Standardisation; DOT - Department of Transportation; DSL - Domestic Substances List (Canada); ECx - Concentration associated with x% response; EHS - Extremely Hazardous Substance; ELx - Loading rate associated with x% response; EmS - Emergency Schedule; ENCS - Existing and New Chemical Substances (Japan); ErCx - Concentration associated with x% growth rate response; ERG - Emergency Response Guide; GHS - Globally Harmonised System; GLP - Good Laboratory Practice; HMIS - Hazardous Materials Identification System; IARC - International Agency for Research on Cancer; IATA - International Air Transport Association; IBC - International Code for the Construction and Equipment of Ships carrying Dangerous Chemicals in Bulk; IC50 - Half maximal inhibitory concentration; ICAO - International Civil Aviation Organization; IECSC - Inventory of Existing Chemical Substances in China; IMDG - International Maritime Dangerous Goods; IMO - International Maritime Organisation; ISHL - Industrial Safety and Health Law (Japan); ISO - International Organisation for Standardisation; KECI - Korea Existing Chemicals Inventory; LC50 - Lethal Concentration to 50 % of a test population; LD50 - Lethal Dose to 50% of a test population (Median Lethal Dose); MARPOL - International Convention for the Prevention of Pollution from Ships; MSHA - Mine Safety and Health Administration; n.o.s. - Not Otherwise Specified; NFPA - National Fire Protection Association; NO(A)EC - No Observed (Adverse) Effect Concentration; NO(A)EL - No Observed (Adverse) Effect Level; NOELR - No Observable Effect Loading Rate; NTP - National Toxicology Program; NZIoC - New Zealand Inventory of Chemicals; OECD - Organisation for Economic Co-operation and Development; OPPTS - Office of Chemical Safety and Pollution Prevention; PBT - Persistent, Bioaccumulative and Toxic substance; PICCS - Philippines Inventory of Chemicals and Chemical Substances; (Q)SAR - (Quantitative) Structure Activity Relationship; RCRA - Resource Conservation and Recovery Act; REACH - Regulation (EC) No 1907/2006 of the European Parliament and of the Council concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals; RQ - Reportable Quantity; SADT - Self-Accelerating Decomposition Temperature; SARA - Superfund Amendments and Reauthorization Act; SDS - Safety Data Sheet; TCSI - Taiwan Chemical Substance Inventory; TECI - Thailand Existing Chemicals Inventory; TSCA - Toxic Substances Control Act (United States); UN - United Nations; UNRTDG - United Nations Recommendations on the Transport of Dangerous Goods; vPvB - Very Persistent and Very Bioaccumulative

The information is believed to be correct but is not exhaustive and will be used solely as a guideline, which is based on current knowledge of the chemical substance or mixture and is applicable to appropriate safety precautions for the product. It does not represent any guarantee of the properties of the product. Sigma-Aldrich Corporation and its Affiliates shall not be held liable for any damage resulting from handling or from contact with the above product. See www.sigma-aldrich.com and/or the reverse side of invoice or packing slip for additional terms and conditions of sale.
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Revision Date : 11/06/2025

The branding on the header and/or footer of this document may temporarily not visually match the product purchased as we transition our branding. However, all of the information in the document regarding the product remains unchanged and matches the product ordered. For further information please contact mlsbranding@sial.com.

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The life science business of Merck KGaA, Darmstadt, Germany
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ECOLAB

SAFETY DATA SHEET

SCALEX

Section: 1. PRODUCT AND COMPANY IDENTIFICATION

Product name	:	SCALEX
Other means of identification	:	Not applicable.
Recommended use	:	Cleaning product
Restrictions on use	:	Reserved for industrial and professional use.
Product dilution information	:	Product is sold ready to use.
Company	:	ECOLAB PTY LTD 2 Drake Avenue Macquarie Park, NSW Australia 2113 1 800 022 002
Emergency telephone number	:	1800 205 506, +64 7 958 2372
Issuing date	:	24.02.2021

Section: 2. HAZARDS IDENTIFICATION

GHS Classification

Corrosive to metals	:	Category 1
Skin corrosion/irritation	:	Category 1B
Serious eye damage/eye irritation	:	Category 1

GHS Label element

Hazard pictograms :

Signal Word : Danger

Hazard Statements : May be corrosive to metals.
Causes severe skin burns and eye damage.

Precautionary Statements : **Prevention:**
Keep only in original packaging. Do not breathe dusts or mists. Wash skin thoroughly after handling. Wear protective gloves/ protective clothing/ eye protection/ face protection.
Response:
IF SWALLOWED: Rinse mouth. Do NOT induce vomiting. IF ON SKIN (or hair): Remove/ Take off immediately all contaminated clothing. Rinse skin with water/ shower. IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Immediately call a POISON CENTER or doctor/ physician. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do so. Continue rinsing. Wash contaminated clothing before reuse. Absorb spillage to prevent material damage.
Storage:
Store locked up. Store in a corrosion resistant container with a

resistant inner liner.
Disposal:
Dispose of contents/ container to an approved waste disposal plant.

Other hazards : Do not mix with bleach or other chlorinated products – will cause chlorine gas.

Section: 3. COMPOSITION/INFORMATION ON INGREDIENTS

Pure substance/mixture : Mixture

Chemical Name	CAS-No.	Concentration: (%)
Phosphoric acid	7664-38-2	10 - 30
citric acid	77-92-9	5 - 10

Section: 4. FIRST AID MEASURES

In case of eye contact : Rinse immediately with plenty of water, also under the eyelids, for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Get medical attention immediately.

In case of skin contact : Wash off immediately with plenty of water for at least 15 minutes. Use a mild soap if available. Wash clothing before reuse. Thoroughly clean shoes before reuse. Get medical attention immediately.

If swallowed : Contact the Poison's Information Centre (eg Australia 13 1126; New Zealand 0800 764 766).

Rinse mouth with water. Do NOT induce vomiting. Never give anything by mouth to an unconscious person. Get medical attention immediately.

If inhaled : Remove to fresh air. Treat symptomatically. Get medical attention.

Protection of first-aiders : If potential for exposure exists refer to Section 8 for specific personal protective equipment.

Notes to physician : Treat symptomatically.

Most important symptoms and effects, both acute and delayed : See Section 11 for more detailed information on health effects and symptoms.

Section: 5. FIREFIGHTING MEASURES

Suitable extinguishing media : Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Unsuitable extinguishing media : None known.

Specific hazards during firefighting : Exposure to decomposition products may be a hazard to health.

Hazardous combustion products : Decomposition products may include the following materials:
Carbon oxides
Oxides of phosphorus

Special protective equipment for firefighters	:	Use personal protective equipment.
Specific extinguishing methods	:	Fire residues and contaminated fire extinguishing water must be disposed of in accordance with local regulations. In the event of fire and/or explosion do not breathe fumes.
Hazchem Code	:	2R

Section: 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures	:	Ensure adequate ventilation. Keep people away from and upwind of spill/leak. Avoid inhalation, ingestion and contact with skin and eyes. When workers are facing concentrations above the exposure limit they must use appropriate certified respirators. Ensure clean-up is conducted by trained personnel only. Refer to protective measures listed in sections 7 and 8.
Environmental precautions	:	Do not allow contact with soil, surface or ground water.
Methods and materials for containment and cleaning up	:	Stop leak if safe to do so. Contain spillage, and then collect with non-combustible absorbent material, (e.g. sand, earth, diatomaceous earth, vermiculite) and place in container for disposal according to local / national regulations (see section 13). Flush away traces with water. For large spills, dike spilled material or otherwise contain material to ensure runoff does not reach a waterway.

Section: 7. HANDLING AND STORAGE

Advice on safe handling	:	Do not ingest. Do not breathe dust/fume/gas/mist/vapours/spray. Use only with adequate ventilation. Wash hands thoroughly after handling. Do not get in eyes, on skin, or on clothing. Do not mix with bleach or other chlorinated products – will cause chlorine gas. In case of mechanical malfunction, or if in contact with unknown dilution of product, wear full Personal Protective Equipment (PPE).
Conditions for safe storage	:	Keep out of reach of children. Keep container tightly closed. Store in suitable labeled containers.
Storage temperature	:	0 °C to 45 °C

Section: 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Components with workplace control parameters

Components	CAS-No.	Form of exposure	Permissible concentration	Basis
Phosphoric acid	7664-38-2	TWA	1 mg/m3	AU OEL
		STEL	3 mg/m3	AU OEL

Engineering measures	:	Effective exhaust ventilation system. Maintain air concentrations below occupational exposure standards.

Personal protective equipment

Eye protection	:	Safety goggles Face-shield

Hand protection	:	Wear the following personal protective equipment: Standard glove type. Neoprene gloves PVC Natural rubber Nitrile Gloves should be discarded and replaced if there is any indication of degradation or chemical breakthrough.
Skin protection	:	Personal protective equipment comprising: suitable protective gloves, safety goggles and protective clothing
Respiratory protection	:	Refer to AS/NZS 1715 and AS/NZS 1716 for selection, use and maintenance of respiratory protective equipment as applicable. When workers are facing concentrations above the exposure limit they must use appropriate certified respirators. An acid gas cartridge may be used.
Hygiene measures	:	Handle in accordance with good industrial hygiene and safety practice. Remove and wash contaminated clothing before re-use. Wash face, hands and any exposed skin thoroughly after handling. Provide suitable facilities for quick drenching or flushing of the eyes and body in case of contact or splash hazard.

Section: 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	:	liquid
Colour	:	clear, green
Odour	:	slight
pH	:	2.0, (100 %)
Flash point	:	Not applicable., Does not sustain combustion.
Odour Threshold	:	no data available
Melting point/freezing point	:	no data available
Initial boiling point and boiling range	:	> 100 °C
Evaporation rate	:	no data available
Flammability (solid, gas)	:	Not applicable.
Upper explosion limit	:	no data available
Lower explosion limit	:	no data available
Vapour pressure	:	no data available
Relative vapour density	:	no data available
Relative density	:	1.2 - 1.23
Water solubility	:	soluble
Solubility in other solvents	:	no data available
Partition coefficient: n-octanol/water	:	no data available
Auto-ignition temperature	:	no data available
Thermal decomposition	:	no data available

Viscosity, kinematic	:	no data available
Explosive properties	:	no data available
Oxidizing properties	:	no data available
Molecular weight	:	no data available
VOC	:	no data available

Section: 10. STABILITY AND REACTIVITY

Reactivity	:	No dangerous reaction known under conditions of normal use.
Chemical stability	:	Stable under normal conditions.
Possibility of hazardous reactions	:	Do not mix with bleach or other chlorinated products – will cause chlorine gas.
Conditions to avoid	:	None known.
Incompatible materials	:	Bases Metals Organic materials
Hazardous decomposition products	:	Decomposition products may include the following materials: Carbon oxides Oxides of phosphorus

Section: 11. TOXICOLOGICAL INFORMATION

Information on likely routes of exposure	:	Inhalation, Eye contact, Skin contact

Potential Health Effects

Eyes	:	Causes serious eye damage.
Skin	:	Causes severe skin burns.
Ingestion	:	Causes digestive tract burns.
Inhalation	:	May cause nose, throat, and lung irritation.
Chronic Exposure	:	Health injuries are not known or expected under normal use.

Experience with human exposure

Eye contact	:	Redness, Pain, Corrosion
Skin contact	:	Redness, Pain, Corrosion
Ingestion	:	Corrosion, Abdominal pain
Inhalation	:	Respiratory irritation, Cough

Toxicity

Product

Acute oral toxicity	:	no data available
Acute inhalation toxicity	:	no data available
Acute dermal toxicity	:	no data available
Skin corrosion/irritation	:	no data available
Serious eye damage/eye irritation	:	no data available
Respiratory or skin sensitization	:	no data available
Carcinogenicity	:	no data available
Reproductive effects	:	no data available
Germ cell mutagenicity	:	no data available
Teratogenicity	:	no data available
STOT - single exposure	:	no data available
STOT - repeated exposure	:	no data available
Aspiration toxicity	:	no data available

Components

Acute oral toxicity	:	Phosphoric acid LD50 rat: > 2,600 mg/kg citric acid LD50 rat: 11,700 mg/kg

Components

Acute inhalation toxicity	:	Phosphoric acid 4 h LC50 rat: 0.962 mg/lTest atmosphere: dust/mist

Components

Acute dermal toxicity	:	Phosphoric acid LD50 rabbit: > 2,000 mg/kg

Section: 12. ECOLOGICAL INFORMATION

Toxicity

Environmental Effects	:	This product has no known ecotoxicological effects.

Product

Toxicity to fish	:	no data available
Toxicity to daphnia and other aquatic invertebrates	:	no data available
Toxicity to algae	:	no data available

Components

Toxicity to fish	:	citric acid 96 h LC50 Fish: > 100 mg/l

Components

Toxicity to daphnia and other aquatic invertebrates	:	Phosphoric acid 48 h EC50 Daphnia magna (Water flea): > 100 mg/l

Components

Toxicity to algae : Phosphoric acid
72 h EC50 Desmodesmus subspicatus (green algae): > 100 mg/l

Persistence and degradability

Readily biodegradable.

Bioaccumulative potential

no data available

Mobility in soil

no data available

Other adverse effects

no data available

Section: 13. DISPOSAL CONSIDERATIONS

Disposal methods : Where possible recycling is preferred to disposal or incineration. If recycling is not practicable, dispose of in compliance with local regulations. Dispose of wastes in an approved waste disposal facility.

Disposal considerations : Dispose of as unused product. Empty containers should be taken to an approved waste handling site for recycling or disposal. Do not re-use empty containers. Dispose of in accordance with local, state, and federal regulations.

Section: 14. TRANSPORT INFORMATION

The shipper/consignor/sender is responsible to ensure that the packaging, labeling, and markings are in compliance with the selected mode of transport.

Land transport (ADG)

UN number : 1805
Description of the goods : PHOSPHORIC ACID, SOLUTION
Class : 8
Packing group : III
Hazchem Code : 2R

Sea transport (IMDG/IMO)

UN number : 1805
Description of the goods : PHOSPHORIC ACID SOLUTION
Class : 8
Packing group : III
Marine pollutant : No

Section: 15. REGULATORY INFORMATION

National regulatory information

Standard for the Uniform Scheduling of Medicines and Poisons : Schedule 5

The components of this product are reported in the following inventories:

United States TSCA Inventory :
All substances listed as active on the TSCA inventory

Canadian Domestic Substances List (DSL) :
All components of this product are on the Canadian DSL.

Australia. Australian Industrial Chemicals Introduction Scheme (AICIS) :
On the inventory, or in compliance with the inventory

New Zealand. Inventory of Chemicals (NZIoC), as published by ERMA New Zealand :
On the inventory, or in compliance with the inventory

Japan. ENCS - Existing and New Chemical Substances Inventory :
On the inventory, or in compliance with the inventory

Korea. Korean Existing Chemicals Inventory (KECI) :
On the inventory, or in compliance with the inventory

Philippines Inventory of Chemicals and Chemical Substances (PICCS) :
On the inventory, or in compliance with the inventory

China Inventory of Existing Chemical Substances :
On the inventory, or in compliance with the inventory

Taiwan Chemical Substance Inventory :
On the inventory, or in compliance with the inventory

Section: 16. OTHER INFORMATION

Sources of key data used to compile the Safety Data Sheet
Globally Harmonized System of Classification and Labelling of Chemicals (GHS)
IARC: (International Agency for Research on Cancer)
US. National Toxicology Program (NTP) Report on Carcinogens
ECHA List of Publishable Substances Registered
EU HPVCs (High Production Volume Chemicals)

Issuing date	:	24.02.2021
Version	:	1.1
Prepared by	:	Regulatory Affairs

REVISED INFORMATION: Significant changes to regulatory or health information for this revision is indicated by a bar in the left-hand margin of the SDS.

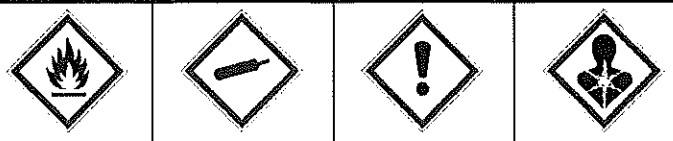
The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

PRO CHEM® SAFETY DATA SHEET

1. Product and Company Identification

PRODUCT NUMBER:	1729	**COMPANY PHONE:**	1-800-241-8180
PRODUCT NAME:	TRUEX EXTRA	**EMERGENCY TELEPHONE:**	1-800-241-8180
PRODUCT DESCRIPTION:	Aerosol Open Gear Lubricant	**INFOTRAC:**	1-800-535-5053
COMPANY INFORMATION:	**PRO CHEM, INC.** 1475 Bluegrass Lakes Parkway Alpharetta, GA 30004		

2. Hazards Identification

GHS CLASSIFICATION:	**SIGNAL WORD:**	**SYMBOL:**
Aspiration Hazard - Category 1 Skin Irritation - Category 2 Skin Sensitization - Category 1 Eye Irritation - Category 2 Specific Target Organ Toxicity (single exposure) - Category 3 Flammable Aerosols - Category 1 Gasses under pressure - Liquefied gas	**DANGER**	

HAZARD STATEMENTS:

Keep out of reach of children.
Read label and SDS before use.
Extremely flammable aerosol.
Contains gas under pressure; may explode if heated.
May be fatal if swallowed and enters airways.
May cause drowsiness or dizziness.
Causes skin irritation.
Causes serious eye irritation.
May cause an allergic skin reaction.

PRECAUTIONARY STATEMENTS:

Prevention:
Avoid breathing mist/spray.
Use only outdoors or in a well-ventilated area.
Keep away from heat, sparks, open flames, and hot surfaces. No smoking.
Do not spray on an open flame or other ignition source.
Pressurized container: Do not pierce or burn, even after use.
Wash hands thoroughly after handling.
Wear protective gloves.
Wear eye protection.
Contaminated work clothing must not be allowed out of the workplace.

Response:
IF SWALLOWED: Immediately call a poison center or a doctor. Do NOT induce vomiting.
IF ON SKIN: Wash with plenty of soap and water.
If skin irritation or rash occurs get medical attention.
Take off contaminated clothing and wash it before reuse.
IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
If eye irritation persists: Get medical attention.
IF INHALED: Remove person to fresh air and keep comfortable for breathing.
Call a poison center or a doctor if you feel unwell.

Storage:
Protect from sunlight. Do not expose to temperatures exceeding 50°C/122°F.
Store in a well-ventilated place.
Store locked up.

Disposal: Dispose of contents and container in accordance with all local, regional, and national regulations.

HAZARDS NOT OTHERWISE SPECIFIED:

Not applicable.

3. Composition / Information on Ingredients

CHEMICAL NAME	CAS	CONCENTRATION % by WEIGHT
Kerosene	8008-20-6	>=5 <= 10
Butane	106-97-8	>=5 <= 10
Heptane	142-82-5	>=20 <= 25
Propane	74-98-6	>=10 <= 20
Olefin Sulfide	N/A	>=1 <= 5

4. First Aid Measures

EMERGENCY OVERVIEW

DANGER: Extremely flammable. Contents under pressure. Harmful or fatal if swallowed. Aspiration hazard if swallowed. Vapor harmful. Keep away from heat and flame. Can cause nervous system depression.

EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical attention.

SKIN: Wash with plenty of soap and water. If skin irritation or rash occurs get medical attention. Take off contaminated clothing and wash it before reuse.

INHALATION:

Remove person to fresh air and keep comfortable for breathing. Call a poison center or a doctor if you feel unwell.

INGESTION:

Harmful or fatal if swallowed. Seek medical attention immediately. Aspiration hazard - this material can enter lungs during swallowing or vomiting and cause lung inflammation and damage.

5. Fire-Fighting Measures

SUITABLE FIRE EXTINGUISHING MEDIA:

Use water spray, fog, or foam.

SPECIFIC HAZARDS ARISING FROM THE CHEMICAL:

Flammable aerosol. In a fire or if heated, a pressure increase will occur and the container may burst, with the risk of subsequent explosion. Gas may accumulate in low or confined areas or travel a considerable distance to a source of ignition and flash back, causing fire or explosion. Bursting aerosol containers may be propelled from a fire at high speed. Runoff to sewer may create fire or explosion hazard.

HAZARDOUS THERMAL DECOMPOSITION PRODUCTS:

Carbon Dioxide. Carbon Monoxide.

SPECIFIC FIRE-FIGHTING METHODS:

Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training. Move containers from fire area if this can be done without risk. Use water spray to keep fire-exposed containers cool.

SPECIAL PROTECTIVE EQUIPMENT FOR FIREFIGHTERS:

Firefighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in a positive pressure mode.

6. Accidental Release Measures

PERSONAL PRECAUTIONS:

Put on appropriate personal protective equipment (see Section 8).

ENVIRONMENTAL PRECAUTIONS AND CLEAN-UP METHODS:

Stop all leaks. Isolate hazard area. Keep unnecessary and unprotected personnel from entering. Eliminate all ignition sources. Disperse vapors with water spray. Prevent runoff from entering drains, sewers, streams, or other bodies of water. Absorb spill with inert material. Absorb unrecoverable product. Transfer contaminated absorbent, soil and other materials to containers for disposal.

7. Handling and Storage

Do not use or store near heat, sparks, or open flame. Exposure to temperatures above 120°F may cause bursting. Do not puncture or incinerate container. Store in a cool, dry place. Do not get in eyes, on skin, or on clothing. Intentional misuse by deliberately concentrating and inhaling may be harmful or fatal. Keep out of reach of children.

8. Exposure Controls / Personal Protection

Butane

ACGIH TLV: 1000 ppm

Heptane

ACGIH TLV: 50 ppm
OSHA PEL: 50 ppm

Kerosene

ACGIH TLV: 200 mg/m³

Propane

ACGIH TLV: 1000 ppm

PERSONAL PROTECTIVE EQUIPMENT:

EYE/FACE PROTECTION: Wear safety glasses or goggles.
SKIN PROTECTION: To prevent repeated or prolonged contact, wear impervious gloves (made from rubber, nitrile, or neoprene).
RESPIRATOR PROTECTION: When respiratory protection is required use an organic vapor cartridge. A respiratory program that meets OSHA's 29 CFR 1910.34 & ANSI Z88.2 requirements must be followed.

ENGINEERING CONTROLS:

Good general ventilation required.

9. Physical & Chemical Properties

Appearance:	Dark spray/mist.	**Explosive Limit Ranges:**	Not available.
Physical State:	Liquid.	**Explosive Properties:**	Not available.
Color:	Dark brown.	**VOC Content (Wt. %):**	50
Odor:	Solvent/cherry.	**Oxidizing Properties:**	Not available.
Odor Threshold:	Not available.	**Vapor Density:**	Not available.
pH:	Not applicable.	**Vapor Pressure:**	Not available.
Melting/Freezing Point:	Not available.	**Relative Density:**	0.9

Boiling Point:	Not available.	**Solubility (water):**	Insoluble.
Viscosity:	Not available.	**Auto-Ignition Temperature:**	Not available.
Flash Point:	< 0 F (liquid portion)	**Decomposition Temperature:**	Not available.
Evaporation Rate:	Not available.	**Partition Coeff (n-octanol/water):**	Not available.

10. Stability & Reactivity Information

REACTIVITY:
Under normal conditions of storage and use, hazardous reactions will not occur.
CHEMICAL STABILITY:
Stable under normal conditions.
INCOMPATIBLE MATERIALS:
Acids and strong oxidizers.
CONDITIONS TO AVOID:
High temperatures, open flames, sparks, welding.
DECOMPOSITION PRODUCTS:
CO, CO2.
*Vapors may ignite at temperatures exceeding flash point.

11. Toxicological Information

PRIMARY ROUTE OF ENTRY:
Skin contact, inhalation.
ACUTE/POTENTIAL HEALTH EFFECTS:
EYES: May cause serious eye irritation. Symptoms include stinging, tearing and redness.
SKIN: May cause skin irritation. Prolonged or repeated contact may dry the skin. Symptoms may include redness, burning, drying of skin, and skin burns.
INHALATION: High vapor/aerosol concentrations (>1000 ppm) are irritating to the eyes and respiratory tract. May cause headaches, dizziness, anesthesia, drowsiness, unconsciousness, and other central nervous system effects, including death. May cause peripheral nervous system disorder and/or damage.
INGESTION: Harmful or fatal if swallowed. Aspiration hazard - this material can enter lungs during swallowing or vomiting and cause lung inflammation and damage.
CHRONIC/LONG TERM EFFECTS:
Reports have associated repeated and prolonged occupational overexposure to solvents with permanent brain and nervous system damage.
Signs and Symptoms of Overexposure: Signs and symptoms of overexposure to this material through breathing, swallowing, and/or passage of material through the skin may include: stomach or intestinal upset (nausea vomiting, diarrhea) irritation (nose, throat, airways), central nervous system depression (dizziness, drowsiness, weakness, fatigue, nausea, headache, unconsciousness).
TARGET ORGAN EFFECTS:
Central nervous system.
REPRODUCTIVE/DEVELOPMENTAL INFORMATION:
None known.
CARCINOGENIC INFORMATION:
This material is not listed as a carcinogen by IARC, NTP, or OSHA.
ACUTE TOXICITY VALUES:
Not available.

12. Ecological Information

Not available.

13. Disposal Consideration

Waste must be disposed of in accordance with federal, state, and local environmental control regulations. See label for further instructions.

14. Transportation Information

Certain shipping modes or package sizes may have exceptions from the transport regulations. The classification provided may not reflect those exceptions and may not apply to all shipping modes or package sizes.
UN number: 1950
Proper shipping name: Aerosols, flammable
Class: 2.1
Packing group: -

15. Regulatory Information

If identified components of this product are **CERCLA** hazardous substances and/or listed under **Sections 302, 304, or 313 of Title III** of the Superfund Amendments and Reauthorization Act (SARA) of 1986 (also known as EPCRA, the Emergency Planning and Community Right-To-Know Act), or under **California Proposition 65** (Safe Drinking Water and Toxic Enforcement Act), they are listed above in Section 15 of this SDS.
If identified components of this product are listed under Section 313, this product contains toxic chemicals subject to the reporting requirements of Section 313. This information must be included in all SDS that are copied and distributed for this material.
Title III Section 311/312 Hazardous Categories - 40 CFR 370.2:
ACUTE (X) Chronic (X) Fire (X) Pressure (X) Reactive ( ) Not Applicable ( )
T.S.C.A. Status: All chemical substances found in this product comply with the Toxic Substances Control Act inventory reporting requirements.
RCRA Status: Under RCRA, it is the responsibility of the product user to determine at the time of disposal, whether a material containing the product or derived from the product should be classified as a hazardous waste. If this product becomes hazardous waste it would be assigned RCRA Code(s):
D001

16. Other Information

N/A = Not Applicable; N/D = Not Determined

HMIS	Health Hazards: 2	Flammability: 4	Physical hazards: 0	Personal protection: G

DISCLAIMER:

To the best of our knowledge, information contained herein is accurate. However, there is no assumption of liability for the accuracy or completeness of the information contained herein. Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazard, which exists. The information contained in this SDS was obtained from current and reliable sources; however, the data is provided without any warranty, expressed or implied, regarding its correctness or accuracy. Since the conditions or handling, storage and disposal of this product are beyond the control of the manufacturer, the manufacturer will not be responsible for loss, injury, or expense arising out of the products improper use. No warranty, expressed or inferred, regarding the product described in this SDS shall be created or inferred by any statement in this SDS. Various government agencies may have specific regulations regarding the transportation, handling, storage, use, or disposal of this product, which may not be covered by this SDS. The user is responsible for full compliance.

SAFETY DATA SHEET

DATE PREPARED: March 2024

SECTION 1: IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

1.1 PRODUCT IDENTIFIER

TRUEX LIQUID POWER

1.2 RELEVANT IDENTIFIED USES OF THE SUBSTANCE OR MIXTURE AND USES ADVISED AGAINST

LIQUID WASTE TREATMENT DEODORIZER
(FOR INDUSTRIAL USE ONLY)

1.3 DETAILS OF THE SUPPLIER OF THE SAFETY DATA SHEET

J&J CHEMICAL
1450 ATHENS ROAD
CRAWFORD, GA 30630
1-706-743-1900
FAX: 1-706-743-7515
E-MAIL: info@jjchem.com

1.4 EMERGENCY TELEPHONE

1-800-535-5053
(011)352-323-3500
(Available 24/7))

SECTION 2: HAZARDS IDENTIFICATION

2.1 CLASSIFICATION OF SUBSTANCE OR MIXTURE

GHS Classification:

Acute toxicity, Oral (Category 4)
Skin corrosion, irritation (Category 2)
Serious eye damage/irritation (Category 2A)
Acute toxicity, Inhalation (Category 4)

2.2 LABEL ELEMENTS:

Pictogram

Signal Word: WARNING

Hazard Statement(s)

H302	Harmful if swallowed
H315	Causes skin irritation
H319	Causes serious eye irritation
H332	Harmful if inhaled

Precautionary Statement(s) Prevention

P264	Wash hands thoroughly after handling
P270	Do not eat, drink, or smoke when using this product.
P280	Wear protective gloves/protective clothing/eye protection/face protection
P271	Use only outdoors or in a well-ventilated

Precautionary Statement(s) Response

P302 + P352	IF ON SKIN: Wash with plenty of soap and water.
P304 + P340	IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing.
P312	Call a POISON CENTER or doctor/physician IF you feel unwell.
P332 + P313	IF SKIN irritation occurs: Get medical advice/attention.
P321	Specific treatment: Refer to Section 4 – First Aid Measures on this label.
P301 + 312	IF SWALLOWED: Call a POISION CENTER or doctor/PHYSICIAN IF you feel unwell.
P330	Rinse Mouth.
P305 + P351 + 338	IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P337 +313	IF eye irritation persists. Get medical advice/attention.
P362	Take off contaminated clothing and wash before reuse.
P370 +378	In case of fire: Use dry chemical, carbon dioxide, water spray, or alcohol foam for extinction.

Precautionary Statement(s) Disposal

P501 Dispose of contents/container in in accordance with Federal, State and Local Regulations.

HMIS Classification

Health Hazard:	2
Flammability:	1
Reactivity:	0
Special:	None

2.3 OTHER HAZARDS:

MATERIALS TO AVOID: Will react with peroxide, phenol, strong acids, amines and strong oxidizing agents.
HAZARDOUS DECOMPOSITION PRODUCTS: Oxides of Carbon, nitrogen and sulfur.
EFFECTS OF OVEREXPOSURE: Irritation to digestive systems.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

IDENTIFICATION NAME	CAS #	EC#	CONCENTRATION % W/W	Classification according to 1272/2008/EC
Trade Secret 1			5-15	Acute Toxicity, oral (Category 4) Skin corrosion (Category 1B) Serious eye damage (Category 1)
Dipropylene Glycol			0-8	Not a hazardous substance or mixture
Trade Secret 2			3-12	Acute toxicity, oral (Category 4) Serious eye damage (Category 1)
Fragrance	Mixture			Not a hazardous substance or mixture
Trade Secret 3			1-3	Acute Tox. 4, H302 Acute Tox. 4, H312 Acute Tox. 3, H331 Skin Irrit. 2, H315 Eye Dam. 1, H318 STOT SE 3, H335

				Aquatic Acute 1, H400 Aquatic Chronic 2, H411	3.1 SUBSTANCES / MIXTURES

Other non classified components are also present in the product.

SECTION 4. FIRST AID MEASURES

4.1 DESCRIPTION OF FIRST AID MEASURES

IN EYES: Immediately flush eyes with water for 15 minutes. Remove contact lenses and continue flushing. Seek immediate medical attention if burning sensation exists after washing.

SWALLOWED: DO NOT induce vomiting. Seek medical attention immediately.

ON SKIN: Always wash with soap and water after use. Do not allow contaminated clothing to remain in contact with skin. Removal and handling of clothing and shoes from the individual is recommended. If redness, itching, or a burning sensation develops, get medical attention.

INHALED: Move to fresh air. If cough or other respiratory symptoms develop, seek medical attention.

4.2 MOST IMPORTANT SYMPTOMS AND EFFECTS, BOTH ACUTE AND DELAYED

EFFECTS OF OVEREXPOSURE: Irritation to eyes, skin, respiratory and digestive systems.

4.3 INDICATION OF ANY IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT NEEDED - N/A

SECTION 5. FIRE FIGHTING MEASURES

5.1 EXTINGUISHING MEDIA:

Water, carbon dioxide, dry chemical, foam.

UNUSUAL FIRE AND EXPLOSION HAZARDS:

Not considered to be a fire or explosion hazard.

5.2 SPECIAL HAZARDS ARISING FROM SUBSTANCE / MIXTURE

Combustion products - Oxides of carbon, nitrogen, and sulfur.

5.3 ADVICE FOR FIREFIGHTERS:

Wear self-contained breathing apparatus to fight fires.

SECTION 6. ACCIDENTAL RELEASE MEASURES

6.1 PERSONAL PRECAUTIONS, PROTECTIVE EQUIPMENT AND EMERGENCY PROCEDURES:

Wear skin, eye and respiratory protection during cleanup.

6.2 ENVIRONMENTAL PRECAUTIONS:

Area may be washed down with water and allowed to drain to municipal waste water.

6.3 METHODS AND MATERIALS FOR CONTAINMENT AND CLEANING UP:

Contain spill. Soak up material with absorbent and shovel into a chemical waste container. Cover container and remove from work area.

6.4 REFERENCE TO OTHER SECTIONS

Refer to sections 8 and 13

SECTION 7. HANDLING AND STORAGE

7.1 PRECAUTIONS FOR SAFE HANDLING:

Do not get into eyes, on skin, or on clothing. Concentrate is severe irritant to eyes and can cause severe skin irritation. Wash hands thoroughly after handling. May cause permanent eye damage if not removed promptly. Avoid ingestion. Harmful if swallowed. Wear goggles and rubber gloves when handling. Avoid breathing concentrated vapors.

7.2 CONDITIONS FOR SAFE STORAGE, INCLUDING ANY INCOMPATIBILITIES:

Store in a cool, dry area away from heat and direct sunlight. Avoid frost. Not considered to be a fire or explosion hazard. Normal room ventilation is adequate.

7.3 SPECIFIC END USE(S):

FOR INDUSTRIAL USE ONLY. To provide cleaning and deodorizing for portable toilets. To use, dispense 15-25 ml (see label directions) into toilet holding tank with water (typically 20L).

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1 CONTROL PARAMETERS:

% W/W	Country	Long term (8 hour TWA)		Short term (30 minute)	
		ppm	$mg.m^{-3}$	ppm	$mg.m^{-3}$

WORKPLACE EXPOSURE LIMITS:

ND

8.2 EXPOSURE CONTROLS:

VENTILATION:

Normal room ventilation is adequate.

RESPIRATORY PROTECTION:

Not necessary under normal use.

THERMAL HAZARDS:

Not necessary under normal use.

HANDS:

Neoprene or other impervious gloves, tested according to EN 374-3. Wear suitable protective clothing.

EYE/FACE:

Safety glasses with side shield, goggles, or face shield. Eye protection should be specified to EN 166 category 3 or 3B.

HYGENIC PRACTICES:

Wash hands thoroughly after handling.

OTHER:

Eye wash station.

ENVIRONMENTAL EXPOSURE CONTROLS:

Keep container closed when not in use.

SECTION 9. PHYSICAL/CHEMICAL PROPERTIES

9.1 INFORMATION ON BASIC PHYSICAL AND CHEMICAL PROPERTIES

INITIAL BOILING POINT: NE
APPEARANCE AND ODOR: Blue liquid with pleasant fragrance
VAPOR PRESSURE: NE
SPECIFIC GRAVITY (water=1): 1.0
VAPOR DENSITY (air=1): NE
MELTING POINT: NE
OXIDIZING PROPERTIES: NE
FREEZING POINT: NE
FLASH POINT: >93°C
EVAPORATION RATE (butyl acetate=1): 1
pH: 6.0 – 7.5
FLAMMABILITY (Solid, Gas): NE
RELATIVE DENISTY: NE
SOLUBILITY (IES): Soluble in water 100%
PARTITION COEFFICIENT: n-octanol/water: NE
AUTO IGNITION TEMPERATURE: NE
DECOMPOSITION TEMPERATURE: NE
VISCOSITY: NE
EXPLOSIVE PROPERTIES: NE

9.2 OTHER INFORMATION: NE

SECTION 10. STABILITY AND REACTIVITY

10.1 REACTIVITY:

Presents no significant reactivity hazard.

10.2 CHEMICAL STABILTY:

Stable under normal conditions of use.

10.3 POSSIBILITY OF HAZARDOUS REACTIONS (HAZARDOUS POLYMERIZATION):

Will not occur

10.4 CONDITIONS TO AVOID:

NE

10.5 INCOMPATIBILE MATERIALS:

Will react with peroxide, phenol, strong acids, amines and strong oxidizing agents.

10.6 HAZARDOUS DECOMPOSITION PRODUCTS:

Oxides of carbon, nitrogen, and sulfur.

SECTION 11. TOXICOLOGICAL INFORMATION

11.1 INFORMATION ON TOXICOLOGICAL EFFECTS

ACUTE TOXICITY: Harmful if swallowed.

SKIN CORROSION/IRRITATION: Irritation to skin.

SERIOUS EYE DAMAGE/IRRITATION: Irritation to eyes

RESPIRATORY OR SKIN SENSITIZATION: Not known to be.

GERM CELL MUTAGENICITY: None of the co-formulants are classified as mutagenic or gentoxic.

CARCINOGENICITY: None of the co-formulants are classified as carcinogenic.

REPRODUCTIVE TOXICITY: None of the co-formulants are classified as toxic to reproduction.

STOT-SINGLE EXPOSURE: None of the co-formulants are classified as mutagenic or gentoxic.

STOT-REPEATED EXPOSURE: None of the co-formulants are classified as harmful: danger of serious damage to health by prolonged exposure.

ASPIRATION HAZARD: None of the co-formulants are classified as mutagenic or gentoxic.

SUMMARY OF INFORMATION: No data are available on the formulated product; classification of the mixture is based on the individual ingredient of the mixture. The product has been classified in accordance with the conventional method as described in EC directive 1272/2008/EC. It is incumbent upon the user to exercise precautions to ensure that persons using this product are not dangerously exposed to ingestion or eye contact and that skin exposure is properly washed to remove material.

OTHER INFORMATION:

NTP: NE
IARC MONOGRAPHS: NE
OSHA REGUALTED: NE

SECTION 12. ECOLOGICAL INFORMATION

12.1 TOXICITY:

No data are available on the formulated product. The product has been classified in accordance with the conventional method as described in EC directive 1272/2008/EC.

12.2 PERSISTENCE AND DEGRADABILITY:

All components are considered readily biodegradable according to OECD methods.

12.3 BIOACCUMULATIVE POTENTIAL: N/A

12.4 MOBILITY IN SOIL: N/A

12.5 RESULTS OF PBT AND vPvB ASSESSMENT: NE

12.6 OTHER ADVERSE EFFECTS:

The product is cationic and will be adsorbed quickly onto mud and organic suspended matter.

12.7 ADDITIONAL INFORMATION

SECTION 13. DISPOSAL CONSIDERATIONS

13.1 WASTE TREATMENT METHODS:

Dispose of in accordance with all appropriate governmental regulations. Wastes resulting from use of this product may be disposed of on-site or at an approved waste disposal facility.
Keep container closed when not in use. Rinse container before disposal.
Empty container can be readily and effectively washed out with water which can go to normal municipal waste treatment.

SECTION 14. TRANSPORT INFORMATION

Product is not regulated for any mode of transportation. Not considered a Haz-mat.

SHIPPING DESCRIPTION: Not regulated by DOT for ground transport; Class 55, Cleaning Product

TRANSPORT IN BULK ACCORDING TO ANNEX II OF MARPOL 73/78 AND THE IBC CODE: NE

SECTION 15. REGULATORY INFORMATION

15.1 SAFETY, HEALTH AND ENVIRONMENTAL REGULATIONS/LEGISLATION SPECIFIC FOR THE SUBSTANCE OR MIXTURE

European Inventory of Existing Commercial Chemical Substances (EINECS)
This product contains a polymer according to the definition in Directive 92/32/EEC (7th Amendment to Directive 67/548/EEC) and all of its starting materials and intentional additives are listed in the European Inventory of Existing Commercial Chemical Substances (EINECS) or in compliance with European (EU) chemical inventory requirements.

15.2 CHEMICAL SAFETY ASSESSMENT:

No Chemical Safety Assessment has been carried out for this substance/mixture by the supplier.

SECTION 16. OTHER INFORMATION

Commodity Name: Cleaning Compound (NMFC 48580.3) CLASS 55

Version	Comment	Date
1.0	First Edition	Aug 2022

ACRONYMNS: NE: not established; N/A: not applicable

CLASSIFICATION:

The product has been classified in accordance with the conventional method as described in EC directive 1272/2008/EC.

The information accumulated herein is believed to be accurate but is not warranted. Recipients are advised to confirm in advance of need that the information is current, applicable, and suitable to their circumstances.

TOWN MANAGER REPORT ON REZONING REQUEST
PURSUANT TO KMC 17.05.020.C (REZONING)

APPLICATION INFORMATION:

Applicant: Town of Kremmling
200 Eagle Avenue
P.O. Box 538
Kremmling, CO 80459
(970) 724-3249 (ask for Planner)

1. Subject Property: Block 37, Frontier Investment Company Addition to the Town of Kremmling. The block is bounded by Railroad Avenue on the north; Seventh Street on the west, Eighth Street on the east, and Highway 9 on the south.

2. Current Zoning: Single Family Detached Residential (R-1)
Proposed Zoning: KMC 17.04.010.E. Mixed Use District. "In order to encourage a wide variety of commercial activities and residential uses in defined areas on the periphery of the Town, resulting in the extensive and attractive use of these areas of the Town, the following mixed use district is established: 1. MU: Mixed Use"

3.a Request: Rezone Block 37 from Single Family Detached Residential (R-1) to Mixed Use (MU)

3.b Alternate Request: Rezone Lots 5 through 9 (parts of Lots 8 and 9) and Lots 11 through 16 Single Family Detached Residential (R-1) to Mixed Use (MU)

4. Current Use: 704 Railroad Avenue single family detached house on Lots 1-4; yard and vacant land on lots 6-10;
505 South 8th Street and 507 South 8th Street Single family detached house per address;
511 South 8th Street Multifamily dwelling, limited consisting of a Duplex (vertical).
Surrounding Uses: 606 Railroad: (already Mixed Use zone) multifamily housing, limited, and detached single family housing.
All other adjacent uses north of Highway 9 are single family housing. Adjacent zoning south of Highway 9 is Industrial, and uses are retail and storage uses.

5. Proposed Use: No current changes. Continued conforming single family detached housing, conform zoning to Multifamily Housing (Limited); and make Lots available for Mixed Use listed Permitted Uses and Uses by Special Review.
Under the Alternate Request, Lots 6-10 and Lots 11-16 would be available for Mixed Use while Lots 1-5 and 17-20 will remain R-1 Single Family Detached Residential.

6. Ownership:
704 Railroad (Lots 1-9 (Lot 10 is part of Hwy 9) : James & Marilynn Heeney Trust
505 S. 8th Street (Lots 19-20) James E. Hooks II
507 S. 8th Street (Lots 17-18) Judith K. Romero
511 S. 8th Street (Lots 11-16) Jacob Bomba

7. Reason for Application:
Except for this Block 37, all lots immediately adjacent to the east and north sides of Colorado Highway 9 from Park Avenue to 10th Street are zoned Mixed Use. The lots on the east half of the blocks between Park Avenue and Railroad Avenue east of Colorado Highway 9 are zoned R-1.

The proposed zoning change would make consistent the zoning on Highway 9, instead of a single block zoned R-1 among the 9 blocks in the MU zone. The fact of an isolated R-1 block in the middle of the MU zoned parcels is not the best zoning policy.

The proposed change would give the owners options in terms of potential uses that reflect the fact of Highway 9 and the planning goal of property on main traffic ways zoned commercial.

ZONING & LAND USE:

8. The Proposal Complies with Comprehensive Plan Goals
Land Use and Community Design, Goal: Land Use
Objective: Provide an appropriate variety of zoning districts to accommodate businesses in locations best suited for commercial land uses while protecting less intense uses from potential impacts.

The proposal also aligns with the prior zoning of the remainder of the blocks on the east and north sides of Highway 9, and sets the stage for future development of uses along the highway. The actual use of the rezoned land remains with the current owners and

successor owners: the Mixed Use zone permits development for housing and a variety of other uses.

9. CODE REQUIREMENTS

17.05.020 - Rezoning process.

D. Rezoning criteria:

1. No application for rezoning shall be approved except in compliance with each of the following criteria:
a. The proposed rezoning promotes the health, safety or welfare of the Town's inhabitants.
b. The proposed rezoning is consistent with the Comprehensive Plan.
c. The proposed zoning is compatible with the surrounding uses.
d. Changed conditions in the community since the time the current zoning district was first established make rezoning a logical extension of desired development and land use patterns.

10. REZONING CODE CRITERIA APPLIED:

a. The proposed rezoning promotes the health, safety or welfare of the Town's inhabitants.
Criteria Met: The current uses of any involved property will not change following the rezoning. The rezoning allows the use of the property to align with the zoning.

b. The proposed rezoning is consistent with the Comprehensive Plan.
Criteria Met: See Section 8 above.

c. The proposed zoning is compatible with the surrounding uses.
Criteria Met: Uses available under the proposed zoning include allowed current uses and will allow additional, compatible uses.

d. Changed conditions in the community since the time the current zoning district was first established make rezoning a logical extension of desired development and land use patterns.
Criteria Met: Changed conditions since the original zoning are that Lots 11-16 were developed with an R-2 use since the original zoning, and all other blocks east and north of Highway 9 were rezoned. Other commercial development along Highway 9 converted prior uses to commercial, such as the former United States Forest Service offices are now multi-

use; Alpine Motor Sports and Badlands Storage converted a former gravel pit; and the former meat plant is now more retail-oriented.

11. DIMENSIONAL STANDARDS

Current Dimensional Standards (KMC 17.04.020.B.3) for the current R-1 zone are:
a. Minimum lot size 6,000 square feet
b. Minimum front setback: fifteen (15) feet
c. Minimum side setback: seven and one half (7.5) feet residence; five (5) feet accessory structure.
d. Minimum rear setback: ten (10) feet for principal structure; (5) feet for accessory structure.

The Dimensional Standards (KMC 17.04.020.G.3) for the proposed MU zone are:
For residential structures:
i. Minimum lot area: Seven thousand five hundred (7,500) square feet, unless the lot is a town home lot, in which case the minimum lot size shall be three thousand five hundred (3,500) square feet.
ii. Minimum front setback: Fifteen (15) feet.
iii. Minimum side setback: Seven and one half (7.5) feet for the residence, five (5) feet for accessory structure.

It should be noted that the existing parcels and \structures on Lots 11-20 are presently non-conforming as to dimensions (side/rear setbacks), and the non-conforming status will continue in the new zone.

12. NOTICE AND PUBLIC COMMENTS

This Rezoning application has had proper public notification pursuant to 17.09.010 of the Kremmling Municipal Code (KMC). A Newspaper Publication was published in the Sky-Hi Newspaper on June 17, 2026, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing was sent to adjacent property owners providing notification of the meeting and requesting comments on February 26, 2025. A Property Posting was posted on March 7, 2025.

One in-person comment was received from the owner of Lots 1-9. Mr. Heeney inquired about impacts such as property tax (no change from residential taxation) and uses. The fact that he remains in control of his entire parcel and that there are no proposed

developments for any of Block 37 apparently alleviated concerns about potential development.

13. STAFF RECOMMENDATION

Staff recommends approval of the Rezoning request finding the application meets all criteria required in 17.05.020.D of the KMC.

14. SAMPLE MOTIONS

A. Sample Motion Recommending Approval to rezone the entire Block 37:

I move to approve the Rezoning request from Single Family Detached Residential (R-1) to Mixed Use (MU) for Block 37, FIC Addition to the Town of Kremmling, finding the application meets all criteria required in §17.05.020.D of the KMC, and that the Commission adopt Resolution 2026-07-03, and authorize the Chair to sign.

B. Sample Motion Recommending Approval to rezone only south lots of Block 37:

I move to approve the Rezoning request from Single Family Detached Residential (R-1) to Mixed Use (MU) for Lots 5 through 9 (parts of Lots 8 and 9) and Lots 11 through 16 of Block 37, FIC Addition to the Town of Kremmling, from Single Family Detached Residential (R-1) to Mixed Use (MU) , finding the application meets all criteria required in §17.05.020.D of the KMC, and that the Commission adopt Resolution 2026-07-03, and authorize the Chair to sign.

C. Sample Motion Recommending Denial:

I move deny the Rezoning request finding the application does not meet all criteria required in 17.05.020.D of the KMC, specifically: {Identify which criteria below the application does not meet}

1. The proposed rezoning promotes the health, safety or welfare of the Town's inhabitants.

2. The proposed rezoning is consistent with the Comprehensive Plan.

3. The proposed zoning is compatible with the surrounding uses.

4. Changed conditions in the community since the time the current zoning district was first established make rezoning a logical extension of desired development and land use patterns.

15. ATTACHMENTS Page

1. Aerial View of Block 37, FIC, and surrounding area 7

2. Excerpt of Current Zoning Map 8

3. Kremmling Municipal Code provisions:

KMC Sections 17.05.010 and 17.05.020 – Rezoning 9

KMC Section 17.04.020.B, “R-1 Single Family Detached Residential” 11

KMC Section 17.04.020.H, “MU Mixed Use” 12

4. Proof of Public Notice

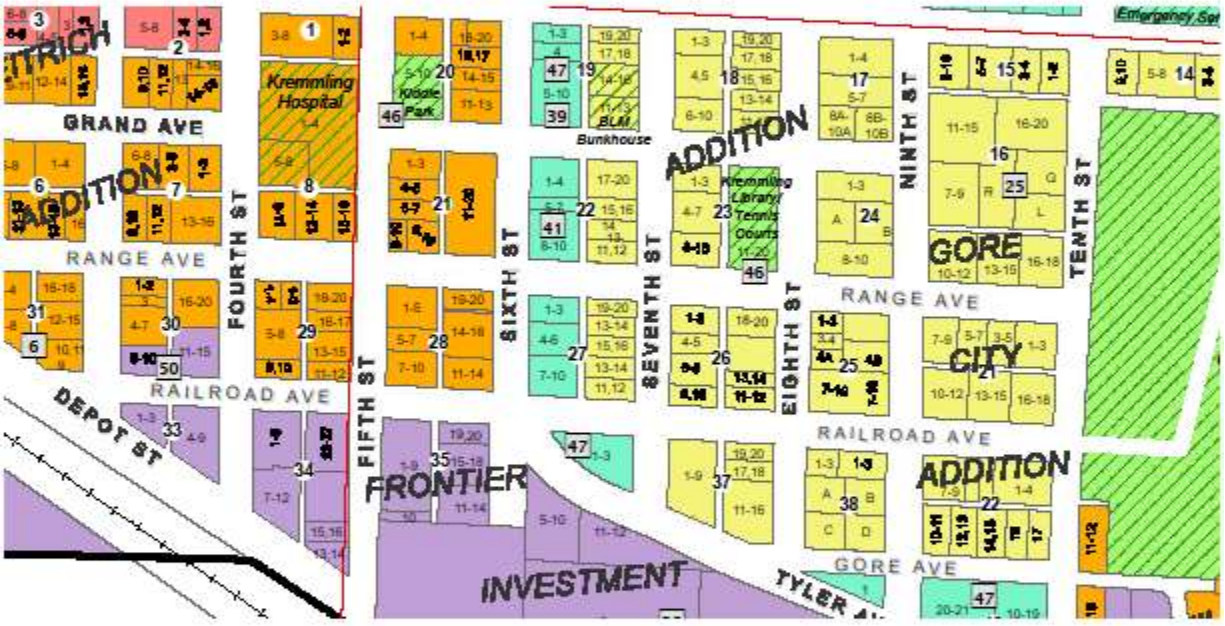
Publication Sky-Hi News 14

Property Posted 16

Certified Mailing to surrounding property owners 18

Aerial view of Block 37, FIC and surrounding area

Zoning Map Excerpt showing Block 37, FIC and surrounding area current zoning



17.05 – Rezoning

17.05.010 General

The procedure for changing the boundaries or area of any zone district, or for changing the zoning classification of any lot, as shown on the Official Zoning Map shall be as follows:

A. Applicant. A rezoning may be initiated by:

1. The owner of the lot proposed for rezoning.

2. Any person with the written consent of the owner of the lot proposed for rezoning.

3. The Planning and Zoning Commission.

4. The Town Board of Trustees.

(Ord. 454 §1, 2000)

17.05.020 Rezoning Process

A. Pre application conference. The applicant must attend and participate in a pre application conference with the Town Manager prior to submitting a rezoning application. The preapplication conference is an informal meeting between the applicant and the Town Manager or designee to discuss the proposed application and familiarize the applicant with the applicable requirements of this Zoning Code.

B. Submittal requirements. The following information shall be submitted to the Town Manager's staff on the form provided by the Town any time after the pre application conference.

1. Name, address, telephone number of the applicant and all owners.

2. Street address and /or legal description of the property to be rezoned.

3. Description of existing zoning, land uses and adjacent zoning and land uses.

4. Description of the proposed use and an explanation of how the use complies with applicable standards.

5. Rezoning fee.

C. Application procedures.

1. The Town Manager shall prepare a report stating whether the application conforms to applicable provisions of the Town Code and recommending approval, approval with conditions or denial.

2. After the Town Manager's staff determines the application is complete and the report has been completed, staff shall establish the time and place for a public hearing. Notice of the hearing shall be provided pursuant to Chapter 17.09.

3. The Planning and Zoning Commission shall hold a public hearing to review the application and the Town Manager's recommendation and shall recommend approval, approval with conditions or deny the application.

4. Following the Planning and Zoning Commission hearing on the rezoning application, the Town Board shall, after giving such notice as is required by state statutes for adopting or amending a zoning ordinance, hold a hearing to consider the rezoning request. Using the criteria in the Zoning Code for rezoning requests, the Town Board shall approve, approve with conditions, or deny the rezoning.

D. Rezoning criteria:

1. No application for rezoning shall be approved except in compliance with each of the following criteria:

a. The proposed rezoning promotes the health, safety or welfare of the Town's inhabitants.

b. The proposed rezoning is consistent with the Comprehensive Plan.

c. The proposed zoning is compatible with the surrounding uses.

d. Changed conditions in the community since the time the current zoning district was first established make rezoning a logical extension of desired development and land use patterns.

(Ord. 454 §1, 2000)

17.04.020 Use and dimensional requirements.

B. R 1: Single Family Detached Residential

1. Permitted Uses. The following categories are permitted uses in R 1 zone districts.

a. Single family dwellings.
b. Accessory structures to any permitted use or any approved use by special review.
c. Fences up to six (6) feet in height. (Ord. 533 §8, 2008)
d. Home occupations in conformance with home occupation standards set forth in 17.04.020.F. (Ord. 588 §6, 2010)
e. Family Childcare Home. (Ord. 590 §6, 2011)

2. Uses by Special Review. The following categories are allowed in R 1 zone districts only by special review:

a. Guest houses eight hundred (800) sq. ft. or larger.
b. Parks and playgrounds.
c. Churches.
d. Schools.
e. Bed and breakfasts.
f. Garages larger than one thousand two hundred (1,200) square feet in area. (Ord. 533 §9, 2008)
g. Fences in excess of six (6) feet in height. (Ord. 533 §10, 2008)
h. Storage structures larger than three hundred (300) square feet in area. (Ord. 533 §11, 2008)

3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located in the R 1 zone district.

a. Minimum lot area: seven thousand five hundred (7,500) square feet in subdivisions approved after the effective date of this Zoning Code; six thousand (6,000) square feet for all other lots.
b. Minimum front setback: fifteen (15) feet
c. Minimum side setback: seven and one half (7.5) feet residence; five (5) feet accessory structure.
d. Minimum rear setback: ten (10) feet for principal structure; (5) feet for accessory structure.

17.04.020.G

MU: Mixed Use.

1. Permitted Uses. The following categories of uses are permitted in the MU zone district:
a. Retail commercial and service establishments.
b. Professional buildings.
c. Theaters and movie houses.
d. Rental, repair and wholesaling facilities in conjunction with other uses permitted in MU, provided that such activity is incidental and accessory to the use and conducted within a building.
e. Drinking and eating establishments.
f. Vehicle parts, sales, leasing and rentals.
g. Laundry and dry cleaning establishments.
h. Commercial recreational facilities.
i. Fences up to six (6) feet in height.
j. Home occupations in conformance with home occupation standards set for in 17.04.020.F
k. Family Childcare Home.
l. Single family dwellings.
m. Accessory structures to any permitted use listed herein or any approved use by special review.

2. Uses by Special Review. The following categories are allowed in the MU zone district only by special review.
a. Hotels, motels, boarding houses, lodging houses.
b. Commercial nurseries and greenhouses.
c. Recreational vehicle parks.
d. Funeral parlors.
e. Any use, whether permitted or not, that may create an unusual traffic hazard or any objectionable noise, dust vapor, fumes, odor, smoke, vibration, glare, or waste disposal problems.
f. Multiple family dwellings (must meet all requirements of R 2 zoning district).
g. Service stations, repair garages.
h. Community service facilities.
i. Schools.
j. Bed and breakfasts.

k. Townhouses.
l. Wholesaling and distribution
m. Indoor warehousing and enclosed garage.
n. Garages large than one thousand two hundred (1,200) square feet in area.
o. Fences in excess of six (6) feet in height.
p. Storage structures larger than three hundred (300) square feet in area.
q. Woodworking, general assembly and other similar activities.
r. Custom meat processing facilities.
s. Guest houses eight hundred (800) square feet or larger.
t. Parks and playgrounds.
u. Churches.

3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located within the MU zone district.
a. For non residential structures:
i. Minimum lot area: Two thousand five hundred (2,500) square feet.
ii. Minimum front setback: None required.
iii. Minimum side setback: None required, where roof drainage is toward the rear lot line. If roof drainage is toward a side lot line, a minimum of (six) 6 foot setback from such side lot line is required.
iv. Minimum rear setback: Ten (10) feet; except where the alley abuts the rear lot line, the distance may be reduced to five (5) feet for all structures, temporary structures, other buildings, and other obstructions, to provide for property snow handling.

b. For residential structures:
i. Minimum lot area: Seven thousand five hundred (7,500) square feet, unless the lot is a town home lot, in which case the minimum lot size shall be three thousand five hundred (3,500) square feet.
ii. Minimum front setback: Fifteen (15) feet.
iii. Minimum side setback: Seven and one half (7.5) feet for the residence, five (5) feet for accessory structure.
(

Column

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Ad #: NtclClwpTfEKsdl4hVvb
Customer: TOWN OF KREMMLING

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sky-Hi News and Middle Park Times, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 17 Jun 2026 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: $39.94

Edmar Corachia

(Signed)_____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 06/17/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning and Zoning Commission of the Town of Kremmling will hold a Public Hearing commencing at 6:00 p.m., Wednesday, July 8, 2026, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459. The purpose of the Public Hearing is to consider a Town-initiated rezoning proposal to rezone Block 37, FIC Addition to the Town of Kremmling, located between 7th Street and 8th Street, and bounded by Railroad Avenue and Highway 9 / Tyler Avenue (including 511 S. 8th Street, 505 S. 8th Street, 507 S. 8th Street, and 704 Railroad Avenue). The proposed change is from the existing Single Family Residential (R-1) to Mixed Use (MU). The purpose of the proposal is to align the block's zoning with long-established, actual multi-family and neighborhood uses, establishing a continuous Mixed Use corridor along Highway 9. The process for a rezone application involves public hearings before the Planning Commission (PC) and the Board of Trustees (BoT). The PC will make a recommendation to the BoT for final action.

Further Notice is hereby given that the Board of Trustees of the Town of Kremmling will hold a Public Hearing commencing at 6:00 p.m., Wednesday, July 15, 2026, at the Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459. The purpose of the Public Hearing is to consider a rezoning application from Single Family Residential (R-1) to Mixed Use (MU). The subject property location/description is Block 37, FIC Addition—located between 7th Street and 8th Street, and bounded by Railroad Avenue and Highway 9 / Tyler Avenue (including 511 S. 8th Street, 505 S. 8th Street, 507 S. 8th Street, and 704 Railroad Avenue).

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the application and other related application materials are on file and available for public inspection in the office of the Town Clerk, 200 Eagle Avenue, during regular business hours.

/s/_____
Teagan Serres, Town Clerk
PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, JUNE 17, 2026.

511
NOTICE OF
PUBLIC HEARING
PURPOSE & TYPE OF APPROVAL: TOWN INITIATED REZONING.
APPLICANT NAME AND ADDRESS: TOWN OF KREMMLING PO BOX 539, KREMMLING, CO 80459
HEARING DATE/TIME: 7/8/2026 @ 6:00 PM
HEARING LOCATION: 203 PARK AVENUE, Kremmling, CO 80459
LEGAL DESCRIPTION/GENERAL LOCATION: FIC ADDITION TO KREMMLING LOTS 1-20 BLOCK 37
FOR MORE INFORMATION: Call the Kremmling Community Development Department at 970-724-3249 or email planner@townofkremmling.org

NOTICE OF
PUBLIC HEARING
PURPOSE & TYPE OF APPROVAL:
TOWN INITIATED REZONING.
APPLICANT NAME AND ADDRESS:
TOWN OF KREMMLING
PO BOX 538, KREMMLING, CO 80459
HEARING DATE/TIME: 7/8/2026 @ 6:00 PM
HEARING LOCATION: 203 PARK AVENUE, Kremmling, CO 80459
LEGAL DESCRIPTION/GENERAL LOCATION: FIC ADDITION TO KREMMLING LOT: 1-20 BLOCK 37
FOR MORE INFORMATION: Call the Kremmling Community Development Department at 970-724-3249 or email planner@townofkremmling.org

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Sent To: Grant & Lori Ellis
Street and Apt. No., or PO Box No.: PO Box 1151
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Street and Apt. No., or PO Box No.: PO Box 83
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RESOLUTION 2026-07-03

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION REQUESTING THAT THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLIING, COLORADO REZONE BLOCK 37, FIC ADDITION

WHEREAS, the Town Manager has requested rezoning all or part of Block 37 of the Frontier Investment Company's Addition to the Town of Kremmling; and

WHEREAS, public hearing on the requested rezoning has been properly noticed; and

WHEREAS, a public hearing on the request and staff recommendation to rezone the property was conducted before the Planning and Zoning Commission on July 8, 2026; and

WHEREAS, the Planning and Zoning Commission of the Town of Kremmling has considered the neighborhood, the current uses, and future possible development of Block 37 of the Frontier Investment Company's Addition to the Town of Kremmling; and

WHEREAS, the north and east sides of Colorado Highway 9, which highway is also denominated as Tyler Avenue and Sixth Street, are zoned as MU-Mixed Use except for Block 37, a single block lying between Highway 9 and Railroad Avenue, and Seventh and Eighth Street; and

WHEREAS, one or more of the existing structures have more than one dwelling unit, contrary to the current zoning; and

WHEREAS, not all structures on Block 37 meet the R1 zone dimension requirements; and

WHEREAS, the current R1 Single Family Detached Residential Zone does not reflect the actual use of housing on the block; and

WHEREAS, the vacant land on Block 37 fronts Highway 9 and would be suitable for uses allowed in the Mixed Use zone; and

WHEREAS, rezoning would not constitute spot zoning because rezoning will make consistent the zoning along the north and east sides of Highway 9; and

WHEREAS, the re-zoning to an MU zoning district will reflect the actual use of Block 37, the potential and best uses of Block 37, and provide a cohesive and continuous zoning along the north and east sides of Colorado Highway 9; and

WHEREAS, the Planning and Zoning Commission can recommend zoning and re-zoning actions for adoption by the Board of Trustees;

NOW, THEREFORE BE IT RESOLVED, the Planning and Zoning Commission hereby recommends to the Board of Trustees of the Town of Kremmling

DRAFT—final Commission action will need to be added—either
that Block 37, Frontier Investment Company's Addition to the Town of Kremmling be re-zoned and the "MU-Mixed Use" be established for Block 37.

or

that Lots 5 through 9 (parts of Lots 8 and 9) and Lots 11 through 16, Block 37, Frontier Investment Company's Addition to the Town of Kremmling be re-zoned and the "MU-Mixed Use" be established for said lots.

Duly moved, seconded and passed this 8th day of July, 2026.

PLANNING AND ZONING COMMISSION
TOWN OF KREMMLING

By:_____
Chair, Paul Johnson