

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

February 4, 2020

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

Also Present: County Clerk and Recorder Sara L. Rosene  
County Manager Kate McIntire  
Assistant County Manager Ed Moyer  
County Attorney Chris Leahy

Those present recited the Pledge of Allegiance.

Commissioner Cimino was not present for the beginning of the meeting.

Commissioner Linke moved to approve the Meeting Minutes of January 28, 2020, of the Board of Commissioners with corrections.

The motion passed.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on February 5, 2020, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the checks presented on February 4, 2020 for payment on February 5, 2020 for the Grand County Housing Authority.

The motion passed.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on February 5, 2020, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the vouchers presented on February 4, 2020, for payment on February 5, 2020 for the Grand County Board of Social Services.

The motion passed.

Commissioner Linke moved to approve the wire payment, vouchers and interfund transfers as presented on February 4, 2020, for payment on February 5, 2020 for Grand County.

The motion passed.

Departmental Contracts, Comments,

Commissioner Cimino joined the meeting

Commissioner Linke moved to waive the ambulance standby fees for the Jubilee Ice Fishing Contest at Williams Fork Reservoir on February 22, 2020.

The motion passed unanimously.

Commissioner Cimino moved to approve out of state travel for Cordie Stieve and Kacey Beres to the National Association of Ambulance Compliance in St. Louis, Missouri.

The motion passed unanimously.

Commissioner Linke moved to approve the renewal of the Hotel and Restaurant Liquor License for Latigo Corporation dba Latigo Ranch as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve the renewal of the Hotel and Restaurant Liquor License with Optional Premises for Devil's Thumb Ranch Operating Company dba Devil's Thumb Ranch as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve and authorize the Board to sign the letter to the Denver Water Commissioners regarding Denver Water Operating Rules – Chapter 15 Drought and Water Shortage Response.

The motion passed unanimously.

Commissioner Cimino moved to approve the Assignment of Hangar Ground Lease from Robert G. and Chris A. Braaf to Alex Michael Bantum as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve and authorize the Chair to sign the Services Contract between Grand County and CORE Consultants, Inc. for professional civil engineering services as needed for Road and Bridge.

The motion passed unanimously.

#### Manager and Attorney Items

County Manager Kate McIntire presented her weekly update.

Commissioner Cimino moved to approve and chair sign the Colorado Community Development Block Grant for the Loan Fund application as presented by Anita Cameron of the Northwest loan fund.

The motion passed unanimously.

#### Consent Agenda

Resolution No. 2020-1-24, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE APPOINTMENT OF WENDY THOMPSON AS THE UNINCORPORATED GRAND COUNTY, DISTRICT III REPRESENTATIVE TO THE GRAND COUNTY OPEN LANDS, RIVERS AND TRAILS ADVISORY COMMITTEE"

Resolution No. 2020-1-26, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A 2020-2021 VAG GRANT APPLICATION TO THE COLORADO DEPARTMENT OF MILITARY AND VETERANS AFFAIRS FOR THE PROVISION OF ASSISTANCE TO VETERANS WITHIN GRAND COUNTY, SUMMIT COUNTY, AND JACKSON COUNTY"

Resolution NO. 2020-1-27, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A BENEFITS CONTRACT BY AND BETWEEN COLORADO DENTAL SERVICES, INC. D/B/A DELTA DENTAL OF COLORADO AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO"

Resolution No. 2020-1-28, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE "TASK ORDER C" AS AN ATTACHMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN ARMSTRONG CONSULTANTS, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO"

Resolution No. 2020-1-29, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE "TASK ORDER C" AS AN ATTACHMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN ARMSTRONG CONSULTANTS, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO"

Resolution No. 2020-1-30, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A SERVICES CONTRACT BETWEEN FOUNTAINHEAD CONSULTING LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ADMINISTRATION SERVICES"

Resolution No. 2020-1-31, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING A RECOMMENDATION TO AWARD OPEN LANDS, RIVERS AND TRAILS GRANT FUNDS TO GRAND LAKE TRAIL GROOMERS, INC."

Resolution No. 2020-1-32, "A RESOLUTION AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A REAL ESTATE CONTRACT FOR AN OFFER TO PURCHASE REAL PROPERTY LOCATED AT 129 BYERS AVE., HOT SULPHUR SPRINGS, CO"

Commissioner Cimino moved to approve the Consent Agenda.

The motion passed unanimously.

Lots 1, 2 & 10A, Block 7, Val Moritz Village (Second Filing) Amended Final Plat

PROJECT NAME Amended Final Plat, Lots 1, 2, and 10A, Block 7, Val Moritz Village Second Filing and the Vacation of Utility Easements  
APPLICANT: Zachary and Rebecca Crocker; Martha and Mark Ewema (M&M Family Trust)  
LOCATION: Lots 1 and 2, Block 7 Val Moritz Village Second Filing, 100-120 GCR 8807  
ZONING: Residential District (R)  
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations  
ATTACHMENTS: A. Vicinity Map  
B. Letter of Application and Narrative  
C. Proposed Plat  
D. Title Commitments  
E. Site photos  
STAFF PLANNER: Alexander Taft, LEED Green Associate  
REQUEST: The Applicant is requesting an Amended Final Plat to adjust property lines to create additional buildable area on a lot.

I. BACKGROUND

a. History:

Val Moritz Village Second Filing was platted in 1971 recorded at Reception No. 117594. All of the lots in the subdivision are approximately one acre in size and are serviced by wells and septic systems. The one acre lots are capable of accommodating both well and septic systems in most situations. The property owners, however, face difficulties relative to construction because of soils and required well depths and it has proven to be less than ideal.

All lots within the subdivision were intended to be served by public water and sewer as a part of these two filings and Innsbruck Val-Moritz.

The homeowners' association, that is presently known as the Village Lots Homeowners Association, have made three attempts to extend central sewer service to Val Moritz Village Second Filing. The third attempt was recently unsuccessful and therefore, the Homeowners Association is encouraging lot combinations so that lot sizes are increased, thus facilitating the siting of well and septic systems on the properties. The Granby Ranch development, has been a hurdle to make road and utility connections, as planned in the 70's, because of current land use and development plans.

Roads and easements within the subdivision are dedicated to the owners of Val-Moritz Village. Any vacation of these easements will need to be accomplished via deed provided by the Village Lots Homeowners Association.

b. Proposal:

Zachary and Rebecca Crocker are owners of Lot 2, Block 7 Warranty Deed recorded at Reception No. 2019006154. Zachary and Rebecca Crocker, and Martha and Mark Ewema are the owners, as tenants in common, of Lot 1, Block 7 via Warranty Deed at Reception No. 2019008886. Martha and Mark Ewema as The M&M Family Trust are the owners of Lot 10A east of Lots 1 and 2. The Applicants propose to complete a boundary line adjustment to allow for buildable area on Lot 2 without creating encroachment into setbacks or easements. This is to be accomplished by splitting Lot 1 and combining that with Lots 2 and 10A. There is currently no development on Lots 1 and 2 but Martha and Mark Ewema, The M&M Family Trust, own Lot 10A, which contains a single family dwelling.

II. STAFF COMMENTS AND ANALYSIS

This Amended Final Plat involves a boundary line adjustment between two (2) lots and a combination of the remaining Lot 1 into Lot 10A. . Lots 1 and 2 are vacant residential. Zachary and Rebecca Crocker, intend to begin construction of a new single family dwelling on proposed Amended Lot 2A. In the future, the proposed Amended Lot 1A is intended to be combined with Mark and Martha Ewema's, The M&M Family Trust adjacent Lot, "Lot 10A".

The Homeowners Association is still recommending property owners combine lots that present problems with well and septic spacing. Val Moritz Village is a County enclave to the Town of Granby and is adjacent to Granby Ranch which is a larger resort and residential development to the north. While this subdivision is located within an Urban Growth Area, the reduction of density is a significant factor in making homes with wells and septic systems sustainable.

### III. PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed this during their regular scheduled meeting December 13, 2019. Doug Crocker, the representative for the Applicant explained that Zach and Rebecca Crocker were intending to build in the upcoming season and would like more room to do so. The Commissioners asked about the size of Lot 1A. Discussion continued between Staff, the Applicant's representative and the Commissioners to find a recommendation of approval as a variance is not a suitable option. Everyone agreed the most suitable option was to combine each half of Lot 1 to Lot 2 and Lot 10A.

Planning Commission recommends the approval of the Amended Final Plat, Amended Lots 2A and 10A, Block 7, Val Moritz Village Second Filing a replat of Lots 1, and 2, Block 7, Val Moritz Village Second Filing according to the Plat recorded at Reception No. 117594 and the M&M Family Trust Filing, Val Moritz Village (Second Filing) 1st Amended Block 7 recorded at Reception No. 2018006613 with the following conditions to be met prior to the recording of the Amended Final Plat:

1. The title shall be amended to include conveyance to owners and location of Recording (4.3 (2) (a)).
2. The Plat shall include tract boundary lines, rights-of-way lines of streets, and easements and widths of rights-of-way, and adjacent property lines. (4.3 (2) (d)).
3. Pre-existing recorded easements with reference to their location of recording within the Grand County Real Estate records (4.3 (2) (e)).
4. Quit Claim Deeds from the HOA for vacation of easements shall be recorded and shown on the proposed Plat prior to recording the Plat Mylar.
5. Location and description of monuments shall be included with a legend on the proposed plat (4.3 (2) (i)).
6. Minor corrections to the dedication statement shown on the plat to be reviewed by the County Attorney's Office prior to recording the Plat Mylar (4.3 (2) (k)).
7. Addresses shall be shown on the Amended Final Plat and a digital copy will be supplied to the Grand County GIS Coordinator (4.3 (2) (w)).
8. A statement of taxes that shows all taxes due have been paid shall be submitted. It is anticipated the plat be recorded in 2020 and all taxes due and payable shall be paid prior to recording the plat. (4.3 (2) (x)).
9. An electronic copy in AutoCAD.dwg or AutoCAD.dxf of the Final Plat shall be submitted (4.3 (2) (y)).
10. All recording fees are to be paid by the Applicant. Staff also notes:
11. Amended Lot 1A shall be at least 43,560 ft<sup>2</sup> (1 acres) if not adjoined to Lot 10A, to be accepted by the HOA.
12. An updated title commitment for Lot 10A prior to recording.

Commissioner Linke moved to approve Amended Final Plat, Lots 1, 2, and 10A, Block 7, Val Moritz Village Second Filing and the Vacation of Utility Easements

The motion passed unanimously

#### Lots 12, 31 & 32, River Acres 1<sup>st</sup> Addition to Mountain Meadows, Amended Final Plat

PROJECT NAME: Amended Final Plat, Lots 12, 31, and 32, River Acres Addition to Mountain Meadows  
APPLICANT: John and Kenna Anderson; Talmath P. and Eric C Lakai  
LOCATION: Lots 12, 31, and 32, River Acres Addition to Mountain, 125 GCR 4604 & 440 GCR 46 ZONING: Mobile Home District (M)  
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Grand County Subdivision Regulations  
ATTACHMENTS: A. Vicinity Map  
B. Letter of Application and Narrative  
C. Proposed Plat  
D. Title Commitments

#### E. Site Photos

STAFF PLANNER: Alexander Taft, LEED Green Associate  
REQUEST: The Applicant is requesting an Amended Final Plat to adjust a property line to create additional buildable area on the lot.

### I. BACKGROUND

#### a. History:

River Acres Addition to Mountain Meadows was platted in December 1959 recorded at Reception No. 90589. The lots in the subdivision are approximately one quarter (1/4) acre in size and are serviced by well and public sewer. This subdivision and the adjacent River Acres 2nd Addition to Mountain Meadows exists to the west of County Road 46 and a half mile north and west of US Highway 34.

#### b. Proposal:

John and Kenna Anderson are the owners of Lot 31 by Warranty Deed at Reception No. 2014004579. Talmath P. and Eric C. Lakai are owners of Lot 12 and 32 by Warranty Deed recorded at Reception No. 2017004109. The Applicants propose to complete a combination of lots and boundary line adjustment to allow for river access on proposed Amended Lot 31A.

There is currently one single family dwelling on each individual Lots 31 and 32.

### II. STAFF COMMENTS AND ANALYSIS

This Amended Final Plat involves a lot combination of Lot 32 and Lot 12, and a boundary line adjustment between the resultant combine lot, and Lot 31 (see graphic below).

The lots subject in this proposal are residential use and surrounded by residential uses. The zone districts are a mix of Mobile Home District and Residential District. All lots in this proposal are located within the Mobile Home District which reflects residential uses but allows individual mobile homes.

The lots as they exist today are pre-existing and non-conforming. They are both served by public sewer via Three Lakes Water and Sanitation District. No interior easements were created by this plat, and access to utilities is either in adjacent roadway or overhead. The amended plat will benefit both lots by creating larger area where structures could be built without causing encroachment. It will also give proposed "Amended Lot 32A" access to the Colorado River.

### III. PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed this application during their regular meeting, January 15, 2020. Following Staff's presentation and the Applicant introduction. The Commissioners raised a question about the setbacks of the proposed lots. The eastern end of Amended Lot 31 being 18 feet (18') would make construction difficult. Staff and Planning Commission confirmed that the front lot line is along County Road 46 interpreting the following provision:

"The front yard is the shortest line adjacent to a Right of Way."

The Applicant clarified that the back half of the lot is very steep and rocky, therefore is no intent to build in that location.

Planning Commission unanimously recommends the approval of the Amended Final Plat, Amended Lots 31A, and 32A, River Acres Addition to Mountain Meadows with the following conditions to be met prior to the recording of the Amended Final Plat:

1. The title shall be amended to include conveyance to owners with location of Recording and a date of creation (4.3 (2) (a)).
2. This proposed plat shall include primary control points, rights-of-way lines of streets, and easements and widths of rights-of-way, and adjacent property lines. Right of way lines for the full width of GCR 46 (4.3 (2) (d)).
3. Names of rights of way shall be corrected and total widths shall be shown (4.3 (2) (e)).
4. Pre-existing recorded easements with reference to their location of recording within the Grand County Real Estate records of the Grand County Clerk and Recorders Office (4.3 (2) (f)).
5. Location and description of monuments shall be included with a legend on the proposed plat (4.3 (2) (i)).
6. Minor corrections to the dedication statement shown on the plat to be reviewed by the County Attorney's Office prior to recording the Plat Mylar (4.3 (2) (k)).
7. Minor corrections to the surveyors certificate shown on the plat prior to recording the Plat Mylar (4.3 (2) (l)).
8. 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 (4.3 (2) (o)).
9. Addresses shall be shown on the Amended Final Plat and a digital copy will be supplied to the Grand County GIS Coordinator (4.3 (2) (w)).

10. A statement of taxes that shows all taxes have been paid shall be submitted. It is anticipated the plat be recorded in 2020 and all taxes due and payable shall be paid prior to recording the plat. (4.3 (2) (x)).
11. An electronic copy in AutoCAD.dwg or AutoCAD.dxf of the Final Plat shall be submitted (4.3 (2) (y)).
12. All recording fees are to be paid by the Applicant.
13. A note shall be added to the Plat to identify the front yard and the thirty feet (30') setback requirement.

Commissioner Cimino moved to approve Amended Final Plat, Lots 12, 31, and 32, River Acres Addition to Mountain Meadows as presented.

The motion passed unanimously.

YMCA / Snow Mountain Ranch, Camp Chief Ouray Dining Hall – Parking Classification / LEED Boundary

PROJECT NAME: Parking Classification for Camp Chief Ouray Dining Hall, YMCA Snow Mountain Ranch

APPLICANT: Snow Mountain Ranch represented by Nathan Sullivan, Scott Munn, Joe Mautz

LOCATION: Snow Mountain Ranch, approximately 5,000 acres in Sections 4, 5, 6, of Township 1 South, Range 77 West of the 6th PM, 259 Grand County Road 53

ZONING: Forestry and Open District (F/O)

APPLICABLE REGULATIONS: Grand County Master Plan, Grand County Zoning Regulations, Grand County Road and Bridge Standards

ATTACHMENTS: A. Vicinity Map  
B. Site Plans  
C. Snow Mountain Ranch Master Plan

STAFF PLANNER: Alexander Taft, LEED Green Associate

REQUEST: Classification of parking for the purpose of minimizing impact.

I. BACKGROUND

a. History:

Snow Mountain Ranch has existed since 1968, containing Camp Chief Ouray which has served youths since 1908. Snow Mountain Ranch contains lodges, cabins, yurts, and bunk houses for its visitors throughout the year. Larger conference facilities are available to large groups on retreat. Outdoor recreational amenities include: mountain biking, hiking, boating, Nordic skiing, summer tubing hill, horseback rides, and more.

The Ranch serves approximately 250,000 individuals throughout the year. Support for these visitors is handled by approximately 900 full and part time staff.

Over the past decade following their 2005 adopted Master Plan, the facility has improved several amenities of the camp and lodging compound. Most notably in the past 5 years strong efforts have been made to continue to bring in guests and provide quality experiences. These changes include improvements to the water and sanitation infrastructure, new amenities such as the summer tubing hill and additional conference, large group use buildings.

b. Proposal:

The intention of this proposal is to gain County approval for ten (10) parking spaces being supplied for a new camp dining hall for the youth camp, i.e., Camp Chief Ouray. Of those parking spaces, six (6) will be accessible spaces consistent with State requirements based on the size and use of the building. The drive and parking spaces shown below will be for buses delivering campers to stay and miscellaneous camp vehicles transporting guests staying at the camp or moving items from other buildings onsite.

Additional spaces on site are within six hundred (600) feet of this proposed building but are primarily used for the Nordic ski center in the winter.

The building use as designated currently, i.e., camp dining hall, doesn't fall within those categories which are identified in Zoning Regulations Section 14.4 Off-street Parking or Road and Bridge Standards Section 3.9.3 and can receive a recommended classification specific to the project under this provision:

“For uses not listed or not fitting within one (1) of the above categories, the Grand County Department of Development and the Grand County Planning Commission shall determine the parking requirements subject to the approval of the Board of County Commissioners of Grand County”

The other uses identified in the Regulations that would as closely meet the proposed use would be “eating and drinking establishments”. Eating and drinking establishments are not specifically defined but is assumed to represent retail eating and drinking establishments which typically generate high incidences of vehicular traffic

much more than would be anticipated within a camp setting where the said establishment is intended for camp users only.

Snow Mountain Ranch has hired Munn Architecture to complete design of the new dining hall. The dining hall is designed to serve resident campers who will be staying on site for a week.

## II. STAFF COMMENTS AND ANALYSIS

The proposed building consists of 13,723 ft<sup>2</sup> interior space and 4,521 ft<sup>2</sup> exterior covered. Proposed seating is 340 interior and 156 exterior. Using the “eating and drinking establishments” criteria, the applicant would be required to provide 137 parking spaces. Considering site accommodations required for 137 parking spaces, using the standard dimension for a parking space, the spaces alone would require 27,446 ft<sup>2</sup> which is approximately two-thirds of an acre. Parking and loading for the proposed dining hall will be located along the circular drive. Additional existing parking is located 600 feet to the east of the dining site.

Also another significant consideration in this application is that the design team, Munn Architecture, is submitting this new construction to be considered for LEED certification. Leadership in Energy and Environmental Design, commonly referred to as “LEED” is a green building design, construction, operations and maintenance focused action and advocacy group. The Certification for buildings both existing and new construction is tracked on a point system which includes: Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation and Regional Priority. These categories are weighted separately with most of the weight being given to Water Efficiency, Energy and Atmosphere, and Materials and Resources.

The purpose of establishing this amount of parking is connected to establishing the LEED Certification Boundary (shown on the drawing above). The reduction of what could be an excessive number of parking spaces and its implications should support LEED certification.

## III. COMPLIANCE WITH GRAND COUNTY REGULATIONS

### A. 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

As stated in Plan Element 3 of the Grand County Master Plan, a key objective is maintenance of natural and built surroundings and enhancing the character of Grand County. Critical in supporting that objective is preservation of vegetation and habitat. One of the policies within this Plan Element is to support sustainable and “green” building planning and design. This relates to improving building energy efficiency, renewable energy, and building specific technologies. The focus of a LEED Certification is strongly focused on sustainable design. In this specific case, the reduction of parking helps to contribute to the reduction of heat island effect and storm water run-off. The reduction of parking surface reduces radiant heat which would impact cooling of the adjacent buildings, and any rain or snow fall in the vicinity then can percolate, recharging ground water aquifers.

#### Plan Element 4 – Community and Public Facilities

As stated in Plan Element 4 in the Grand County Master Plan, development shall be located near public facility infrastructure. This increases efficiency and benefits existing users by reducing the impacts on outside resources. The proposed new construction will be located in a portion of the Snow Mountain Ranch campus which is served by a water and waste water treatment system. The space surrounding all buildings on the campus has been cleared of hazard trees as a protection from wildfire danger.

### B. ZONING REGULATIONS

The parcels involved in this proposal lie within the Forestry and Open District, outside any established Growth Area as identified by the Grand County Master Plan. The site is surrounded by public and private vacant lands and residential uses.

Any new construction shall comply with Section 14.4 Off-Street Parking.

(1) Minimum off-street parking spaces required. These parking requirements are the minimum, and, based on individual circumstances, may be increased at the discretion of the County.

(h) Eating and drinking establishments, one (1) space per one hundred (100) square feet of gross floor area...

(k) For uses not listed or not fitting within one (1) of the above categories, the Grand County Department of Development and the Grand County Planning Commission shall determine the parking requirements subject to the approval of the Board of County Commissioners of Grand County.

Dining halls are not explicitly included in the list above, and Staff has considered (h) eating and drinking establishments. It is Staff's opinion that "eating and drinking establishments" would warrant traffic from the public as described in the "Staff Comments and Analysis" in this recommendation above. The proposed dining hall is intended solely to serve groups attending camp or already occupying a portion of the campus.

## (2) PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed this application during their regular meeting, January 15, 2020. Being unique from the most commonly accepted applications, Staff explained the purpose of this request and what it ultimately supports.

The Planning Commission asked about the amount of total spaces being proposed and total on site. The applicant and Staff made clarifications about the proposed spaces in connection with the larger campus.

The Commissioners requested that Staff add that the Applicant is proposing a new building that requires 137 new parking spaces, however there is an adjacent parking lot within an adequate distance that covers the number of spaces. The current usage of the adjacent parking lot is seasonal and not fully occupied in the summer months. It is primarily intended to serve the Nordic Skiing Center in the winter or campers and staff in the summer.

The proposed building will support the campers of Camp Chief Ouray during the summer season, therefore it is proposed to use the same parking as the Nordic Center which is substantially unoccupied during this time. The shared space provides the Applicant the opportunity to add 10 required spaces next to the building, 6 of which are accessible (ADA Compliant) and the Applicant is proposing to move forward with shared parking space. This proposal substantially fulfills all the requirements of the Zoning Regulations and allows the Applicant to get LEED Certification.

Planning Commission unanimously recommends the approval of the parking classification and LEED Boundary as requested by Snow Mountain Ranch represented by Nathan Sullivan, Scott Munn and Joe Mautz.

1. Proposed parking spaces shall consist of no less than 10 including 6 accessible spaces. 2. Building permits shall be obtained for any new construction and comply with current Grand County adopted building code.

Commissioner Cimino moved to approve the Parking Classification and LEED Boundary for Camp Chief Ouray Dining Hall, YMCA Snow Mountain Ranch.

The motion passed unanimously.

## Economic Development Biannual Update

Presented by Economic Development Director DiAnn Butler:

The Mission Statement for Grand County Economic Development:

*"To cultivate a thriving economic environment that retains, expands and attracts Grand County businesses, while elevating quality of life."*

Positioning Statement: The role of Grand County Economic Development is to identify the tools and resources for businesses, nonprofits and government that are available in the county, region and state. Determine what opportunities allow for collaboration in order to reach economic smart growth and sustainability.

## SEVEN ECONOMIC DEVELOPMENT CORE OBJECTIVES:

### 1) BUILD A BUSINESS-FRIENDLY ENVIRONMENT:

- WorkInGrand.com Website: Candidate Listings, Enhanced Mobile Capability, Preferred Employee Discount Card
- Anchor Employers engaged through EDA Work

### 2) RETAIN, GROW AND RECRUIT BUSINESS:

- Community Reinvention, see attached \$12,000 from Freeport
- Grand Enterprise: one on one business consultant
- Location Neutral LONE Grant Program through OEDIT and DOLA

### 3) INCREASE ACCESS TO CAPITAL:

Grand Innovators: Four Points Funding out of Steamboat, Northwest Colorado Loan Fund

- Develop Angel Investors



- Identify and Apply for Various Grant Opportunities, usually average over \$100,000 a year in countywide impact

#### 4) CREATE AND MARKET A STRONGER GRAND COUNTY BRAND:

- Craft 101 & 201: Program through CTO that is identifying hidden assets HCHC (Heritage, Cultural, Historic, and Creative) and begin to build itineraries and develop a marketing/funding plan with app. map
- Grand Lake Creative District, \$20,000 from Town of Grand Lake for overseeing Space to Create
- Space to Create: Affordable Live/Work Project 6 to 12 million at completion
- Heart and Soul: What Matters Most to the Citizens of Grand Lake and how it fits into their Comprehensive Plan, \$6,000 Town of GL/Orton \$10,000
- DOLA Main Street Program: Launch with Kremmling in 2020
- Rebranding ED with county logo

#### 5) EDUCATE AND TRAIN THE FUTURE WORKFORCE

- Homegrown Talent Initiative Team: Connecting the East & West Grand Students with Businesses for Internships and Career Opportunities and Entrepreneur Training. Also connect the CREW kids with businesses

#### 6) CULTIVATE INNOVATION AND TECHNOLOGY

- Grand Innovators: Attract Location Neural Businesses for Collaboration on cultivating innovation and technology

#### 7) COLLABORATION EFFORTS COUNTYWIDE AND REGIONALLY

- Boards and Committees I sit on:
  - Downtown Colorado, Inc.: Executive Board
  - NWCCOG ED District: Executive Board President
  - Workforce Center: Work with Jessica Valand
  - CTO – Northwest Region Great West Region
  - Freeport McMorRan: CPP Meetings, Freeport Challenge, LSC Committee
  - Grand Foundation: County Housing Grant Assistance Board
  - Communities that Care: Board Member
  - Grand Places 2050: Committee Member
  - Headwater Trails Alliance: 2020 Outdoor Recreation Impact Study and Visitor Counts
  - Monthly meeting with Town of Fraser
  - Granby Chamber: Working on forming a Restaurants Association to address projected business growth
  - Orton Heart and Soul Coach
  - Helping Alexis with the Census 2020

#### Board Business / Correspondence / Calendar

##### Commissioner Cimino

1. Attended a Peak Health Alliance Steering Committee meeting
2. Attended the UMR/HUB meeting
3. Attended Colorado Hospital Association meeting
4. Attended meeting with Mike Conway of Insurance Commission
5. Attended meeting with Senator Bob Gardner

##### Commissioner Linke

1. Attended the UMR/HUB meeting
2. Attended AGNC legislative call
3. Club 20 Nominating Committee call

##### Commissioner Manguso

1. Attended the UMR/HUB meeting
2. Attended TPR meetings

#### Calendar

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|------------|---|
| February 4 | EMS Chief meeting greet   |
| February 5 | Peak Health Alliance Board meeting from 10 to noon at the Summit Keystone Policy Center |
| February 5 | EMS Interviews (Commissioners Manguso and Linke)  |
| February 6 | Peak Health meeting at the Granby Library from noon to 2 p.m. (Commissioner Cimino)     |

February 6 AGNC call at 8:30 a.m. (Commissioner Cimino and Linke)  
February 7 CCI Conference call from noon to 1:00 p.m. (Commissioner Cimino)  
February 7 Stockgrowers Annual Meeting at Extension Hall in Kremmling  
February 8 Stockgrowers Annual Dinner at Grand Old West in Kremmling at 5:00 p.m.  
February 13 TPR meeting (Commissioner Manguso)  
February 14 STAC meeting (Commissioner Manguso)  
February 10-14 CCI Legislative week (Commissioner Cimino)  
February 24 Peak Alliance presentation from 11 to noon at Granby Library (Cimino)

There being no further business to come before the Board, the meeting was adjourned at 12:02 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 11<sup>th</sup> day of February 2020.

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Kristen Manguso, Chair

Attest:

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Sara L. Rosene, Clerk and Recorder