

GRAND COUNTY PLANNING COMMISSION
January 14, 2026

MEMBERS PRESENT: Ryan McNertney (Chair)
Brad White
Bob Gnuse (Zoom)
Breckin Clayton
Cliff Foster
Chris Murphy
Kim Shepton

MEMBERS ABSENT: Lynn Adams
Shaun Mullahey

STAFF PRESENT: Kris Manguso
Hannah Zagone
Shira Cohen (Assistant County Attorney on Zoom)
Maxine LaBarre-Krostue

OTHERS PRESENT: Marianne Deginnger
Cody Shackley
Nick Costello

The January 14, 2026 Grand County Planning Commission was called to order by Chair Person Ryan McNertney at 5:30 p.m. Roll call was taken starting with Staff. Ryan McNertney entertained a motion for approval of the November 12, 2025 minutes, Kim Shepton made a motion to approve the minutes and Chris Murphy seconded the motion. With all commissioners in favor motion carries.

Ryan also added that there is an amendment to the agenda. The board will be voting for a new first chair and second chair due to Shaun Mullahey stepping away from the board temporarily, possibly permanently and will not be chair any longer. Brad White nominated Ryan McNertney as chair and Cliff Foster seconded the motion, and will all in favor motion carries. Brad White also nominated Cliff Foster as vice chair, and Chris Murphy seconded the motion. Motion carries with all in favor.

1) Grand County Library District – Outright Exemption

Kristen Manguso Community Development Director was present requesting recommendation of approval for an Outright Exemption to create a 3.504-acre parcel of land for the Grand County Library District to construct a new Kremmling Library.

Gary W. and Jennifer L. Bumgarner are the current owners of a 39.718-acre metes and bounds property by Quit Claim Deed recorded at Reception No. 2022003266. This request is to create an outright exemption to divide a 3.504-acre parcel that will be transferred to the Grand County Library District, and be used to construct a new Kremmling Library. This will leave a 36.214 residual parcel of land, which is above the Senate Bill 35-acre requirement, exempting it from further land use regulation.

COMPLIANCE WITH THE GRAND COUNTY ZONING REGULATIONS

The property is currently zoned Residential according to the Grand County Zoning Regulations. Residential Zoning requires a minimum lot size of 7,000 square feet when served by both public water and sewer, which is required to be provided by the Town of Kremmling. In any case, the Outright Exemption Parcel is proposed at 3.504 acres, well above the minimum lot size for this zone district.

As discussed above, the residual metes and bounds property will remain above the Senate Bill 35 requirement of 35 acres at 36.214. As such, the request complies with the Grand County Zoning Regulations.

STAFF COMMENTS:

A correctly executed Quit Claim deed from Gary W. and Jennifer L. Bumgarner to the Grand County Library District shall be provided prior to recording.

STAFF RECOMMENDATION

Staff recommends the Grand County Planning Commission send forth a recommendation of approval for the Grand County Library Outright Exemption with the following conditions to be met prior to recording:

1. If required, all 2025 taxes shall be paid before recording the plat.
2. A correctly executed Quit Claim deed from Gary W. and Jennifer L. Bumgarner to the Grand County Library District shall be provided.
3. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format, which contains the physical features of this development request shall be emailed to Planning@co.grand.co.us.

4. A final 24" x 36" Mylar shall be provided.
5. All recording fees shall be paid by the Applicant

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

DISCUSSION

Discussion was opened with the applicant Mary Ann Degginger (executive Director for the Grand County Library District). Ryan McNertney asked for confirmation that there were no questions or concerns with the conditions from the Certificate of Recommendation. Mary Ann confirmed that there were no questions or concerns. They will start the annexation process with the Town of Kremmling after the parcel is created.

Kim Shepton asked if there would be a fenced off area to the road accessing the mobile home park adjacent to the property so there's no egress to the property. Mary Ann stated that was to be determined, and once in the design phase there would be some type of separation from the two properties.

With no further discussion from the Board or public Ryan entertained a motion for Agenda item one. Brad White recommended approval of the Grand County Library Outright Exemption, and Chris Murphy seconded the motion. Board was all in favor, and motion carries.

2) Varra – Outright Exemption

Hannah Mahorney Community Development Planner I was present requesting recommendation of approval for an Outright Exemption to create an 9.85-acre parcel of land from a 115-acre property.

Estate of Pasquale Varra is the current owner of a 115-acre metes and bounds property by Letters Recorded at Reception No. 2025003320. This request is to create an outright exemption to divide a 9.85-acre parcel that will be used for the family's private residence and the remainder of the property will be annexed into the Town of Hot Sulphur and used as open space. This will leave a 105.15-acre residual parcel of land, which is above the Senate Bill 35-acre requirement, exempting it from further land use regulation.

The project will acquire 110 acres of property adjacent to the town, including 2 cfs of water rights for agriculture associated with an irrigation ditch. The land is open space with

approximately 0.36 miles of Colorado River frontage. It consists of hay fields, a cottonwood and willow riparian corridor, sagebrush, and grass meadows and a metal storage building. It serves as a wildlife migration corridor and has a diverse plant community. Public access will be developed on the west side of the property. The purposes of the project are to protect and preserve the property as undeveloped open space, protect the landscape's scenic quality, and to preserve the property's historic use for agriculture. Additionally, the property will be open to the public for low-impact, sustainable, non-motorized recreation. More detailed plans for trails will be compatible with agriculture uses and developed once the Town owns the property. The property has high development potential considering its moderate terrain, extensive river access, and closeness to Highway 40 and the Town. The Town intends to pursue developing a conservation easement to ensure that the property's conservation values will remain protected in perpetuity. On December 9th, 2026 the BOCC granted Open Lands Rivers and Trails funds in the amount of \$3,000,000 to the Town of Hot Sulphur for the purchase of the remaining 110 acres.

COMPLIANCE WITH THE GRAND COUNTY ZONING REGULATIONS

The property is currently zoned business according to the Grand County Zoning Regulations. Business Zoning requires a minimum lot size of 1 (one) and have at least 50 feet of width. In any case, the Outright Exemption Parcel is proposed to be 9.85 acres, well above the minimum lot size for this zone district.

As discussed above, the residual metes and bounds property will remain above the Senate Bill 35 requirement of 35 acres at 105.15. As such, the request complies with the Grand County Zoning Regulations.

GRAND COUNTY OUTRIGHT EXEMPTION REGULATIONS

1.4 JURISDICTION

- (1) The Board of County Commissioners shall allow the division of land without complying with either Grand County Subdivision or Subdivision Exemption Regulations under the following circumstances
 - a) Which involves adjustment of a tract boundary to establish/determine a boundary when substantial evidence of a bona fide dispute is presented.
 - b) Which involves adjustment of a tract boundary to eliminate an existing encroachment of a substantial structure upon the real property of another.
 - c) Which involves acquisition of access from one parcel of property through another.

d) Which involves other unusual circumstances which are deemed by the Board of County Commissioners to justify such a grant.

Staff finds the Outright Exemption request justified under criteria (d). The application proposes creating a 9.85-acre parcel in order to the owners to have the ability to construct a single-family dwelling and sell the remainder to the Town of Hot Sulphur.

3.2 PLAT

- a) The title of the plat is ***Varra Outright Exemption***.
- b) The legal description is shown correctly, but the conveyance is not. ✓Conveyance shall be shown on the plat
- c) Primary control point and ties are on the plat as required.
- d) Tract boundary lines, easements and property lines are shown. ✓Right-of-way lines shall be fully shown
- e) Names and right-of-way width of each street is shown. ✓US Hwy 40 shall and East Cedar Ave be labeled correctly.
- f) ✓Utility easements and the access easement shall be correctly referred to on the plat.
- g) ✓All adjacent property owners shall be shown as required.
- h) The purpose of the Varra Outright Exemption is to create a 9.85-acre parcel of land to be used for the future construction of a single-family dwelling.
- i) All monuments are depicted as required.
- j) Title commitment No. 0305481-C issued by Title Company of the Rockies with an effective date of October 28, 2025 for the property has been provided and shows no lien holder. ✓The title commitment shall be shown on the plat.
- k) ✓The dedication statement shall be corrected to read as; KNOW ALL MEN BY THESE

PRESENTS: That Estate of Pasquale Varra, represented by Virginia A. Frazer-Abel is the owner of that real property situated in Grand County, Colorado, more fully described as follows: (legal description). That he has caused said real property to be laid out and surveyed as Varra Outright Exemption and does hereby dedicate and set apart all the streets, alleys, and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements. IN WITNESS WHEREOF (Estate of Pasquale Varra) has caused his name to be hereunto subscribed this ___ day of, 20__.

- l) ✓The Surveyor's Certificate is incorrect and shall read as follows;

I, (surveyor's name), a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of (name of exempted tract) truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground. (Surveyor's Name)

- m) ✓A correct Commissioner Certificate shall be shown as required.
Approved this day of, 20__ by the Board of County Commissioners of Grand County, Colorado pursuant to Grand County Outright Exemption Regulations adopted by Resolution No.

Chairman Board of County Commissioners Grand County, Colorado

- n) Space for use by the County Clerk and Recorder has been provided.
- o) A vicinity map has been provided.
- p) The Outright Exemption property is bordered by East Cedar Ave to the south and US Hwy 40 to the north west. ✓A plat note shall be added that states "Access to this lot is from East Cedar Ave. HWY 40 shall not be used to access this lot."
- q) Water will be provided by well and sanitation will be provided by OWTS.
- r) Taxes for the property have been paid as of January 5, 2026. However, ✓if taxes for 2025 become due prior to this plat being recorded, they shall be paid prior to recording.

- s) ✓An electronic copy of the approved plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided at the time of recording.
- t) No additional information is expected to be required by the Grand County Board of County Commissioners.

STAFF COMMENTS:

✓A correctly executed Quit Claim deed from the Applicant to the Applicant shall be provided for both lots prior to recording.

STAFF RECOMMENDATION

Staff recommends the Grand County Planning Commission send forth a recommendation of approval for the Varra Outright Exemption with the following conditions to be met prior to any hearing before the Board of County Commissioners:

1. Utility easements and the access easement shall be correctly referred to on the plat.
2. All adjacent property owners shall be shown as required.
3. The title commitment shall be shown on the plat.
4. The dedication statement shall read as; KNOW ALL MEN BY THESE PRESENTS: That Estate of Pasquale Varra, represented by Virginia A. Frazer-Abel is the owner of that real property situated in Grand County, Colorado, more fully described as follows: (legal description). That he has caused said real property to be laid out and surveyed as Varra Outright Exemption and does hereby dedicate and set apart all the streets, alleys, and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements. IN WITNESS WHEREOF (Estate of Pasquale Varra) has caused his name to be hereunto subscribed this ___ day of, 20__.
5. The Surveyor's Certificate is incorrect and shall read as follows;

I, (surveyor's name), a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of (name of exempted tract) truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground. (Surveyor's Name)

6. A correct Commissioner Certificate shall be shown as required.
Approved this day of, 20___ by the Board of County Commissioners of Grand County, Colorado pursuant to Grand County Outright Exemption Regulations adopted by Resolution No.

Chairman Board of County Commissioners Grand County, Colorado

7. A plat note shall be added that states "Access to this lot is from E Cedar Ave. US HWY 40 shall not be used to access this lot."
8. If required, all 2025 taxes shall be paid before recording the plat.
9. A correctly executed Quit Claim shall be provided.
10. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format, which contains the physical features of this development request shall be emailed to Planning@co.grand.co.us.
11. A final 24" x 36" Mylar shall be provided.
12. All recording fees shall be paid by the Applicant

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

DISCUSSION

Ryan began the discussion by asking the applicant if they had seen the certificate and if there were any questions or concerns. Cody Shackley, part owner, confirmed that he had seen the certificate and did not have any questions or concerns.

Ryan had no questions, but asked that the certificate have the correct spelling of "Pasquale" and confirm the correct acreage before finalization.

With no further discussion from the Board or public Ryan McNertney entertained a motion for Agenda item two. Chris Murphy recommended approval for the Varra Outright Exemption, with

stipulations as presented, and Kim Shepton seconded the motion. The motion carries with all in favor.

3) The Collection at Winter Park Ranch – Final Plat

Hannah Mahorney, Community Development Planner I was present requesting recommendation of approval of a final plat approval for a seven (7) unit townhome development on Lot 14, Amended Final Plat of Winter Park Ranch First Filing.

Winter Park Ranch LLC, “Applicant” represented by Nicolas Costello is the current owner of Lot 14, Amended Final Plat of Winter Park Ranch First Filing by Warranty Deed recorded at Reception No. 2024005608 of the Grand County records.

The Applicant is requesting final plat approval for one (1) four-plex unit and one (1) triplex unit, to be platted as townhomes under the Grand County Subdivision Regulations. The sketch plan originally showed two (2) four-plex’s with a total of eight (8) units, however after discussion with the County Engineer, it was agreed that removing one (1) unit would eliminate potential parking and driving surface issues.

This lot will be served by both public water and sewer provided by Winter Park Ranch Water and Sanitation District. The site is located off of County Road 8, and is in the same vicinity as multiple other multi-family developments. Adjacent to the north is a five (5) acre metes and bounds parcel, immediately to the south is Middle Park Place, a five (5) unit condominium subdivision that was platted in 1998, to the east is a single-family dwelling, and to the west is Wildwood at Winter Park Ranch, an eight (8) unit townhome complex. The Applicants proposal is similar to Wildwood at Winter Park Ranch.

GRAND COUNTY MASTER PLAN

The Grand County Master Plan contains seven (7) Plan Elements that form the core of the Master Plan. The Plan Elements include policies and implementation actions, of which two (2) are relevant to this proposal.

PLAN ELEMENT 3 – DEVELOPMENT: THE BUILT ENVIRONMENT

Density is encouraged within the Urban Growth Areas where existing infrastructure and public services exist. Visually important lands and the desired rural landscape character is maintained. This proposal minimizes disturbance of the rural and open land character that the residents of Grand County cherish as this proposal is infill within a pre-existing development.

PLAN ELEMENT 4 – COMMUNITY AND PUBLIC FACILITIES

Development shall be located near public facility infrastructure, which increases efficiency and benefits existing users by reducing the impacts on outside resources. The parcel in this proposal is surrounded by existing public water and sewer service, electric, and other utilities that make development less impactful.

In order to ensure this development blends with the natural environment, the following design standards are noted on the final plat:

Earthen tone colors and materials that blend with the natural environment shall be used on the exterior of all structures, including but not limited to facades, roofs, doors, and trim.

Exterior lighting shall be minimized and shall be designed and installed to subtly illuminate functional areas only. The source of light shall not be visible above a horizontal plane and shall direct the light inward and downward onto the site and away from the adjoining properties. Fixtures shall be hooded and shall not be located above the eave lines. Use of “dark sky” fixtures are required.

Staff is of the opinion that this request is in compliance with the guiding principles contained within the Grand County Master Plan.

GRAND COUNTY ZONING REGULATIONS

This property is located in the Residential Zone District, and will be served by Winter Park Ranch Water and Sanitation District. The minimum lot size in the Residential Zone District is 7,000 square feet on subdivided land for a lot served by both public water and sewage facilities. Residential setbacks are thirty (30') feet from the front, twenty (20') feet from the rear, and five (5') feet on the side. Additionally, there is a platted ten (10') foot bridle path and utility easement along all side lot lines, that is shown on the plat as required.

✓Setbacks shall be shown on the final plat.

Per Grand County Zoning Regulations Section 14.3, multi-family dwellings with one (1) or more bedrooms require one and one-half (1 ½) parking spaces per unit, two (2) bedrooms require two (2) spaces per unit, and three (3) or more bedrooms require three (3) parking spaces per unit. These are two (2) bedroom units and the plat shows each unit has two (2) parking spaces, one in a garage space underneath the units and one outside space. This is in compliance with the grand county zoning regulations. Parking will be prohibited in all other areas.

GRAND COUNTY SUBDIVISION REGULATIONS

7.3 (1) Final Plat

- a) The design conforms to the preliminary plat and the statement of requirements as required.
- b) The drawing is made at an acceptable scale.

(2) The Final plat shall contain or be accompanied by the following information:

- a) Scale, north arrow and date are all properly shown. The title is correctly shown as "The Collection at Winter Park Ranch"
- b) Legal description of the property and conveyance information is shown as required. Applicant has provided the location of the development as a part of some larger subdivision or tract of land.
- c) Primary control points are shown as required.
- d) Tract boundary lines, right-of-way lines of streets, easement and other rights-of-way are shown.
- e) ✓The names and right-of-way width of County roads shall be shown. The property is located off of County Road 8, which shall be shown as 60-foot right-of-way as required.
- f) The location of the 10-foot utility and bridle path easement is shown as required.
- g) The location and description of monuments are shown on the plat.
- h) Title commitment number 0305332-C issued by Title Company of the Rockies with an effective date of May 29, 2025 has been provided. ✓An updated title commitment (dated within 6 months) shall be provided prior to recording.
- i) The dedication statement on the plat is shown.
- j) A correct surveyor's statement is contained on the plat.
- k) The correct planning commission and commissioner's certificate is shown.
- l) A correct planner's certificate is shown.
- m) A 2 ½" x 3" box is in the lower right-hand corner for the Clerk as required.

- n) ✓Fully executed Covenants and Bylaws shall be provided prior to recording. A copy of the Articles of Incorporation that have been filed with the Secretary of State shall also be provided required.
- o) A correct vicinity map is provided.
- p) 2024 taxes have been paid in full.
- q) The address will remain 1158 County Rd 8 however, ✓each unit shall have a designation – either unit 1, 2, 3, 4, 5, 6, 7 or A, B, C, D, E, F, G.
- r) ✓An Electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to recording.

VARIANCE REQUESTS

During Preliminary Plat, the BOCC approved the following variance:

1. Variance to Table 3.3 Low Volume Road Standard – This variance allowed a twenty-four (24) foot wide access road, instead of the normally required sixty (60) foot right-of-way for any development over twenty (20) average daily trips (ADTs).

STAFF COMMENTS

✓The Grand County Consulting Engineer, Mountain Parks Electric, and Excel shall final approval.

Snow storage areas are required to be 30% of the drives, walks and parking areas. The plat shows only a driving surface, with no walkways. The final plat shows snow storage at 33%, which complies with regulations.

✓School Fees in the amount of \$369.24 per unit (\$2,584.68) are required to be paid to the Grand County Treasurer at the time of recording.

✓The Applicant will be required to enter into a Subdivision Improvements Agreement (SIA) with Grand County for improvements identified in the Engineers Estimate of Probable Costs at the time of recording.

✓A water quality agreement will be required, with the Applicant paying \$500 per unit for a total of \$3,500 at the time of recording.

✓Draft deeds conveying the open space, the driveway and all common elements to the Homeowners Association.

✓Correctly executed Bylaws and Covenants shall be provided.

✓A copy of the Articles of Incorporation filed with the Colorado Secretary of State for the Homeowners Association shall be provided.

✓Note 7 and the “ensuring statement” shall be removed.

✓Staff reserves the right for the County Attorney to review all legal documents prior to recording of any approved final plat. Executed originals of all legal documents shall be submitted prior to recording.

STAFF RECOMMENDATION

Staff recommends approval for The Collection at Winter Park Ranch Final Plat with the following conditions to be met prior to recording:

1. Setbacks shall be shown on the final plat.
2. Draft deeds conveying the open space, the driveway and all common elements to the Homeowners Association.
3. Correctly executed Bylaws and Covenants shall be provided.
4. A copy of the Articles of Incorporation filed with the Colorado Secretary of State for the Homeowners Association shall be provided.
5. An updated title commitment (dated within 6 months) shall be provided prior to recording.
6. Each unit shall have a designation – either unit 1, 2, 3, 4, 5, 6, 7 or A, B, C, D, E, F, G.
7. School Fees in the amount of \$369.24 per unit (\$2,584.68) are required to be paid to the Grand County Treasurer at the time of recording.
8. The Applicant will be required to enter into a Subdivision Improvements Agreement (SIA) with Grand County for improvements identified in the Engineers Estimate of Probable Costs and provide the appropriate security by way of either a Letter of Credit or funds to be held in escrow at the Grand County Treasurers office.

9. A water quality agreement will be required, with the Applicant paying \$500 per unit for a total of \$3500 at the time of recording.
10. Note 7 and the “ensuring statement” shall be removed.
11. An Electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to recording
12. The Applicant will be required to pay all recording fees.
13. All Final Plat Requirements shall be fully met and satisfied.

All legal documents required in conjunction with this request are subject to the review and acceptance of the County Attorney

DISCUSSION

Ryan opened the discussion asking the applicant whether they had any questions or concerns. Nick Costello (applicant) confirmed that he had no concerns.

There was some discussion about the emergency vehicles having turnaround space. Hannah Mahorney confirmed that East Grand Fire said they could back out as long as the space can hold up to 84,000 pounds.

With no further discussion Ryan McNertney entertained a motion. Kim Shepton recommended approval for The Collection of Winter Park Ranch Final Plat with the conditions as stipulated, and Cliff Foster seconded the motion. The motion carries with all in favor.

4) Zoning Regulations Amendment

Hannah Mahorney Community Development Planner I was present requesting recommendation of approval to consider several amendments to the Grand County Zoning Regulations.

Staff is requesting the Planning Commission consider the following amendments to the Grand County Zoning Regulations:

Proposed new language is shown in bold, italicized, underlined print. Language to be removed is shown as stricken. The proposed amendments are as follows:

Sections 14.5 and 14.6 Airports

Staff is proposing to limit residential density to 1 unit per 4 acres within a half mile radius of the runway surfaces for safety purposes.

14 CFR part 77 establishes several imaginary surfaces that are used as a guide to provide a safe and unobstructed operating environment for aviation activities, in addition to ensure that penetrations to these imaginary surfaces are avoided or appropriately marked and lighted, the FAA recommends that airport sponsors protect the areas surrounding an airport from incompatible development. Incompatible development includes those land uses which would be sensitive to aircraft noise or over flight, such as residence, schools, churches, and hospitals and those uses which could attract wildlife and cause a hazard to aircraft operations such as certain agriculture crops, landfills, ponds and wastewater treatment facilities. The height of objects surrounding airports also needs to be considered in order to avoid airspace impacts to existing and future instrument approaches. Although extremely rare, most aircraft accidents occur within 5,000 feet of a runway. Therefore, the ability of the pilot to bring the aircraft down in a manner that minimizes the severity of an accident is dependent upon the type of land uses within the vicinity of the airport.

The proposed language is as follows:

Conditions:

1. If allowed, aviation easements and disclosure must be required as a condition of development. **Limit residential density to 1 unit per 4 acres within a half mile radius from all runway ends.**
2. Any structures associated with uses allowed in the 65 Ldn Noise Contour must be located outside the 65 Ldn Noise Contour.
3. If no reasonable alternative exists, use should be located as far from extended centerline as possible.
4. If allowed, disclosure of airport proximity must be required as a condition of development. An aviation easement should be considered based on proximity to runway centerline.
5. Transportation facilities in the 65 Ldn Noise Contour (i.e. roads, railroads, waterways) must be configured to comply with part 77 requirements.

6. Disclosure of airport proximity should be required as a condition of development.

Notes:

- Development projects which are wildlife attractants, including sewage treatment ponds and new landfills, within 10,000 feet of the runway are unacceptable (FAA Advisory Circular 150/5200-33). New Landfills within 6 miles of the airport may require special review (FAA AC 150/5200-34).
- An FAA Form 7460-1, “Notice of Proposed Construction or Alteration” must be submitted for any construction or alteration (including hangars and other on-airport and off-airport structures, towers, etc.) within 20,000 horizontal feet of the airport greater in height than an imaginary surface extending outward and upward from the runway at a slope of 100 to 1 or greater in height than 200 feet above ground level.
- For definitions of permitted & conditional, refer to the Grand County Zoning District Definitions above.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission send forth a recommendation of approval for the proposed zoning amendments as presented.

Staff also requests the ability to re-number when necessary, including adjusting the Table of Contents, and fix any minor clerical errors within the Zoning Regulations.

DISCUSSION

Hannah Mahorney clarified that the amendment is to limit residential density to one unit per 4 acres within a half a mile of runway surfaces within the Grand County airports. The regulations are intended to ensure safety and will affect future developments near the airports.

Ryan McNertney also clarified by stating that the runway safety area at airports is on centerline of the runway. Having a good safety area there without a lot of homes is a lot safer for people on the ground and on the plane. If there is a problem, that’s where the problem is going happen.

With no further discussion Ryan McNertney entertained a motion. Brad White moved to recommend approval for the Zoning Regulations as presented, and Cliff Foster seconded the motion. The motions carries with all in favor.

5) Master Plan Discussion

- There will be a separate website
- Share point site – can PC have access?
- Online dashboard that will host maps and let people explore the information
- Your county – Your say

- Public engagement plan
 - Social media
 - Advisory Committee
 - Public facing engagement

Need from PC

- Creation of an Advisory Board
 - Need a list of key places for them to place posters to engage the public
 - Fraser Roastery
 - Java Lava
 - Library's
 - Cliffview
 - Middle Park Medical Centers?
 - Engage Grand foundation?

 - What existing plans should they consider?
 - Housing needs assessment
 - All Town comp/master plan
 - Can we get MPEI and Middle Park Medical surveys?

Other thoughts???

DISCUSSION

Hannah Mahorney provided an overview of the three-phase project and introducing the consulting team from Logan Simpson. The Board and staff discussed public engagement strategies, including creating an advisory board, utilizing various community venues for outreach, and developing a website and social media presence. They also considered ways to kick off the project, such as radio interviews and targeted mailings.

Ryan McNertney adjourned the meeting at 6:43p.m.