



AGENDA
Logan County Board of Commissioners
Logan County Courthouse, 315 Main Street, Sterling, Colorado
Tuesday, August 5, 2025 - 9:30 a.m.

Call to Order
Pledge of Allegiance
Revisions to Agenda
Consent Agenda

Approval of the Minutes of the July 29, 2025 meeting.

Unfinished Business
New Business

Consideration of the approval of Resolution 2025-13 for Subdivision Exemption on behalf of Cinthia Johnson Horner to create a 33.85 acre parcel from a 79.00-acre in an Agriculture (A) Zone District in a tract of land located in the Southwest Quarter of Section 6, Township 8 North, Range 49 West of the 6th Principal Meridian, Logan County, Colorado.

Other Business
Miscellaneous Business/Announcements

The next regular meeting will be scheduled for Tuesday, August 19, 2025, at 9:30 a.m. at the Logan County Courthouse.

Executive Session as Needed
Adjournment

July 29, 2025

The Logan County Board of Commissioners met in regular session with the following members present constituting a quorum of the members thereof:

Mike Brownell	Chairman
James T. Yahn	Commissioner
Jim Santomaso	Commissioner

Also present:

Alan Samber	Logan County Attorney
Traci Hill	Logan County Deputy Clerk
Marilee Johnson	Logan County Public Information Coordinator
Debbie Unrein	Logan County Finance
Mike Burri	Logan County Road and Bridge
Rob Quint	Logan County Planning and Zoning
Christopher Kelley	Logan County Veterans Service Officer

Chairman Brownell called the meeting to order at 9:50 a.m. and opened the meeting with the Pledge of Allegiance.

Chairman Brownell asked if there were any revisions to the agenda, hearing none Chairman Brownell continued with the Consent Agenda.

Consent Agenda items:

- Approval of the Minutes of the July 15, 2025 meeting.

Commissioner Yahn moved to approve the consent agenda. Commissioner Santomaso seconded, and the motion carried 3-0.

Chairman Brownell continued with New Business:

Commissioner Yahn moved to approve an Intergovernmental Agreement between Logan County acting by and through the Logan County Clerk and Recorder and Haxtun School District RE-2J for administration of their respective duties concerning the conduct of the Coordinated Election to be held November 4, 2025. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Yahn moved to approve an Intergovernmental Agreement between Logan County acting by and through the Logan County Clerk and Recorder and RE-1 Valley School District for administration of their respective duties concerning the conduct of the Coordinated Election to be held November 4, 2025. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Yahn moved to approve an Intergovernmental Agreement between Logan County acting by and through the Logan County Clerk and Recorder and Logan County for administration of their respective duties concerning the conduct of the Coordinated Election to be held November 4, 2025. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Santomaso moved to approve the Annex No. 3 to the Master Engagement Agreement dated February 20, 2023 between Logan County and MGT Impact Solutions, LLC, f/k/a MGT of America Consulting, LLC. Commissioner Yahn seconded, and the motion carried 3-0.

Commissioner Yahn moved to approve an agreement between Logan County and Gabriel Vasquez and issuance of Right of Way permit Number 2025-7 for use of the County Right of Way along County Road 37 for installation of 2 culverts and to call 811 before you dig. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Santomaso moved to approve the Logan County Equipment Management Policy establishing guidelines for managing equipment purchased with federal funds in compliance with 2 CFR 200.313(d). Commissioner Yahn seconded, and the motion carried 3-0.

Commissioner Yahn moved to approve a Remote Service Agreement between Logan County and Colorado Holiday Experiences for monthly remote computer and controller hardware operations for the exterior lighting for the Logan County Courthouse. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Brownell asked if there was any other business to come before the Board, hearing none.

Miscellaneous Business/Announcements

The next regular meeting will be scheduled for Tuesday, August 5, 2025, at 9:30 a.m. at the Logan County Courthouse.

Adjournment at 10:04 a.m.

Submitted by:


Logan County Deputy Clerk

Approved: August 5, 2025

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(seal)

By: _____
Mike Brownell, Chairman

Attest:

Logan County Clerk & Recorder

**RESOLUTION
NO. 2025-13**

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF LOGAN, STATE OF COLORADO**

**SUBDIVISION EXEMPTION FOR
RUSSELL JOHNSON TRUST**

WHEREAS, Section 30-28-101 (10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the detailed requirements of the Logan County Subdivision Regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing land division; and

WHEREAS, Cinthia Johnson Horner (Trustee), has applied for an exemption from the Logan County Subdivision Regulations with reference to a proposed parcel to be created which is legally described as follows:

LEGAL DESCRIPTION FOR TRACT

A tract of land located in the Southwest Quarter of Section 6, Township 8 North, Range 49 West of the 6th Principal Meridian, Logan County, Colorado; being more particularly described as follows:

Beginning at the West Quarter Corner of Section 6, Township 8 North, Range 49 West of the 6th Principal Meridian, Logan County, Colorado; thence North 88°05'32" East on the north line of the West Half of the Southwest Quarter of said Section, 1265.93 feet to the North sixteenth corner of said Southwest Quarter; thence North 88°05'32" East on the north line of the East Half of said Southwest Quarter, 280.00 feet; thence South 00°37'41" East being Parallel with the west line of said West Half, 1163.48 feet to a point on the northerly Right-of-Way line of CB & Q railroad; thence North 76°53'00" West on said northerly Right-of-Way line, 1577.58 feet to a point on the west line of said Southwest Quarter; thence North 01°37'56" West on said west line, 754.24 feet to the Point of Beginning, containing 33.85 acres, more or less.

(As represented on official Subdivision Exemption Plat 2025-13); and

WHEREAS, Cinthia Johnson Horner (Trustee), intends to create a parcel, consisting of 33.85 acres more or less, subdivided from a 263.00 acre parcel in an Agriculture (A) zone district, for use as a residence; and

WHEREAS, the Logan County Planning Commission Chairman recommended approval of the application after reviewing the application, studying the staff review, and reviewing the proposed plat on August 1, 2025; and

WHEREAS, a public hearing was held by the Board of County Commissioners on August 5, 2025, at which time the Board reviewed the application and any exhibits, and heard the comments of the staff and any interested parties; and

WHEREAS, based on the application, supporting information, comments of staff and testimony of any interested persons, the Board finds as follows:

1. That the exemption is consistent with, and conforms to the Logan County Zoning Resolution and Subdivision Regulations.
2. That the exemption relates to a division of land that is determined not to be within the purpose of C.R.S. 30-28-101, et. seq.

3. That legal and physical access is provided to the parcel by enforceable public rights-of-way or recorded easements, and the size, location and availability of essential services to the proposed parcel are reasonable, appropriate and customary for the intended use.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Logan County, Colorado, that the application by Cinthia Johnson Horner (Trustee) for a Subdivision Exemption for the creation of a 33.85 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2025-13, is hereby approved, provided that no further subdividing of the above described parcel shall occur without the prior approval of the Board of County Commissioners.

DONE on Tuesday, this 5th day of August, 2025.

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(Aye)(Nay)
Mike Brownell, Chairman

(Aye)(Nay)
James T. Yahn, Commissioner

(Aye)(Nay)
Jim C. Santomaso, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 5th day of August, 2025.

County Clerk and Recorder

**SUBDIVISION EXEMPTION APPLICATION
PLAT APPROVAL**

Date: _____

Name of Subdivision Exemption (as listed on plat): _____

Replat: _____

Applicant:

Name: Cynthia Johnson Horner (trustee) Phone: 970-520-0270

Address: 11598 County Road 37, Sterling, CO, 80751

Email: cindy.johnson@usa.com

Local Agent:

Name: _____ Phone: _____

Address: _____

Owner of Record:

Name: Russell Johnson Trust Phone: 970-520-0270

Address: 11598 County Road 37, Sterling, CO, 80751

Prospective Buyer:

Name: _____ Phone: _____

Address: _____

Land Surveyor:

Name: Dickinson Land Surveyors Phone: 308-284-8440

Address: 302 Diamond Springs Trail, Ogallala, NE 69153

Attorney:

Name: _____ Phone: _____

Address: _____

Description of Property:

Subdivision Exemption Location: On the _____ side of _____

_____ Feet _____ of _____
Direction Street

Legal: 1/4 Section _____ Section _____ Township _____ Range _____

Total Acres _____ Number of Lots _____

Current Zoning: _____ Current Land Use: vacant land

Postal Delivery Area: _____ School District: _____

If Deed is recorded in General System: Book _____ Page _____

Has the Board of Zoning Appeals granted Variance, Exception, or a Conditional Use Permit Concerning this property? Y or N

If yes, list Case No., and Name _____

Proposed use of each Parcel: _____

Proposed Water and Sewer Facilities: _____

Proposed Public Access to Each New Parcel: _____

Reason for Request of this Exemption (May use additional pages): _____

List all Contiguous Parcels in the same Ownership:

Section/ Township/ Range _____ Lot(s) _____

Attach an affidavit of ownership indicating the dates the respective parcels of land were acquired, together with the book and page of each conveyance to the present owner as recorded with the Logan County Clerk and Recorder. This affidavit shall indicate the current legal owner of the property; the contract owner of the property, and the date the deed was executed and delivered.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached. This need only be provided if Developer is requesting special assessment financing, the formation of improvement district(s) or benefit district(s).

I Cynthia Johnson Horner, hereby consent to the provisions of Article 8.2 A & B of the Logan County Subdivision Regulations.

I Cynthia Johnson Horner, hereby depose that all statements contained in this application submitted herewith are true.

Applicant Signature: Cynthia Johnson Horner Date: June 12, 2025

**SUBDIVISION EXEMPTION APPLICATION
COUNTY USE ONLY**

Application Fee: (\$100.00) Date: _____ Receipt #: _____

Recording Fee: \$13.00 (1 Page) **OR** \$23.00 (2 Pages) - (Separate Check) Date / Receipt #: _____

Date of Planning Commission: _____

Recommendation of Planning Commission: ✓ Approval Denial

Recommended Conditions of the Subdivision Exemption:



Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption Approval:

Date Granted: _____

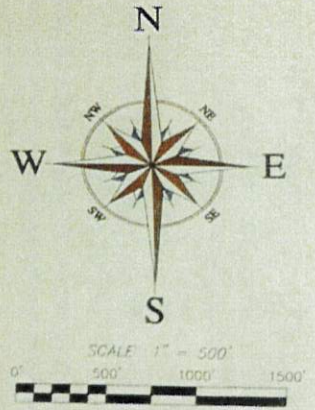
Date Denied: _____

Mike Brownell (Aye) (Nay)

James T. Yahn (Aye) (Nay)

Jim C. Santomaso (Aye) (Nay)

A SUBDIVISION EXEMPTION PLAN
OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF
SECTION 6, T.8 N., R.49 W. OF THE 6th P.M.,
LOGAN COUNTY, COLORADO



LEGEND

- ✱ FOUND SECTION AND QUARTER CORNER MONUMENTS
- MEASURED SET
- C&Q RAILROAD
- MEASURED DISTANCE
- POWER POLE
- TELEPHONE PEDESTAL
- FENCE LINE
- CENTERLINE OF CO. ROAD 36.5
- OVERHEAD POWER LINE
- CENTERLINE OF RAILROAD TRACK
- RIGHT-OF-WAY LINE
- SECTION LINE

OWNER'S CERTIFICATE

RUSSELL JOHNSON TRUST IS THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY REPRESENTED BY CINTHIA JOHNSON HORNER, TRUSTEE, DOES HEREBY DIVIDE THE SAME AS SHOWN ON THIS MAP.

Cynthia Johnson Horner
CINTHIA JOHNSON HORNER
(TRUSTEE)

(STATE OF COLORADO)
(COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June 2025

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL

Don Vase
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES SEPTEMBER 26, 2028

DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS, THAT THE RUSSELL JOHNSON TRUST, TRUSTEE, IS THE OWNER OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, THAT SHE IS THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND SHE HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE PUBLIC ROADWAYS, AND PUBLIC UTILITY BASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS THIS DEDICATION IS EXECUTED THIS 12th DAY OF June 2025

Cynthia Johnson Horner
CINTHIA JOHNSON HORNER
(TRUSTEE)

(STATE OF COLORADO)
(COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June 2025

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL

Don Vase
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES SEPTEMBER 26, 2028

PLANNING COORDINATOR CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ARTICLE 8 OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS.

PLANNING COORDINATOR

DATE

CHAIRMAN OF LOGAN COUNTY PLANNING COMMISSION CERTIFICATE

I HAVE REVIEWED THIS PLAT AND CONCUR WITH STAFF THAT THIS PLAT APPEARS TO BE IN CONFORMANCE WITH ALL THE REQUIREMENTS OF ARTICLE 8 OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND SUBMIT THIS TO THE BOARD OF COUNTY COMMISSIONERS FOR FINAL APPROVAL.

CHAIRMAN OF LOGAN COUNTY PLANNING COMMISSION

DATE

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS DAY OF June 2025

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DATE

ATTEST:
COUNTY CLERK AND RECORDER

BY

DATE

LEGAL DESCRIPTION FOR TRACT

A tract of land located in the SW 1/4 of Section 6, T.8 N., R.49 W. of the 6th P.M., Logan County, Colorado; being more particularly described as follows:

Beginning at the West 1/4 corner of Section 6, T.8 N., R.49 W. of the 6th P.M., Logan County, Colorado; thence N 88°05'32" E on the north line of the W 1/2 of the SW 1/4 of said Section, 1265.93 feet to the N 1/16 corner of said SW 1/4; thence N 88°05'32" E on the north line of the E 1/2 of said SW 1/4, 280.00 feet; thence S 00°37'41" E being parallel with the west line of said W 1/2, 1163.48 feet to a point on the northerly Right-of-Way line of CB & Q railroad; thence N 76°53'00" W on said northerly Right-of-Way line, 1577.58 feet to a point on the west line of said SW 1/4; thence N 01°37'56" W on said west line, 754.24 feet to the Point of Beginning, containing 33.85 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

RECORDER'S CERTIFICATE

I, _____, CLERK AND RECORDER OF LOGAN COUNTY, HEREBY CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO ON THIS _____ DAY OF _____, 2025, ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CLERK AND RECORDER, LOGAN COUNTY, COLORADO (SEAL)

SURVEYOR'S NOTES

This survey was set forth by Cynthia Horner to survey a tract of land located in the SW 1/4 of Section 6, T.8 N., R.49 W. of the 6th P.M., Logan County, Colorado.

In the initial research I found a survey by Carl John Gilbert, P.L.S. 38287 dated May 2023, and ALTA Commitment for Title Insurance File Number 244339. In reading the descriptions it appears there was a scribers error. In reviewing the tract to the east it was found that common property line is to 280 feet east of the west line of the E 1/2 of the SW 1/4. SEE drawing on this plat. This line fits an existing fence line.

In the commencement of the field work I began by finding all Section corners shown as found on this plat. I then set the Section corners shown as set on this plat (C 1/4, N 1/16 of SW 1/4, and S 1/16 of SW 1/4). I then set new property corners per the client's wishes to conclude this survey.

The basis of bearing for this plat was arrived by GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

Only the record documents noted herein were provided to or discovered by surveyor. No abstract, current title commitment, nor other record title documentation were provided to Surveyor.

There may be structures and improvements located on this tract which are not shown hereon.

Easements found in the Easement Search performed by Northeast Colorado Title Company, LLC, not shown on this plat at the client's request. See Easement Search Notes Summary for detail.

Underground utilities may or may not exist within the limits of this tract. The location of these facilities was not within the scope of work to be accomplished by the Surveyor.

There may be buried utilities located on this tract.

There may be easements which affect the land shown hereon.

Prior to any site excavations, contact the utility companies for location of their lines. Contact Colorado 811 at 800-922-1987 prior to excavation.

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 action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EASEMENT SEARCH NOTES SUMMARY:

EASEMENTS AND EXCEPTIONS FOUND BY NORTHEAST COLORADO TITLE COMPANY, LLC FILE NO. 244339, AS LISTED IN SCHEDULE B PART II:

9. Right of Way Deed granted to the The Colorado and Wyoming Rail Road Company recorded May 31, 1888 in Book 24 at Page 45; Reception No. 4316 of the Logan County, Colorado records, together with any and all assignments thereof or interests therein.

14. Right of Way Deed granted to The Board of County Commissioners of the County of Logan and State of Colorado recorded February 13, 1915 in Book 24 at Page 78; Reception No. 63282 of the Logan County, Colorado records, together with any and all assignments thereof or interests therein.

15. Right of Way Deed granted to The Board of County Commissioners of the County of Logan and State of Colorado recorded February 13, 1915 in Book 24 at Page 81; Reception No. 63287 of the Logan County, Colorado records, together with any and all assignments thereof or interests therein.

8. Short Form Agreement for Wind Farm Option and Easement Agreement between Russell Johnson Trust dated February 24, 2012 in Book 1037 at Page 772; Reception No. 49589; and Notice of Exercise of Option recorded March 2, 2021 in Book 1042 at Page 57; Reception No. 753974 of the Logan County, Colorado records, together with any and all assignments thereof or interests therein.

Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: CINTHIA HORNER
DATE OF SURVEY: 11 DEC 2024
PAGE 1 OF 1 PROJECT #: H24-065



SURVEYOR'S STATEMENT

I, Ryan E. Dickinson, a Registered Professional Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was under my supervision, and the monuments thereon actually exist, and this plat accurately represents said survey to the best of my knowledge and belief.

by: Ryan E. Dickinson
Colorado Professional Surveyor
Registration No. 36571