

MEETING MINUTES
GRAND COUNTY BOARD OF COUNTY COMMISSIONERS
GRAND COUNTY DEPARTMENT OF SOCIAL SERVICES
GRAND COUNTY BOARD OF HEALTH
GRAND COUNTY HOUSING AUTHORITY

January 18, 2022

Present: Commissioner Richard D. Cimino, Commissioner District 1
Commissioner Merrit S. Linke, Commissioner District 2
Commissioner Kristen Manguso, Commissioner District 3

Also Present: County Clerk and Recorder Sara L. Rosene
County Manager Ed Moyer
Assistant County Manager Micah Benson
Acting County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Public Comment

Mariette McGrath expressed gratitude to live in this county and to the commissioners.

Finance

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on January 19, 2022, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on January 18, 2022, for payment on January 19, 2022, for the Grand County Housing Authority.
The motion passed unanimously.

Commissioner Cimino moved to approve the vouchers presented on January 18, 2022, for payment on January 19, 2022, for the Grand County Department of Human Services.
The motion passed unanimously.

Commissioner Cimino moved to approve wire payment and vouchers presented on January 18, 2022, for payment on January 19, 2022, for Grand County.
The motion passed unanimously.

Departmental Contracts / Comments / Issues

Commissioner Cimino moved to appoint Maxine LaBarre-Krostue as the acting County Attorney effective January 15, 2022 until a new County Attorney is hired.
The motion passed unanimously.

Commissioner Linke moved to approve the minutes of the Regular Board of Commissioners of January 4, 2022 as presented.
The motion passed unanimously.

Commissioner Cimino moved to approve the minutes of the Regular Board of Commissioners meeting of January 11, 2022 with a correction.
The motion passed unanimously.

Commissioner Linke moved to approve the minutes of the Regular Board of Commissioners meeting of December 13, 2022.
The motion passed unanimously.

Public Health

Commissioner Manguso announced the Board is sitting as the Board of Health.

Public Health Director Abbie Baker presented:

Grand County is high incidences of COVID-19. The Omicron variant is more transmissible than previous variants. Over the last seven days there have been 324 cases. The one week case rate is 2,061.33 per 100,000. That puts Grand County in severe transmission. There have been 533 cases in the last 14 days. Right now, Grand County is averaging 46 cases per day. Of the current cases, 21.3 cases are pediatric.

So far, Grand County has had 3,178 residence who have had documented cases of COVID-19. That puts Grand County at 20.1 percent of the population that has had COVID-19.

There are five current hospitalizations. There are two additional deaths on reporting for this week. Grand County has seen a total of 15 deaths due to COVID-19.

There will be six active outbreaks that will report tomorrow. Most of the outbreaks are at the school districts.

Ms. Baker stated that Grand County is in extreme COVID transmission situation. There have been a number of breakthrough and reinfection.

There are businesses that are having trouble keeping staff to keep doors open and it is affecting the economy. Ms. Baker strongly recommends people wear a mask in a public indoor setting, people wash their hands frequently, people stay home when sick, use the crook of your elbow for sneezes or coughs, seek medical attention when necessary, get regular exercise, eating balanced diet, get enough rest, and get enough fresh air.

Ms. Baker is expecting additional therapeutics as soon as the state allocations allow. This includes oral treatment once approved.

Seventy percent of COVID hospitalizations in the state are unvaccinated individuals. Of those hospitalized for COVID, 53 percent are 60 years old or older. Twenty-eight percent of those are admitted to the ICU and 17 percent of the ICU patents have passed away. Of the non-ICU patients, eight percent of the patients have passed away. The average hospital stay is eight days.

The Foothills RETAC shows four percent of ICU beds are available. The acute care bed rate is three percent.

There have been 294 hospitalizations for flu in Colorado. The predominant strain is H3N2 A. The positivity rate for flu is four percent.

Dr. Steurman stated that resources at Middle Park Health resources are being stressed.

Commissioner Manguso announced the Board is sitting as the Board of Commissioners.

Manager and Attorney

Consent Agenda

Resolution No. 2022-1-11, "APPROVING APPOINTMENTS TO THE GRAND COUNTY FIRE BOARD OF APPEALS AND THE GRAND COUNTY BUILDING BOARD OF APPEALS"

Resolution No. 2022-1-12, "APPROVING APPOINTMENT TO THE GRAND COUNTY BOARD OF ADJUSTMENT"

Resolution No. 2022-1-13, "APPROVING APPOINTMENT TO THE GRAND COUNTY PLANNING COMMISSION"

Commissioner Cimino moved to approve the Consent Agenda.
The motion passed unanimously.

Board Business / Correspondence / Calendars

Commissioner Linke moved to approve the selection of a proxy for CCI to be Ed Moyer.
The motion passed unanimously.

Commissioner Cimino moved that the NWCCOG primary representative be Commissioner Manguso with Commissioners Linke and Cimino both as alternates.
The motion passed unanimously.

Commissioner Linke moved to approve the Services Contract between Fountainhead Consulting LLC and Grand County in amount not to exceed \$40,000.
The motion passed unanimously.

Commissioner Manguso attended the STAC call.

Commissioner Linke attended the technical working group for with the Wolf Reintroduction Program.

Calendar

- Jan 19 Statewide Transit Advisory Committee Meeting via Zoom, starting at 9 am
- Jan 19 Grand County Board of County Commissioners Bi-Annual Update to the Town of Kremmling Hybrid Meeting, 6 to 7:30 pm
- Jan 19 Rescheduled Grand County Planning Commission Meeting in the Administrative Building Boardroom, 308 Byers Ave., Hot Sulphur Springs, 6:30 to 9 pm
- Jan 20-21 Voices of Rural Colorado Joint Legislative Visit at Denver Chamber of Commerce
- Jan 20 Associated Governments of Northwest Colorado Weekly Legislative Call via Zoom, 8:30 to 9:30 am
- Jan 20 National Association of Counties West Region Conference Call, 2 to 3:30 pm
- Jan 20 Geographic Naming Advisory Board Meeting via Zoom, 6 to 8 pm
- Jan 21 Wolf Technical Working Group Conference Call, 8 am to 4 pm
- Jan 21 Health Insurance Affordability Enterprise Board Meeting via Zoom, 8 to 10 am
- Jan 21 Colorado Counties, Inc. Virtual Legislative Briefing, noon to 2 pm

Commissioner Cimino attended the Winter Park / Fraser strategic planning process collaboration session on January 14. The town of Winter Park budgeted \$50,000 for the joint town and area planning process. The group wants to produce a plan with area of focus of economic base, infrastructure, quality of life, resilience and collective impact. The total cost for the consultant will be between \$100,000 and \$150,000. The tourism board was at the meeting as well. The group wondered if the tourism board could help fund the plan. The tourism board is interested in funding sustainable tourism. Commissioner Cimino would like to ask the tourism board if it could help fund the planning process. Commissioner Cimino asked if the attorney could look into the matter. The Board directed staff to look into the matter.

Wireless Research Center Update

The Build Back Better and EDA Adjustment grants and neither were approved.

The project received \$1.2 million in funding through Wake Forest. They are able to leverage those dollars to open a facility in Grand County.

There be one location in Grand County and it will be staffed locally.

Ridge Point Condominiums – Sketch Plan

PROJECT NAME: Ridge Point Condominiums -Sketch Plan
APPLICANT: Ryan T. Pellet and Scott J. Neuenschwander
LOCATION: Lot 27, Block 1 Winter Park Ranch Second Filing Replat, 798 GCR 834 (aka Cranmer Ave)

APPLICABLE

REGULATIONS: Grand County Master Plan, Zoning Regulations, Subdivision Regulations

ZONING: R –Residential District

ATTACHMENTS:

- a) Vicinity Map
- b) Sketch Plan (Plat)
- c) Application and Narrative letter
- d) Easement Exhibit
- e) Phase III Drainage Report dated June 5, 2019
- f) National Resource Conservation Service (NRCS) Soils Report
- g) Soils and Foundation Investigation 448 Cranmer Condos
- h) Geotech Study for 205 Balsh

STAFF PLANNER: Robert C. Davis, AICP, Director

REQUEST: The Applicant is proposing a subdivision in order to construct an eight (8) unit condominium structure in one (1) building on a .989 acre lot resulting in a density of roughly 8du/acre.

I. BACKGROUND

a. PROPOSAL

Ryan T. Pellet and Scott J. Neuenschwander, representing Ridge Point Partners, the Applicant, are proposing an eight (8) unit condominium subdivision. The proposed eight unit 4,266 sq. ft. building will have three (3) units

per floor on the first two floors and two units on the third floor. Total lot coverage is 26.8% and open space percentage is 73.2%. Sketch Plan depicts 18 parking spaces.

The units will be served by water and sewer via Winter Park Ranch Water and Sanitation District. Electric service will be supplied by Mountain Parks Electric.

The plan substantially meets the development criteria for being located within the Winter Park Ranch Urban Growth Area. The UGA includes all filings of the original Winter Park Ranch Plat. Below is a vicinity map and site plan of the proposed development.

b. HISTORY

The initial plat for all of Winter Park Ranch which was completed in six separate filings platted between 1965 and 1980. Along with these filings, the original Winter Park Ranch was a covenant controlled community, although Staff understands the owners association dissolved in the 1990's.

This lot lies within the Second Filing which was recorded in Grand County at Reception No. 103408 in September 1965. The lots within the Second Filing range in size from .51 acres (22,216ft²) to 1.10 acres (47,916ft²) occupying 95.5 acres of the 112.82 of the whole filing.

c. EXISTING REPORTS

An October 15, 2021 report by JVA Consulting Engineers provides a narrative concerning engineering design for grading and drainage, parking and driveways and utilities.

Four reports give some insight to potential construction conditions and constraints on site. The four reports are pulled from projects nearby and general information supplementary from NRCS.

Staff has included reports provided for 448 Condominiums, which is a nine-unit project northwest of the subject parcel also on County Road 834, Cranmer Ave. 448 Condominiums was also a replat of a lot originally created within Winter Park Ranch. The reports give reference to potential conditions. Specifically, the Phase III Drainage Report and soils and foundation investigations explain in detail the viability and constraints of construction on the 448 Condominiums property.

Most notably, these reports detail the importance of verification of soils and slope stability. A significant portion of the subject property is composed of "Welbe Clay Loam" with 10 to 55 percent slopes. This is a very well-draining soil but the steepness can lead to erosion if on-site drainage not appropriately stabilized and pushed down slope. Many of the soil types do not allow for high infiltration, Staff would interpret this suggesting the need for careful analysis of drainage to prevent precipitation and run-off from impacting the proposed buildings and pedestrian paths.

Another project being a "townhouse" development named Robbers Rooston Balsh, located further north on 205 GCR 837 aka Balsh Blvd, provides insight on soil local conditions. Staff notes drainage and protection of foundations from excess water is an area of most concern. Foundation drains will be critical in moving water away from foundation walls and footings and onsite storage shall be a minimum of ten feet (10') from the footings. Site specific information shall be considered in a soils report provided by the Applicant during Preliminary Plat review.

II. STAFF ANALYSIS

At the December 8, 2021 Planning Commission meeting, the applicant presented a nine unit building consisting of three units per floor with a proposed 18 parking spaces. After the applicant discussed providing for six -3 bedroom units and three -2 bedroom units equating to a need for 24 parking spaces. There was a condition added that the applicant find the additional 6 spaces needed prior to developing the Preliminary Plat. The Planning Commission charged the applicant to find a way to accommodate the 24 parking spaces or seek a variance. Commissioners discussed the potential for requiring too much parking given observations that parking in the Winter Park Ranch area tends to be underutilized.

At the initial Sketch Plan submitting in November 2020, the proposal was scrutinized for requesting the vacation of the bridal easement to accommodate parking because of the tightness of the site. The Planning Commission was content this was not being requested again.

The Sketch Plan submitted since the December 2021 Planning Commission meeting depicts 18 spaces, but upon closer review the applicant is proposing 16 spaces:

- Six standard parking spaces are located in a garage
- Another six standard parking spaces are situated in a tandem layout directly abutting the six-car garage
- Two ADA parking spaces and

- Two standard parking spaces

The still appears to be a shortage of parking. With regard to American with Disabilities Act parking requirements, in general, development should have a minimum of one (1) accessible space for 1-25 parking spaces. In this case, only one ADA parking space would be needed. The applicant is advised to redesign the parking area to meet parking requirements prior to submitting a Preliminary Plat, which could be accomplished via a combination of:

- A variance
- Eliminating one ADA space
- Reducing the number of bedrooms
- Reducing the number of units

Applicant shall redesign the parking area to meet parking requirements or apply for a parking variance prior to submitting a Preliminary Plat.

The plan meets criteria as set forth in the Master Plan for the Winter Park Ranch neighborhood, which is located within the Grand County Urban Growth Area (Chapter 3 -2.1 Growth & 4.2 Infrastructure).

The plan proposes a structure similar in character of the surrounding properties and fitting in with existing uses in the area. Along County Road 834, i.e., Cranmer Ave, there is a majority of multi-family development on both sides of the street. The density of this proposed development is 9 dwelling units per acre which is similar to densities of surrounding townhouse and condominium development in the area.

The particular benefit of locating the type of densities as found in this proposal within this location is the connection to existing infrastructure. Existing roads, electric, communications, public water and public sewer are all accessible to the property. These existing improvements are useful in lowering the impact on open and scenic lands and water resources opposed to if this development were to occur in other parts of the County.

The existing reports included by Staff for Planning Commission to review most notably detail the importance of verification of soils and slope stability. Approximately half the subject property is composed of “Welbe Clay Loam” with 10 to 55 percent slopes. This is a very well-draining soil but the steepness can lead to erosion if on-site drainage not appropriately stabilized and pushed down slope. Many of the soil types do not allow for high infiltration, Staff would interpret this suggesting the need for careful analysis of drainage to prevent precipitation and run-off from impacting the proposed buildings and pedestrian paths.

The Planning Commission reviewed an application from the applicant during their regular meeting on November 18, 2020. The Applicant then proposed to construct a six (6) units in two buildings at a density of 5.35 du/acre. This differs from the current proposal in that only one building is now being proposed but with an increase of three units.

A concern which several Commissioners brought up was related to analysis and engineering concerns related to the slope. The Applicant is responding by stating the project engineer and soils engineer are working through site planning to mitigate any issues.

Another concern was related to total parking requirements which after discussion, was resolved that the Preliminary Plat submittal would comply with Zoning and Road and Bridge requirements. One public comment addressed concerns for fire safety issues. It was represented that there is a hydrant at the road directly adjacent to the site.

Planning Commission Recommendation

The Grand County Planning Commission recommended approval of the Ridge Point Condominiums Sketch Plan with 13 conditions based on Planning Commission Resolution 2021-12-5 attached.

Staff Recommendation

Staff recommends approval with conditions contained within Planning Commission Resolution 2021-12-5.

Commissioner Cimino moved to approve the Ridge Point Condominiums Sketch Plan with the conditions to be added to the Certificate from Planning Commission Resolution No. 2021-12-5 as follows:

1. Phase III Drainage Study submitted at Preliminary Plat shall be added to confirm flood risk [2.1 (3&6)].
2. A Phase III Drainage Study consistent with the standards identified within the Storm Drainage Design and Technical Criteria Manual shall submitted at Preliminary Plat [2.7(1)].
3. The proposal has slopes equal to or greater than 30%, and they shall be delineated as a “non-build zone” on the Final Plat [5.2 (1&2)].

4. Soils analysis shall be completed and submitted with the Preliminary Plat [5.2 (1&2)].
5. Calculated open space shall be included on a land use table in the Preliminary Plat submittal and remain on the Final Plat [5.5].
6. The Applicant shall also provide a Phase II Traffic Impact Analysis as identified in 3.12.2.
7. The preliminary plat shall show utility easements and access details to determine compliance with this provision. Xcel and Mountain Parks Electric Inc. (MPEI) shall be a Preliminary Plat Review agency.
8. No burning of slash shall be allowed and disposal shall be included in the Engineers Estimate of Probable Cost provided with Preliminary Plat [5.9].
9. The Applicant shall research and verify sub-surface mineral extraction rights prior to the Preliminary Plat review by Planning Commission [5.6].
10. A plat note shall be added recommending Radon mitigation measures be integrated into all proposed structures.
11. Plat review agencies during Preliminary Plat.
12. Applicant to resolve parking requirements as an additional 6 parking spaces are required.
13. Provide for a trash enclosure to hinder animal access and to reduce visibility.

The motion passed unanimously.

Commissioner Cimino moved to amend the Agenda and go back into session at noon.
No vote taken.

Commissioner Cimino moved to authorize the Manager to complete the grant application for the Fire Fighters Assistance Grant from EMS to FEMA. If Board signatures are needed, they can be stamped. If the Manager's signature is sufficient, that is acceptable to the Board.

Discussion: The grant is approximately \$50,000. EMS will cover the 10 percent match.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 12:05 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 25th day of January 2022.

Kristen Manguso, Chair

Attest:

Sara L. Rosene, Clerk and Recorder