

CERTIFICATE OF PUBLICATION

I, Polly Keene, the duly qualified Town Clerk of the Town of Gypsum, Colorado, do hereby certify the foregoing Ordinance No. 14 (Series 2025) was approved by the Town Council on first reading on the 12th day of November 2025, and was published on the Town's official website November 7th 2025, with notice specifying that a public hearing on the ordinance would be held on December 9th 2025, at 7:00 p.m. at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado, which is not less than four (4) days after first publication.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Gypsum, Colorado, this 13th day of November 2025.


Polly Keene Town Clerk



I, Polly Keene, the duly qualified Town Clerk of the Town of Gypsum, Colorado, do hereby certify the foregoing Ordinance No. 14 (Series 2025) was approved by the Town Council on second reading at its meeting held on the 9th day of December 2025, and thereafter was published on the Town's official website on December 11th, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Gypsum, Colorado, this 11th day of December 2025.


Polly Keene, Town Clerk



**Ordinance First Reading
Notice for Publication and Posting**

NOTICE OF PUBLIC HEARING

TOWN OF GYPSUM

P.O. Box 130
50 Lundgren Boulevard
Gypsum, CO 81637

This is to give notice that at a public meeting on November 12th, 2025, the following Ordinance was introduced, read by title, approved on first reading, and ordered posted and published by title only, by the Gypsum Town Council. A public hearing for final approval, rejection, or other action as may be taken by vote of Town Council on second reading is scheduled on December 9th, 2025, at 7:00 p.m. in the Town Council Chambers at Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum Co 81637.

Ordinance No. 14 (Series 2025) An Ordinance Approving Amendment of the Zoning Code and Official Zoning Map Affecting Certain Property Located with the I K Bar Subdivision in the Town of Gypsum.

The text of this Ordinance is available for public inspection at the office of the Town Clerk, 50 Lundgren Blvd., Gypsum, Colorado, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and on the Town's website at <https://townofgypsum.com>.


Polly Keene, Town Clerk



TOWN OF GYPSUM, STATE OF COLORADO

**ORDINANCE NO. 14
SERIES 2025**

**AN ORDINANCE APPROVING AMENDMENT OF THE ZONING CODE AND
OFFICIAL ZONING MAP AFFECTING CERTAIN PROPERTY LOCATED
WITHIN THE I K BAR SUBDIVISION IN THE TOWN OF GYPSUM**

A. The Town of Gypsum (“Town”) is a home rule municipality duly organized and existing under Articles XX of the Colorado Constitution and the Town’s Home Rule Charter effective October 21, 1982. Title 18 (Zoning) of the Gypsum Municipal G.M.C. (“G.M.C.”) sets forth regulations regarding the use of land, to include defining areas suitable for certain types of development.

B. Eagle County School District RE-50J, a Colorado school district and political subdivision of the State of Colorado (“Owner”) is the owner of the following land:

LOT 3A, AMENDED EXEMPTION PLAT, I K BAR RANCH/EAGLE
COUNTY SCHOOLS, LOT 3A, ACCORDING TO THE PLAT
RECORDED AUGUST 12, 2015 AT RECEPTION NO. 201515130,
COUNTY OF EAGLE, STATE OF COLORADO

also known as Subdivision: I K BAR RANCH/EAGLE COUNTY SCHOOLS Lot:
3A. Owner is seeking approval of a major plat amendment for the Development, which will create a new lot described substantially as follows:

LOT 3A-1 MAJOR PLAT AMENDMENT IK BAR RANCH/EAGLE
COUNTY SCHOOLS LOT 3A, TOWN OF GYPSUM, COUNTY OF
EAGLE, STATE OF COLORADO

(the “Property”).

C. The Property is currently within an Institutional district (ID), as further defined in Section 18.04.060 of the G.M.C. The Owner has submitted an application to the Town pursuant to Chapter 18.15, to amend the official zoning district map to include the Property within the Multifamily district (MF) district as further defined in Section 18.04.080 of the G.M.C. Pursuant to Section 18.15.050 of the G.M.C., the official zoning district map may be amended “[t]o rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the town generally; or . . . “[w]hen the area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.”

D. The application to rezone the Property was considered at a public meeting held before the Gypsum Planning and Zoning Commission (the “Planning Commission”) on November 5th 2025 at which time recommendations for approval of the amendment to include the Property within the Multifamily district was made by the Planning Commission to the Town Council with the additional conditions:

- a. The Applicant meets the criteria of Section 18.15.040.
- b. The Applicant and staff to continue refining application materials for the presentation to Town Council.

E. In accordance with Section 18.15.040 of the G.M.C. the Town Council, having received the report and recommendations of the Planning Commission and staff, and following a public hearing held on November 12th, 2025, the Town Council considered the comments and evidence presented at the hearing.

F. The Town Council hereby finds and determines that the Owner has completed the community related uses anticipated by the original 2000 annexation and zoning designation, that there is no public purpose to the Property remaining within an Institutional district, and that the Property has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area as permitted by a Multifamily district. A map amendment to rezone the Property as a Multifamily district reflects the changed conditions in the Town and may encourage the development of the area and increase economic activity to the benefit of the public and increase the supply of affordable housing.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado that:

Section 1. Approval of Application for Amendment to Multifamily Zoning and Change in Zoning Map. The amendment of the official zoning district map to include the Property within a Multifamily district is approved. (see Exhibit A – Change in Zoning Map V2)

Section 2. Public Inspection. Copies of this ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

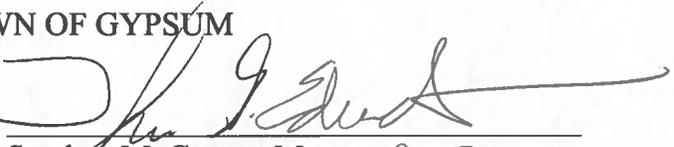
Section 3. Public Hearing. A public hearing on this Ordinance shall be held on the 9th day of December, 2025, at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 4. Effective Date. This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 9th day of December, 2025, at 7:00 p.m., at the Town of Gypsum Town Hall, 50 Lundgren Blvd., Gypsum, Colorado.

Section 5. Severability. If any portion of this Ordinance, or the G.M.C. amended hereby, is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 12th DAY OF NOVEMBER, 2025.

TOWN OF GYPSUM

By: 
Stephen M. Carver, Mayor Pro Tem
Tom Edwards

Attest:


Polly Keene, Town Clerk

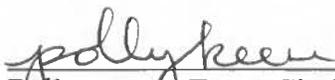


INTRODUCED ON SECOND READING, READ, CONSIDERED AT A PUBLIC HEARING AND FINALLY ADOPTED, PASSED AND APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED POSTED AND PUBLISHED, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS MEETING HELD ON THE 9th DAY OF DECEMBER, 2025, BY A VOTE OF 5 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By: 
Stephen M. Carver, Mayor

ATTEST:


Polly Keene, Town Clerk

(SEAL)



Exhibit A
Change in Zoning Map
[Attached]

