



Notice of Kremmling Planning & Zoning Commission Regular Meeting

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

Wednesday, August 19, 2026, 5:45 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

Action Items

1. **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.

Planning Director (Staff) Updates

Commissioner Updates

Adjournment

TOWN OF KREMMLING
PLANNING AND ZONING COMMISSION
And
BOARD OF TRUSTEES
ZONING HEARING PACKET

Address: 12TH Street and Jackson Avenue

Owner: Grand County Library District

Applicant: Same

**Request: Zone the Subject Property as R2 Multiple
Family Residential Zoning District with a
Governmental/Public Property Overlay, Approve the
Public Library Use of the Parcel and Direct Site Plan
Review**

Hearing Date: August 19, 2026

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

This Staff Report is given to and for the use of both the Planning and Zoning Commission and to the Board of Trustees for each body's hearing the matter.

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. Application attached, pp. 8-11).

1. Subject Property: The property lies in a parcel of land in the northeast quadrant of the intersection of 12th Street and Jackson Avenue. The property was recently annexed to the Town of Kremmling, and platted as the "Grand County Library District Annexation," and assigned an address of 1331 Jackson Avenue. The prior property legal description was the "Grand County Library District Outright Exemption, 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.

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 is identified as an "R1 Residential, Low Density," zone, but further identified as "Public Property." (Aerial attached p. 12; Plat attached, p. 13).

2 Applicant Request: A. 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.

B. That the Planning and Zoning Commission allow the proposed public use is an appropriate use within the “public” or “governmental” zoning overlay, and determine that the Site Plan Approval process will sufficiently control development.

3. Current Use and Zoning: While the subject Parcel was unincorporated (county jurisdiction land), it was zoned county residential. The County zoning district for the land to the north and east is residential, including the Estates at the Bluffs Mobile Home Park. Land within Town west of 12th Street is zoned R2 Multiple Family Residential. Uses include a church at 12th Street and Jackson Avenue, and residential uses along 12th Street. The West Grand High School parcel, south across Jackson Avenue is zoned as R1 Single Family Residential, with a public property overlay for the school use.

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.

7. 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 uses 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.

8. 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. . . ."

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.

As a zoning overlay, the requested public (governmental) use, supersedes the normal classification of uses in a zone, and permits uses simply because it is a governmental

activity. Without the overlay, a use request for a library in an R2 zone without recognizing the governmental use, would require use by special review approval.

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.

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

Public Notice for both the Planning and Zoning Commission hearing and the Board of Trustees hearing was given concurrently. Public notice meeting the posting and publication requirements of KMC 17.09.010 and C.R.S. § 31-23-208 and § 31-23-304 was completed.

Notice was published in the Sky-Hi News on July 29, 2026 (pgs. 14-15).

The property was posted with notices on August 8, 2026 (photos attached pp. 16-17).

Notices were mailed to the property owners of adjacent parcels on August 8, 2026 (see form and receipts attached p. 18 and 19).

10. PUBLIC COMMENT

No comment on the proposed zoning has been received as of Wednesday, August 12, 2026.

11. STAFF RECOMMENDATION

Zoning Request: Staff recommends that the Planning Commission recommend and that the Board of Trustees zone 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 as a governmental/public activity, subject to Site Plan review and approval; said Site Plan review process to assure sidewalks providing access along and from adjacent streets.

12. SAMPLE MOTIONS

PLANNING AND ZONING COMMISSION:

A. Sample Motion To Recommend to the Board of Trustees that the subject property be Zoned R-2 Multiple Family Residential with a Governmental Overlay, as identified on the Zoning Map as “Public Property” and requiring sidewalk access:

I move that the Planning and Zoning Commission (a) recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees zone the Subject Parcel Zone R-2 Multiple Family Residential with a Governmental Overlay, to be identified on the Town’s Zoning Map as “Public Property,” on the bases discussed in the Staff Report, and (b) that the governmental /public library use of the land be approved, subject to Site Plan approval and that sidewalk access along and from adjacent streets be required.

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 Zoning 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 Zoning 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 (and other conditions?)

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 for the reason (explain basis for delay of zoning).

SAMPLE MOTIONS , continued–

BOARD OF TRUSTEES:

A. Sample Motion zoning the Subject Parcel R-2 Multiple Family Residential with a Governmental Overlay, as identified on the Zoning Map as “Public Property, and allowing the governmental/public use of the Subject Parcel for a library:

I move that the Board of Trustees of the Town of Kremmling (a) zone the Subject Parcel Zone R-2 Multiple Family Residential with a governmental/Public Use Overlay, identified on the Zoning Map as “Public Property,” on the bases discussed in the Staff Report, and that, (b) that the governmental /public library use of the land be approved, subject to Site Plan approval and that sidewalk access along and from adjacent streets be required.

B. Sample Motion zoning the subject property be a different zone, with a Governmental Overlay, as identified on the Zoning Map as “Public Property:”

I move that the Board of Trustees of the Town of Kremmling zone the subject parcel as zoning district _____ with a Governmental Overlay, as identified on the Zoning Map as “Public Property” on the bases discussed in the Staff Report, 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 (and other conditions?)

C. Sample Motion denying zoning

I move that the Board of Trustees of the Town of Kremmling not zone the Subject Property, for the reason (explain basis for delay of annexation).



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 Email: executivedirector@geld.org
Address: 225 E INSPIRE Ave. Phone: 970-887-9411
GRAND, CO 80446 Fax: _____
Applicant: MARY Ann Degginger Email: _____
Address: SAME 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: May Lu Degegn 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: May Lu Degegn Date: 3/25/26

Applicant, please do not write below this line.

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

Grand West
Subdivision

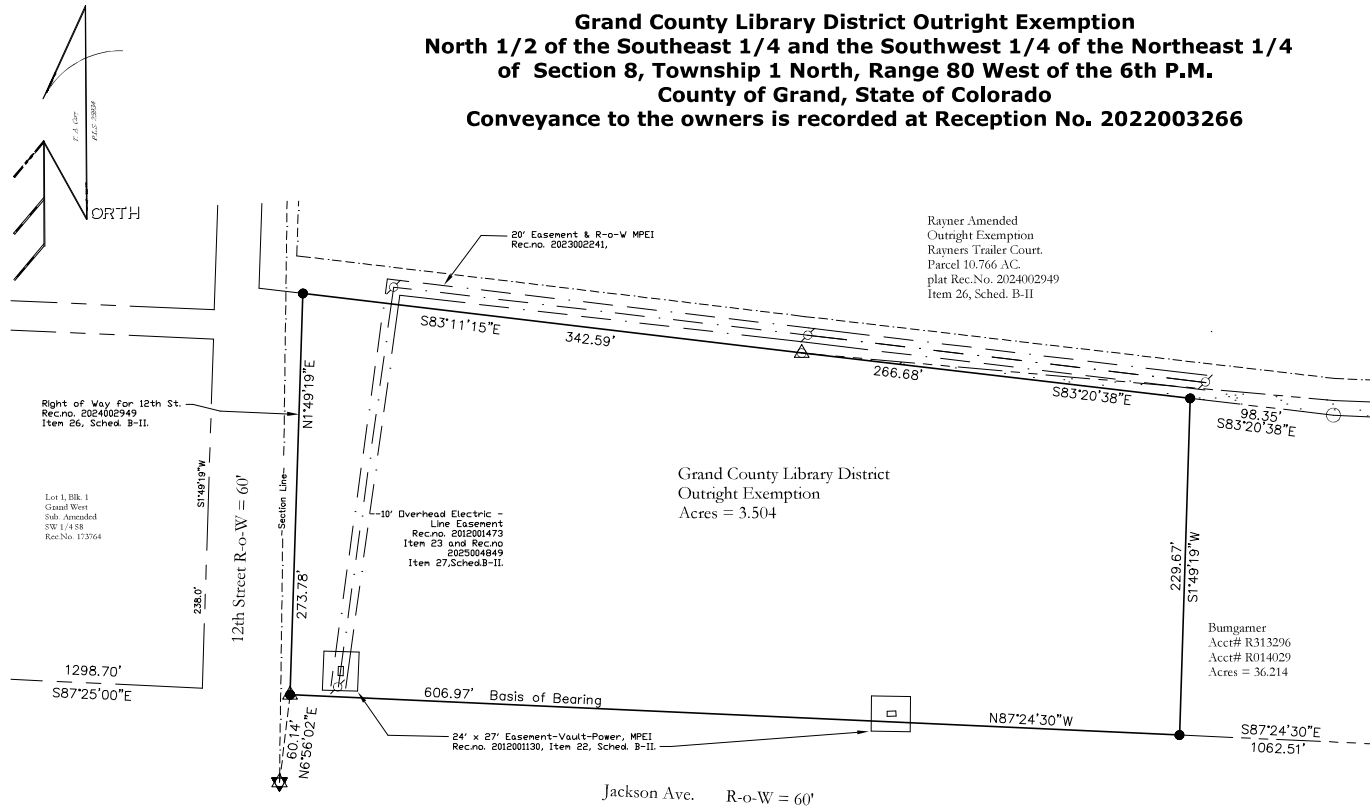
Estates at the Bluffs



Mixed Housing

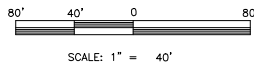
No Property Record Card Available-- record still shows Bumgarner as owner but the Grand County Library Outright Exemption Plat is recorded at Recep. #2026001512.

Grand County Library District 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



PLAT NOTES:

1. Basis of Bearings is based upon the North R-o-W line of Jackson St., Bore N 83°20'38" W.
2. Title Commitment: Land Title Guarantee Co., Order no. J60000781, Dated 11/11/2025; Effective date is 11/03/2025 at 5:00 P.M.; Address TBD Jackson Ave. Kremmling, CO 80439.
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 Sewers.
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 "Five Years, 365" the date of certification shown herein.



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

LEGEND:

- 1/8" dia. 3" AL-Loop in range box
- Red #4 rebar, 18" dia. cap, W. West
- Sanitary Sewer Manhole
- Set #1 rebar, 2" AL-Loop Survey Point
- Set #2 rebar, 2" AL-Loop 25934
- Set #4 rebar, 18" dia. cap, 1 A Cary 25934



VICINITY MAP

Land Surveyor's Certificate

I, Thomas Arlita Cary, a duly licensed professional land surveyor in the State of Colorado, do 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 31, 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.

Colorado registration number 25934
(expires Oct., 2027)



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 NE1/4 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 S0°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 Recno. 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 1062.51 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.

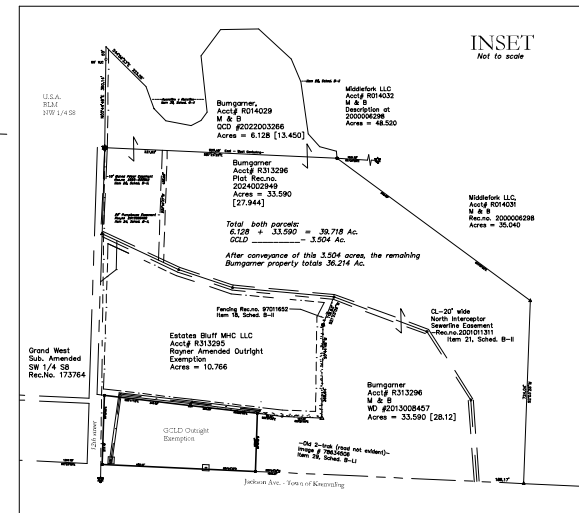
By Jennifer L. Bumgarner

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



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. 2018-4-6.

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

AFFIDAVIT OF PUBLICATION**Ad #: m6co5jgdEIAZgFKyGSf9****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 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 29 Jul 2026 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: \$44.40**Edmar Corachia**

(Signed) _____

VERIFICATIONState 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: 07/29/2026

Sharon E. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS
NOTICE IS HEREBY GIVEN that the Town of Kremmling has accepted for consideration a Petition for Annexation and Zoning for the Grand County Library District Outright Exemption, according to the plat recorded on March 12, 2026, under Reception No. 2026001512 in the records of the Grand County Clerk and Recorder's Office.
Public hearings will be held to consider the proposed annexation and requested zoning designation of Residential High Density (R-2) with a Public Property Overlay:

Planning & Zoning Commission Public Hearing
Date: Wednesday, August 19, 2026
Time: 5:45 p.m.
Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459
Purpose: To review the concept land use for public use and make recommendations to the Board of Trustees regarding the requested zoning (R-2 with a Public Property Overlay).

Board of Trustees Public Hearing
Date: Wednesday, August 19, 2026
Time: 6:00 p.m.
Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459
Purpose: To determine whether the property meets statutory requirements for annexation under Colorado law and, if approved, to determine the appropriate zoning for the parcel.

PROPERTY DETAILS: Applicant / Owner: Grand County Library District.
Location: Northeast quadrant of the intersection of 12th Street and Jackson Avenue
Parcel Size: 3.504 acres.

Proposed Use: Construction and operation of a new Kremmling Branch Library building, parking facilities, grounds, and public spaces.

Any interested person may appear at the public hearings and present comments or evidence regarding the proposed annexation or zoning. Copies of the annexation petition, zoning request, site surveys, and related application materials are on file and available for public inspection during regular business hours at the Town Clerk's Office: Town of Kremmling Town Hall, 200 Eagle Avenue (P.O. Box 538), Kremmling, CO 80459. Phone: (970) 724-3249 | Email: planner@townofkremmling.org

Dated this 27th day of July 2026.

/s/
Teagan Serres, Town Clerk
PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, JULY 29, 2026.

NOTICE OF PUBLIC HEARING

PURPOSE & TYPE OF APPROVAL:
**ZONING DESIGNATION OF RESIDENTIAL
HIGH DENSITY WITH PUBLIC PROPERTY
OVERLAY**

APPLICANT NAME AND ADDRESS:
**GRAND COUNTY LIBRARY DISTRICT
PO BOX 1050, GRANBY, CO 80446**

**HEARING DATE/TIME: PLANNING
COMMISSION 8/19/2026 @ 5:45 PM**

BOARD OF TRUSTEES 8/19/26 @ 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:
ZONING DESIGNATION OF RESIDENTIAL
HIGH DENSITY WITH PUBLIC PROPERTY
OVERLAY

APPLICANT NAME AND ADDRESS:
GRAND COUNTY LIBRARY DISTRICT
PO BOX 1955, GRANBY, CO 80446

HEARING DATE/TIME, PLANNING
COMMISSION 8/22/2011 @ 5:00 PM

BOARD OF HEALTH 8/22/2011 @ 6:00 PM

HEARING LOCATION: 201 PARK AVENUE,
GRANBY, CO 80449

LEGAL DESCRIPTION GENERAL
LOCATION: GRAND COUNTY LIBRARY
DISTRICT, OUTRIGHT EXAMINATION AS
RECORDED AT REC. 7-1103-2-0100012

FOR MORE INFORMATION, Call the
Sustainable Community Development
Department at 970-734-3187 or email
planning@townofgranby.org

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Town of Kremmling has accepted for consideration a Petition for Zoning for the Grand County Library District Outright Exemption, according to the plat recorded on March 12, 2026, under Reception No. 2026001512 in the records of the Grand County Clerk and Recorder's Office. The annexation was approved by the Board of Trustees at its July 15, 2026 meeting. Public hearings will be held to consider the requested zoning designation of Residential High Density (R-2) with a Public Property Overlay:

Planning & Zoning Commission Public Hearing

Date: Wednesday, August 19, 2026. Time: 5:45 p.m.

Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459

Purpose: To review the concept land use for public use and make recommendations to the Board of Trustees regarding the requested zoning designation of Residential High Density (R-2) with a Public Property Overlay.

Board of Trustees Public Hearing

Date: Wednesday, August 19, 2026. Time: 6:00 p.m.

Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459

Purpose: To consider the requested zoning designation of Residential High Density (R-2) with a Public Property Overlay for the parcel.

PROPERTY DETAILS: Applicant / Owner: Grand County Library District.

Location: Northeast quadrant of the intersection of 12th Street and Jackson Avenue

Parcel Size: 3.504 acres.

Proposed Use: Construction and operation of a new Kremmling Branch Library building, parking facilities, grounds, and public spaces.

Any interested person may appear at the public hearings and present comments or evidence regarding the requested zoning.

Copies of the annexation petition, zoning request, site surveys, and related application materials are on file and available for public inspection during regular business hours at the Town Clerk's Office: Town of Kremmling Town Hall, 200 Eagle Avenue (P.O. Box 538), Kremmling, CO 80459. Phone: (970) 724-3249 | Email: planner@townofkremmling.org

Dated this 27th day of July 2026.

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Street and Apt. No. WEST GRAND SCHOOL DISTRICT 1-JT
PO BOX 515

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Street and Apt. No. OUR ISLAND, LLC
37153 NORTHWEST DR

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