MINUTES – SPECIAL MEETING
GRAND COUNTY BOARD OF COUNTY COMMISSIONER
June 1, 2015

Present: Commissioner James Newberry, Commissioner District 1
Commissioner Merrit Linke, Commissioner District 2 - Chair
Commissioner Kris Manguso, Commissioner District 3

Also Present: County Manager Lurline Underbrink Curran
County Attorney Jack DiCola
County Clerk and Recorder Sara Rosene
Assistant County Attorney Bob Franek
Road and Bridge Supervisor Ken Haynes
Public Health Nurse Brene Belew-LaDue
Veterans Service Officer Duane Dailey
Housing Authority Director Jim Sheehan
County Treasurer Christina Whitmer
IT Director Martin Woros
County Assessor Tom Weydert
County Engineer Tim Gagnon
EMS Chief Ray Jennings

Those present recited the Pledge of Allegiance.

Commissioner Linke stated that as always, we are one Nation under God and we ask God for his help to help us learn from the past, to make good decisions today for the best Grand County possible.

Road and Bridge Update

Assistant Road and Bridge Supervisor Bill Clark stated that the slough on County Road 1 did not drop much over the weekend.

Commissioner Newberry asked if there is a maintenance schedule for the roads on the County web page.

Mr. Clark will work with Supervisor Haynes to see if there is a way to post that information.

County Engineer Gagnon stated that with regard to the factor of safety at the landfill, Shannon and Wilson is looking at a 1.2 or 1.3. The cost has not changed too much from what was discussed a couple years ago. The factor of safety of 1.2 was an estimated cost $14,000,000 to $15,000,000 and approximately $22,000,000 to $24,000,000 for the 1.3 factor. That is an increase of about 50 percent in the amount of stability in design.

Some of the questions County Engineer Gagnon followed up on was understanding what other options the County has with regard to factor of safety. One of the questions was if Shannon and Wilson would look at 1.1 or a 1.15 factor of safety. Greg Fischer of Shannon and Wilson stated that the lowest he ever designed was 1.15 factor of safety and would consider looking at that. Mr. Fischer did not recommend 1.1 because of diminishing returns.

County Engineer Gagnon stated that some of the retaining walls are built is for life, health, and safety. The landfill is not the same type of scenario in the catastrophic failure discussion.

The actual landslide that is being looked at does not show any major movements. It will be a slow moving system. Mr. Fischer indicated that the worst case scenario would be significant enough movement that would cause damage to the retaining walls, the cylinder piles, and the soil anchors that would need to be repaired.

Commissioner Newberry asked if it would cost anything different to design. Mr. Gagnon stated that the cost is the same. Commissioner Newberry recommended that the County do the 1.2.

The Board agreed that it be designed to 1.2 factor of safety.

Commissioner Linke stated that he spoke with people with a geology background and an engineering background. The question expressed to Commissioner Linke was what the worst case scenario with no design.
County Engineer Gagnon stated that landfill crack, integrity becomes an issue. The worst case scenario would be groundwater contamination.

County Manager Underbrink Curran stated Grand County owns property to Highway 125 but the permit boundary of the landfill does not go to Highway 125 so the County is up against the permit boundary of the landfill.

County Manager Underbrink Curran stated that she does not know if the boundary can be modified. Everything that is happening is within the boundary of the landfill.

Commissioner Manguso feels that amending the boundary might be the cheapest way to go because the County owns that land.

Commissioner Linke stated that there are sloughs and landslides all over the County. No life or limb was lost over slides. Commissioner Linke stated that he believes the County is required to do the design as part of the closure plan.

County Engineer Gagnon believes the whole premise behind stopping the landslide is not because of the landslide itself but the fact it could cause problems with the landfill material and the concerns with the closure plan and how the Colorado Department of Public Health and Environment would react. Mr. Gagnon stated that he believes that there will eventually be issues with the landfill cover.

Commissioner Linke stated that he also discussed the fracturing of the slip planes. If the slip plane is fractured, the water may flow through and the planes will not be so smooth.

County Engineer Gagnon stated that the Board was given a heads upon the two-way traffic over the weekend on County Road 804. The County Attorney, district manager, Road and Bridge, and County Engineer met with the contractor and came to a reasonable price. The district and County agreed to split the total cost per weekend to flip over to two-way traffic and go back to one-way traffic during the week. The cost per weekend is $3,297. The duration should be five or six weeks.

Commissioner Manguso moved to approve the Change Order between Grand County and Premier Earthworks to allow for two-way traffic on weekends and holidays for two weekends on County Road 804.

Discussion: Commissioner Newberry asked for the definition of weekend. Mr. Gagnon stated that on a holiday weekend, the work changes over at noon. The rest of the time it is 5:00 p.m. or the end of work day.

Commissioner Linke stated that two-way traffic allows them to close up some of the openings in the road and to move the materials. This is the busiest County Road and it keeps getting busier on the weekends.

Commissioner Manguso amended her motion to state “approve and execute the Change Order on County Road 804 in the amount of $3,297 which covers the first two weekends (May 23 and May 30) to change to two-way traffic and authorize the County Engineer to approve additional weekends at the same cost up to six weeks.”

The motion passed unanimously.

Mr. Gagnon provided the Board with a Pay Application from Premier for mobilization and construction bonds. The Pay Application is for $18,996.41 and it includes five percent retainage for the work.

Commissioner Manguso moved to approve the Application and Certification for payment to Premier in the amount of $18,996.41 for County Road 804 project.

The motion passed unanimously.

Mr. Gagnon stated that he received the report back from Ground Engineering regarding County Road 5. Ground Engineering analyzed the existing sections and made a recommendation on what needs to be done to get back to a 20-year service life.

Mr. Gagnon stated that in the report it says, “based on existing pavement conditions the proposed amount of truck traffic from US 40 construction project and the proposed Trucking route being restricted to segment one near Fraser, it appears that the impact on the roadway pavement will be limited. Ground Engineering
recommends that overlay construction be completed after the US 40 construction in order to address any localized areas that might be distressed by the increased truck traffic.”

Commissioner Newberry stated that the County is opening Corona with a Snowcat. Commissioner Newberry asked if there is any scheduled maintenance for the road. The road is getting rougher.

Mr. Clark stated that the County will do Schedule A maintenance.

The Board will go onsite to look at the road.

Finance Director

Curtis Lange for Scott Berger, Finance Director, presented the Warrant Register and Expenditure List to be paid on June 3, 2015, for vendor payments. The list for this period was verified for the Board’s approval.

Commissioner Manguso moved to approve and sign the warrants to be paid on June 3, 2015.

The motion passed unanimously.

Housing Authority

The Board convened a Special meeting of the Grand County Housing Authority.

General Public Comments/Issues by any member of the public wishing to address the Board

Eden Recor stated that the organization chart he presented was for consideration and comments.

Mr. Recor stated that the County Manager stated that she was the head of Human Resources and Mr. Recor believes that is a conflict of interest. Mr. Recor stated that Human Resources should be separate.

Mr. Recor stated that the Personnel Policy Review Committee is not the solution. The Board of Commissioners can take the information from the committee but the Board has the final authority.

Commissioner Linke confirmed that is currently the case.

Mr. Recor stated that items have been brought up before the Board but he sees no follow through.

Mr. Recor stated that he believes that the public wants nepotism addressed without firing people. It would be a change for the future.

County Manager Underbrink Curran stated that she can only hire and fire the people who work for her. The Board hires and fires the appointed officials.

Mr. Recor believes that the County Manager should not be over the Human Resources Department.

County Manager Underbrink Curran stated she allows the departments to function. There are elected and appointed officials. The Human Resource person consults with the Assistant County Attorney almost regularly. Ms. Underbrink Curran provides assistance on policy issues. Ms. Underbrink Curran rarely gets involved with Human Resources.

Commissioner Newberry stated that Mr. Recor has proposed an organizational chart. Commissioner Newberry stated that is shows interesting things as far as management and the number of people it takes to do certain jobs. Commissioner Newberry stated that the Board has not had a discussion on whether it wants to change what is in place. If the Board has the conversation, the proposed chart from Mr. Recor could be part of the discussion.

Commissioner Linke stated that the Board will consider studying this.

Commissioner Manguso stated that the discussion regarding the organizational chart of the County and consideration of home rule will be on the June 23, 2015 agenda.

Mr. Recor stated that more people are getting interested in the Board meetings because of live streaming.
Mr. Moyer stated that Mr. Recor indicated that Juvenile Services had only three cases. Mr. Moyer encouraged Mr. Recor to contact the head of Juvenile Services to obtain the correct information.

**Departmental Contracts, Comments/Issues**

Veterans Service Office Duane Dailey stated that he is hosting a meeting on Friday June 5, 2015. Commissioner Linke will attend the meetings.

Commissioner Manguso stated that she was contacted by a female veteran regarding the identification of the County vehicle. Commissioner Manguso asked if there is a County logo on the County vehicle. Mr. Dailey stated that he has a set of magnets that he can put on his vehicle.

Commissioner Manguso stated that she understands that the vehicle is blue (unlike other County vehicles) and there is no logo. The female veteran was uncomfortable getting into a blue unmarked vehicle with anyone. If the vehicle is a County vehicle, the veteran wanted the vehicle to be marked.

Mr. Dailey stated that he finds a lot of PTSD guys in the woods and they are startled by people in authority. Mr. Dailey noted that the vehicle has government license plates. The vehicle has a number issued by Road and Bridge to get maintenance.

Commissioner Manguso asked how many other VSO vehicles are unmarked.

Mr. Dailey stated that Yuma, Kit Carson, Moffat counties do not have marked vehicles. He noted that a vast majority do not have marked vehicles.

Commissioner Newberry stated that he understands why Mr. Dailey does not have a marked vehicle. Commissioner Newberry stated that Mr. Dailey should accommodate each person by deciding if the magnetic stickers should be on the vehicle. Commissioner Newberry stated that Mr. Dailey knows his clientele.

Mr. Recor stated that he would like to see the County hire some of these veterans.

Commissioner Newberry stated that the Board feels that it is important to have a full-time Veterans Service Officer. Commissioner Newberry added that he appreciates Mr. Dailey going out and finding these people.

Public Health Nurse Brene Belew-LaDue presented the Board with contracts.

Ms. Belew-LaDue stated that one of the contracts is for Public Health Emergency Preparedness. The contract is for $19,565 and it continues what the County has done for 14 years as far as planning, exercise, and training and assuring that her department is prepared for any kind of all-hazard response to an emergency.

Commissioner Newberry moved to approve the Contract between the State Health Department and Grand County in the amount of $19,565 for emergency response and planning as presented.

The motion passed unanimously.

Ms. Belew-LaDue presented a contract for emergency response and preparedness for Ebola preparedness. This contract will go through September 2016 and is in the amount of $15,000. Grand County is on call for conducting monitoring of Ebola patients who come into Grand County. Ms. Belew-LaDue stated that her department is on call 24/7/365 to monitor a patient if need be.

Ms. Belew-LaDue stated that the training and planning can also be used for other diseases. The budget includes personal protective equipment for first responders for EMS.

Commissioner Newberry moved to authorize the Chair to sign the agreement between Grand County Public Health and the State Department of Public Health in the amount of $15,000 as presented.

Discussion: Commissioner Newberry stated that he hopes that what he has to say does not mess up the funding, but just because the government is sending the County $15,000 he wondered why the County should take it. The Ebola threat is minimal.

Commissioner Newberry noted that the money can be used to take care of other outbreaks.
The motion passed unanimously.

Ms. Belew-LaDue stated that she is looking to find a temporary cook for the Granby Senior Nutrition site.

Kathy Etler came to introduce the new executive secretary Rosalie Pinney.

Human Resources Director Colleen Reynolds presented the Board with a contract with WorxTime. The software is used to produce the mandatory 1094 and 1095 forms in accordance with the Affordable Care Act. The Legal Department is fine with the contract.

Commissioner Newberry moved to authorize the Chair to sign the subscription between Grand County and WorxTime in an amount not to exceed $5,500 for first year.

The motion passed unanimously.

County Clerk and Recorder Sara Rosene presented:

Darrell Clapper, Owner/President of CWREVIVALENTERPRISE, LLC dba Chuck Wagon Café & Bar is requesting renewal of his Tavern Liquor License.

All fees have been paid to the State and to Grand County. The Sheriff’s letter reflects no adverse actions.

I would like to recommend approval for his Tavern License.

[End of memo]

Commissioner Manguso moved to approve the renewal of the Tavern Liquor License for Darrell Clapper, Owner/President of CWREVIVALENTERPRISE, LLC dba Chuck Wagon Café & Bar as presented.

The motion passed unanimously.

County Clerk and Recorder Sara Rosene presented:

Grand Lake Metropolitan Recreation District dba GRAND LAKE GOLF COURSE, located at 1415 County Road 48 in Grand Lake would like to renew their Hotel and Restaurant Liquor License with Optional Premises.

All fees have been paid to the State and to Grand County. The Sheriff’s letter reflects no adverse actions.

I would like to recommend approval.

[End of memorandum]

Commissioner Manguso moved to approve the renewal of the Hotel and Restaurant Liquor License with Optional Premises for Grand Lake Metropolitan Recreation District dba GRAND LAKE GOLF COURSE as presented.

The motion passed unanimously.

Ms. Underbrink Curran stated that the organization chart discussion is on the June 16 agenda at 3:15 p.m. Commissioner Linke stated that the conversation will be over the possible restructure of organization chart and home rule county.

Board Business/Correspondence/Calendar

Commissioner Manguso moved to appoint Doug Doudna, Kelly Griesh, and Stuart Thomson to serve as referees and arbitrators for the 2015 Board of Equalization hearings.

Discussion: Commissioner Linke stated that for clarification, the motion is to approve those individuals to be on the list. Ms. Underbrink Curran stated that they are approved as arbitrators or referees. When staff gets the schedule, staff matches who is appealing with the schedule.
Commission Linke stated that all three are to be approved to be on the list to be chosen to sit on an equalization hearing.

The motion passed unanimously.

Commissioner Manguso stated that the Kremmling Chamber is requesting an EMS standby for the Cliff golf tournament and run on June 20.

Commissioner Manguso moved to allow EMS and ambulance at the annual Cliff Golf Tournament and the run on Saturday June 20 for Kremmling Days at no cost. The request is for 9:45 a.m. to 2:30 p.m.

Discussion: Commissioner Newberry stated that it is a standby situation where if there is a response, the EMS crew will respond and that is why it is a no charge.

The motion passed unanimously.

The Kremmling Chamber of Commerce has asked for the use of a generator and light plant for Kremmling Days.

Commissioner Manguso moved to approve use of a generator and light plant for Kremmling Days event at no cost as the County has in the past.

Discussion: Commissioner Linke stated that motion is to allow the use of the generator and light plant and the discussion is that they did this in the past and it is no charge.

The motion passed unanimously.

The Board reviewed the County Attorney screening form.

Mr. Recor asked that the Board publish the screening form. The Board will put that out for people to review.

Commissioner Manguso noted that when you are hiring people, there is an intangible quality that cannot be described.

Commissioner Manguso stated that the Kremmling Sanitation District is asking for a waiver of the Building Permit fee for the construction of a pole barn at the waste water treatment plant.

Commissioner Manguso moved to waive the Building Permit fee as requested by the Kremmling Sanitation District.

The motion passed unanimously.

The Middle Park Medical Center is asking the County to sign a Certification of Significant Community Support. The Middle Park Medical Center is trying to restructure its debt. Mr. Franek stated that he will review the request.

Commissioner Linke stated that the Board worked with the Middle Park Stockgrowers with regard to State Land Board land. Commissioner Linke stated that it appears that the State Land Board honored the request of Grand County.

Calendar

June 1, 2, 3 CCI
June 4 Leadership meeting staff meeting 7:30 a.m. at the Granby Road and Bridge Shop
Staff meeting with County Manager
June 5 Colorado Veterans Administration at Mountain Parks Electric
June 8 Mayors and Managers meeting at 10:00 a.m. in Grand Lake
June 8 Grand Lake Town Board meeting at 7:30 a.m.
Irrigators meeting at 10:00 a.m. at the Extension Hall

The Board received applications from people interested in being the citizen representative for County Attorney screening process.
The Board appointed Steve Peters to the citizen representative to the County Attorney selection committee.

**Manager and Attorney Items**

County Manager Underbrink Curran presented Resolution No. 2015-6-1, “A RESOLUTION APPROVING AND AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A PROCLAMATION DECLARING THE WEEK OF JUNE 7-13, 2015 AS ‘WILDFIRE AWARENESS WEEK IN GRAND COUNTY, COLORADO’”

Commissioner Manguso moved to approve Resolution No. 2015-6-1 as presented.

The motion passed unanimously.

Ms. Underbrink Curran requested a motion to allow the Chair to execute a United States Department of Interior Bureau of Reclamation Permit for the Lakeridge Communication site with Grand County.

Commissioner Manguso moved to authorize the Chair to sign the Special Use Permit for the Lakeridge Communication site and authorize the Chair to sign.

The motion passed unanimously.

Ms. Underbrink Curran presented the Board with a letter nominating Commissioner Linke to the Resource Advisory Committee.

Commissioner Manguso moved to approve letter nominating Merrit S. Linke to the West Slope Resource Advisory Council (RAC).

The motion passed unanimously.

Ms. Underbrink Curran stated that she just received a request from the Town of Winter Park asking for a letter of support for a 5311 grant for transportation and it is due on Friday.

Commissioner Newberry moved to write and authorize Commissioner Linke to sign the letter of support outside of the meeting once completed for the 5311 grant for transportation.

The motion passed unanimously.

Ms. Underbrink Curran stated that the reservoirs appear to be filled and ready to spill. There will be no diversions through the Moffat Tunnel for the next two days.

Ms. Underbrink Curran stated that the Pro Challenge Bike Race is coming through Grand County again. Because of the construction on Highway 9, the group would like to use County Road 3 as an alternate route.

Commissioner Linke stated that he has heard concerns for bikers on County Roads. There are not enough shoulders on the road.

Ms. Underbrink Curran stated that during the Pro Challenge the road is shut down.

Ms. Underbrink Curran stated that there are residents as well as business on the road.

The event is on August 18, 2015. Commissioner Newberry stated that the County is already diverting traffic onto the road. It is a dirt road for a bike race. Commissioner Newberry feels like we are causing a problem.

Ms. Underbrink Curran met with the Corps of Engineers last week to try to determine the type of permit that would be required for the Windy Gap Bypass. Ms. Underbrink Curran stated that Colorado Parks and Wildlife is very much behind the project.

Ms. Underbrink Curran stated that she attended a very positive meeting on Grand Lake clarity and the Water Quality Control Commission. Ms. Underbrink Curran stated that she was very proud to be part of the west slope group that laid out a process that appeared to move this process forward without having to draw a line in the sand.
Mr. Moyer provided the Board with letters regarding sewer taps for two properties.

Mr. Moyer stated that the Expense and Reimbursement Policy that was discussed at the last department head meeting will be moving forward for consideration at the next Board of Commissioners meeting.

Mr. Moyer stated that he is finishing up items for the RICD at Pump House.

Mr. Franek reported that the response for the YMCA case is due June 9.

Assistant County Attorney presented the following Resolutions for Board approval:

Resolution No. 2015-5-40, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO AUTHORIZING OUT-OF-STATE TRAVEL FOR THE GRAND COUNTY EMS CHIEF”


Resolution No. 2015-5-46, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AND ADOPTING EXCEPTIONS TO VOUCHER APPROVAL”


Commissioner Manguso moved to approve Resolution Nos. 2015-5-40 through 2015-5-48 as presented. The motion passed unanimously.

Commissioner Newberry moved that upon review by the County Attorney that the Chair be allowed to sign the letter of support for Middle Park Medical Center to refinance. The motion passed unanimously.

Public Hearing – Winter Park Horseman’s Association Inc./Special Liquor License

County Clerk and Recorder Sara Rosene stated that her office received no remonstrance. The hearing has been cancelled and she presented as follows:

Janette Fudge, Secretary of the Winter Park Horseman’s Association is requesting their annual Special Events Permit. The first event will be held on the weekend of July 4, 2015 and the final event will be on the weekend of August 15, 2015. There will be a total of seven events this year.

They will sell malt, vinous and spirituous liquor from 12:00 noon until 12:00 a.m. at each event. There have been no changes to the licensed premise.

All fees have been paid to the State and to Grand County; therefore, I would like to recommend approval of their request.

[End of report]

Commissioner Newberry moved to approve the Special Events License for the Winter Park Horseman’s Association as presented by the County Clerk. The motion passed unanimously.

Board Business

Commissioner Newberry moved to convene an Executive Session at 11:16 a.m. citing Section 24-6-402, CRS, which states that local public bodies may utilize executive sessions for considering any of the following matters (specifically): (4)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on a specific legal question. The topic of the meeting is the pending litigation with Mr. Kohlwey.

The motion passed unanimously.

Commissioner Newberry moved to reconvene the regular meeting at 11:30 p.m.

The motion passed unanimously.

I, Merrit Linke, hereby attest that the portion of the executive session during which no minutes were taken was confined to a topic authorized for discussion in an executive session.

_____________________________________________
I, Anthony J. DiCola, hereby attest that the portion of the executive session during which the Recorder was directed to take no minutes constituted a privileged attorney-client communication.

Mr. DiCola reported that with regard to JBlanco, they are doing about half of what they are supposed to do. The County is holding up payment until they comply with what the FAA wants.

There was an issue with a small amount ($2,000) that was wrongly paid.

Stagecoach Meadows, Lot 59 Amended Final Plat
PROJECT NAME: Amended Final Plat for Lot 59 of the Stagecoach Meadows Subdivision
APPLICANT: James C. Williams and Melinda S. Williams
LOCATION: Lot 59 Stagecoach Meadows Subdivision, 198 County Road 517, Section 11, Township 1 South, Range 76

APPLICABLE REGULATIONS: Zoning Regulations and Subdivision Regulations
EXHIBITS: Amended Final Plat and Letter of Application
STAFF PLANNER: Brett Hanlon
REQUEST: The Applicant is requesting an Amended Final Plat to change the dimensions of a building envelope. This change would create a legally conforming use as the existing home would then be located within the building envelope.

I. DISCUSSION
The Applicant, James C. Williams, is requesting an Amended Final Plat to re-align the north side of the building envelope on lot 59 to relieve the encroachment of his single family home over the building envelope line. The Applicant received a Grand County Building Permit in 2014 based on a site plan that showed the building site entirely within the building envelope. After County approval, the Applicant requested and received approval from the Design Review Committee of Stagecoach Meadows to build his home 6 feet and 6 inches outside of the building envelope. The reason for this allowance was to save three large trees on the south side of the house and a cluster of 15 trees on the southeast side of the house. The north side of the house is meadowland and created no building issues. Land to the north of the house was also determined to be the best site for the septic tank and leach field.

It was the Applicant’s understanding that after turning in an Improvement Location Certificate (ILC) and receiving approval from the HOA, he needed no further approvals from the County. Currently, the home is 2 feet and 6 inches over the northern building envelope line. The Applicant has hired a surveyor to re-draw the northern line of the building envelope to correct the problem and produce a legally conforming final plat.

II. REGULATIONS
A. ZONING REGULATIONS
COMPLIANCE/NONCOMPLIANCE WITH GRAND COUNTY ZONING REGULATIONS
Lot 59 of the Stagecoach Meadows Subdivision is zoned Forestry and Open by Grand County. The minimum lot size in the Forestry and Open Zone District is two (2) acres. Lot 59 of the Stagecoach Meadows Subdivision is 3.616 acres and meets the minimum lot size requirements in this zone. This zone requires 30’ minimum front yard setbacks, 10’ minimum side yard setbacks and 20’ minimum rear yard setbacks. The amended building envelope that is proposed would meet all setback requirements.

B. SUBDIVISION REGULATIONS
COMPLIANCE/NONCOMPLIANCE WITH GRAND COUNTY SUBDIVISION REGULATIONS
1. SUBDIVISION REGULATIONS – 4.3(2) Final Plat
The final plat shall contain or be accompanied by the following information:

(a) Title, scale, North arrow, and date
This requirement has been met.

(b) Legal description of property, together with a complete reference to the book and page of records of the County Clerk and Recorder where the conveyance to the subdivider is recorded.
This requirement has been met.

(c) Primary control points, or description and ties to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
This requirement has been met.

(d) Tract boundary lines, rights-of-way lines of streets, easements and other rights-of-way, and property lines of residential lot and other site, with accurate dimensions, bearings or deflection angles, and radii, ares and central angles of all curves with long chord bearings and distances.
This requirement has been met.

(e) Names and right-of-way width of each street or other rights-of-way.
This requirement has been met.
(f) Location, dimensions and purpose of any easement, including reference by book and page to any pre-existing recorded easements.
   This requirement has been met.

(g) Number to identify each lot or site and acreage of each site to nearest 1/100th of an acre.
   This requirement has been met.

(h) Purpose for which sites, other than residential lots, are dedicated or reserved.
   This requirement has been met.

(i) Location and description of monuments
   This requirement has been met.

(j) Current title commitment
   This requirement has been met.

(k) Statement by owner platting the property and dedicating the streets, rights-of-way, easements and any sites for public uses.
   This requirement has been met.

(l) Surveyor’s Certificate
   This requirement has been met.

(m) Certificates for approval by the Planning Commission and Board of County Commissioners
   This requirement has been met.

(n) Certification by a qualified professional engineering, designing or planning firm, insuring compliance with the design standards and all other requirements of the Grand County Subdivision Regulations.
   N/A

(o) A two and one-half by three inch (2-1/2’ x 3’) vertical box in the lower right hand corner shall be provided for use by the County Clerk and Recorder.
   This requirement has been met.

(p) The executed original of the Restrictive Covenants and Articles of Incorporation and Bylaws of any owners’ association showing filing of the Articles in the office of the Secretary of State of the State of Colorado.
   This requirement has been met. The Applicant has included an HOA Certificate on the amended final plat. It is acceptable that this HOA Certificate stay on the amended final plat.

(q) A vicinity map.
   This requirement has been met.

(r) The subdivider shall provide storm drainage plans, sewer plans property survey and proof of ownership.
   N/A

(s) The subdivider shall provide sites and land areas for schools and parks when such are reasonably necessary to serve the proposed subdivision and the future residents thereof.
   N/A

(t) No subdivision shall be approved until such data, surveys, analyses, studies, plans, and designs as may be required by this section and by the County Planning Commission or the Board of County Commissioners have been submitted, reviewed and found to meet all sound planning and engineering requirements of the County contained in these Subdivision Regulations.
   This requirement has been met.

(u) Major Activity Notice. Whenever a subdivision or commercial or industrial activity is proposed which will cover five (5) or more acres of land, the governing body of the municipality in which the activity is proposed shall send notices to the Colorado Land Use Commission and the Board of County Commissioners of Grand County of the proposal prior to approval of any zoning change, subdivision, or building permit application associated with such a proposed activity.
(v) Each month the Board of County Commissioners or their appointed representative shall transmit to the Colorado Land Use Commission copies of the notice of filing and a summary of information of such subdivision preliminary plan and plat submitted to them together with a report of each exemption granted by the Board of County Commissioners on such form as may be prescribed by the Colorado Land Use Commission.

(w) A 14” x 18” black-line mylar(s) with approved addresses and road numbers as required.

This requirement was met when the Stagecoach Meadows Subdivision was created.

(x) Statement of taxes due showing current taxes paid.

This will need to be submitted prior to recording this Amended Final Plat.

(y) An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat. The drawing shall be based or transformed to a known coordinate system, not an assumed local coordinate system. If GPS Lat/Long is not used for this reference, the Geographic Coordinate Data Base should be used to obtain relative coordinates available from the BLM at www.blm.gov/gcdb. The drawing shall include either a data dictionary to explain the layers, or a self-explanatory layering system.

This requirement was met when the Stagecoach Meadows Subdivision was created.

III. STAFF COMMENTS

This Amended Final Plat will effectively enlarge the building envelope on the site to eliminate the existing encroachment of the Applicants’ single family home over the building envelope line. The building site which is delineated by the building envelope will be increased from 0.58 acres to 0.60 acres and it will be consistent with all Grand County Zoning Regulations and Subdivision Regulations.

IV. STAFF RECOMMENDATION

Staff recommends the approval of the Amended Final Plat of Lot 59 Stagecoach Meadows with the following conditions to be met prior to the recording of the Amended Final Plat.

1. A statement of taxes showing that all current taxes have been paid shall be submitted prior to the recording of this Amended Final Plat.

2. A 24” x 36” Amended Final Plat on mylar will need to be submitted prior to the recording of this Amended Final Plat.

Commissioner Newberry moved to approve the Stagecoach Meadows, Lot 59, Amended Final Plat as presented by staff.

The motion passed unanimously.

There being no further business to come before the Board, the Regular meeting was adjourned at 11:24 a.m.

The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this _______ day of June 2015.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Grand County Clerk and Recorder