

GRAND COUNTY PLANNING COMMISSION
January 14, 2026

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

MEMBERS ABSENT: Shaun Mullahey

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

OTHERS PRESENT: Cathy Horen (Zoom)
Carrie Luisberg
Ryan Ozinga
Mark Hutchinson

The February 11, 2026 Grand County Planning Commission was called to order by Chair Person Ryan McNertney at 5:35 p.m. Roll call was taken starting with Staff. Ryan McNertney entertained a motion for approval of the January 14, 2025 minutes, Chris Murphy made a motion to approve the minutes and Brad White seconded the motion. With all commissioners in favor, motion carries.

1) Continental Divide Vista’s Subdivision – Sketch Plan

Hannah Mahorney, Community Development Planner I, was present proposing a subdivision to create a thirteen (13) single family lot subdivision on approximately 42-acre parcel in Urban Growth Area No. 2 (Grand Lake).

DBL Management Trust, represented by David LeCroy, (the “Applicant”) is the owner of the lot. The Applicant has maintained conditional water rights under Augmentation Plan 97CW203, which allows for 13 residential wells serving a maximum of 10 lots. These rights have been consistently upheld by the Water Court through a series of diligence findings:

- **Original Confirmation:** 2005 (Case No. 05CW201), decreed in 2007.
- **Subsequent Diligence:** 2013 (Case No. 13CW4).
- **Current Decree:** June 29, 2022 (Case No. 19CW16).

The Decree allows for the following use:

- (6) Use: Domestic (including fire protection), irrigation and livestock watering. All irrigation use is to take place on Applicant's property, subject to the terms of Case No. 97CW203.

Staff has reviewed Case NO. 97CW203 which provides for the following:

A system of wells not to exceed 13 single family equivalents on 10 lots will be constructed. The Wells will be named LeCroy Well Nos. 1 through 13.

Despite the allowance for 13 physical wells, Staffs review of the governing decree (97CW203) confirms that water service is legally restricted to **10 lots**. The extra well permits may support Accessory Dwelling Units on three of the lots, but they do not authorize the creation of 13 separate lots. A revised Sketch Plan showing no more than 10 lots must be provided.

The subject property is within the Three Lakes Water and Sanitation District (TLWSD) inclusion area, being less than 400 feet from the nearest main line. ✓The Applicant will be required to extend service lines to each lot as part of any approved subdivision, and those costs must be shown and included in any cost estimate provided with any Preliminary Plat submittal.

Staff would like to note that if required, extending the sewer line to the proposed lots will most likely trigger mandatory connections for the Stillwater Small Tracts owners and adjacent properties. Consequently, these owners will be required to purchase sewer taps from TLWSD.

At this stage of review improvements are not typically discussed because they cannot be fully understood without engineering studies and analysis. At a minimum, the improvements will include extension of underground electrical lines and infrastructure, sewer service infrastructure as approved by TLWSD, and roads constructed to local/low volume standards to serve the proposed lots.

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 2, Land Use – Growth and Development encourages density within areas where existing infrastructure and public services exist. This subdivision is located within the Grand Lake

Urban Growth Area #2, and is proposed to be served by Three Lakes for sewer services. This is a low-density residential area and this development proposes to create thirteen (13) total lots that will be similar in size to the surrounding properties. However, Three Lakes Water and Sanitation and Mountain Parks Electric are the only public services in the area. This area does not have a bus station, walking path, and is not located within walking distance to a town.

Plan Element 3 in the Grand County Master Plan, speaks to maintaining a high quality of life while taking advantage of existing infrastructure. This subdivision borders County Rd 4 and power runs through the property. Sewer is expected to be provided by Three Lakes and water will be provided by wells.

COMPLIANCE WITH THE GRAND COUNTY ZONING REGULATIONS

The property is zoned Residential, and within an Urban Growth Area, which permits subdivision. On subdivided land served by either public water or public sewage facilities, the minimum lot size is 15,000 sq. ft and have a minimum width of 60 feet. All of the proposed lots are 1.5-2 acres, which is in compliance with the Grand County Zoning Regulations.

COMPLIANCE WITH THE GRAND COUNTY SUBDIVISION AND ROAD AND BRIDGE REGULATIONS

- **Section 2.1 SPECIAL SITE CONSIDERATIONS:**

Steep, unstable or swampy land, and land subject to inadequate drainage, avalanche or rock slides, and geological hazards, shall be identified and unless acceptable provisions are made for eliminating or controlling problems which may endanger health, life or property, such sites shall not be platted for residential occupancy. Land not usable for residential purposes may be set aside for open land uses such as parks, conservation areas or various agricultural uses. Building and development is prohibited on slopes in excess of 30%.

The property is relatively steep, tree covered and rocky, with the Red Top Ditch running through the south western portion. As shown on the plat, proposed Lot 13 will contain 1.56 acres with the Red Top Ditch dividing the Lot. Zoning Regulations require a minimum 30-foot setback from the high-water mark of the ditch, making it appear unbuildable. ✓ Any plat shall show all setbacks from the Red Top Ditch and show a building envelope for proposed Lots, all slopes greater than 30% shall be shown and labeled as non-buildable. As stated above, the Applicant is required to remove three (3) Lots to be in compliance with the Water Court Case, and it is recommended that Lot 13 be removed and included as open space. Additionally, the Applicant has provided a topographic survey that shows there are multiple steep areas on the property.

- **Section 2.2 STREETS, ALLEYS, AND EASEMENTS:**

The proposed roads do not appear to meet the maximum allowable grade within the Road and Bridge Standards (RAB) of 7%. The plat also shows the lower road connecting to County Road 4 and also running parallel along an existing Mountain Parks Electric (MPEI) utility easement which contains an overhead electric line. As seen below in an email from MPEI, this is not allowed.

RAB Standards state that each single-family dwelling creates eight (8) average daily trips (ADT's). A ten (10) Lot subdivision results in eighty (80) ADT's which requires the roadway to meet criteria for a Local/Low Volume Road by Grand County Current Road and Bridge Standards.

"Continental Drive" is shown as a looped 60-foot right-of-way with a separation of 127 feet between each entry point off of County Road 4490 (which Staff believes is a driveway and not a County Rd). The minimum offset between Local/Low Volume Roadways is 200 feet, therefore, this proposed road does not comply with RAB Standards.

Subdivision Regulations require streets to be aligned with planned or existing streets adjacent to the subdivision. As you can see on the map below, County Rd 4490 is a private "County Rd" while County Rd 4491, immediately to the north and west of County Rd 4490, serves several existing homes in Stillwater Small Tracts, an existing subdivision. Section 2.2(3) of the Subdivision Regulations require that when streets are not aligned, off-sets shall be at least two hundred feet (200') centerline to centerline. Again, this requirement is not met.

✓ Intersections shall be as nearly at right angles as possible, with none being less than 75 degrees. Both proposed roads appear to not meet this standard.

✓ Easements of not less than twenty feet (20') shall be along all rear and side lot lines for utilities.

Due to the steep topography and "curviness" of this property, Staff also has concerns regarding corner sight distance, and sight triangle requirements. Corner sight distance requires a minimum of 225 feet for a 20mph road, 335 feet for a 30mph road and 445 feet for a 40mph road. ✓ Driveway entrances will be required to be platted and must be shown to meet sight triangle requirements within the regulations as well. This is not an inclusive list of issues that may arise in the future, and is simply being noted as a courtesy to the Applicant.

The property contains an existing single-family dwelling that was constructed in 1974. The access to the house is by a dual-entrance driveway that does not comply with RAB Section 4.9, as the entrances lack the required 150-foot separation. ✓ The Applicant shall provide detailed

cost estimates and construction plans for the removal of the non-compliant second driveway concurrently with the Preliminary Plat submittal.

✓Any resubmitted plat shall contain roadways and driveways that comply fully with all requirements within the Grand County Road and Bridge Standards and Grand County Subdivision Regulations.

- **SUBDIVISION REGULATIONS SECTION 2.3 & 2.4 BLOCKS & LOTS:**

Each Lot will have access to a dedicated street. However, ✓lots with double frontage shall be avoided except where essential to provide separation from major arterials or incompatible land uses. Lots 7, 8, 9, 10, 11 and 13 all have double frontages which does not comply with this requirement.

- **SUBDIVISION REGULATIONS SECTION 2.5 DEDICATIONS AND PUBLIC AND PRIVATE RESERVATIONS:**

✓The road serving this subdivision shall be dedicated to the homeowner's association. Under no circumstances, if approved, will Grand County maintain the internal roads within this subdivision.

✓The applicant shall provide for open space dedicated to the homeowner's association that meets the following provision:

"The Planning Commission shall require the dedication, reservation or conveyance of acres or sites suitable for public purposes such as parks, flood channels, scenic areas and green belts, of twenty percent (20%) of the total area of the subdivision. The location of all such areas or sites shall be mutually agreed upon by the subdivider and the Planning Commission.

- **SUBDIVISION REGULATIONS SECTION 2.7, DESIGN STANDARDS FOR DRAINAGE, SEWER AND WATER:**

A requirement of Preliminary Plat is that a Phase II Drainage report be submitted. The Applicant has not submitted one. ✓A Phase II Drainage Report which complies with Grand County Storm Drainage and Technical Criteria Manual shall be submitted.

✓The Applicant needs to firm agreements with TLWSD for use of public or Onsite Wastewater Treatment Systems (OWTS) prior to preliminary plat. All sanitary sewer improvements shall be consistent with TLWSD construction standards or OWTS standards.

As stated above, The Applicant has maintained conditional water rights under Augmentation Plan 97CW203, which allows for 13 residential wells serving a maximum of 10 lots. ✓Staff recommends a water attorney or water engineer detail compliance with §29-20-304 C.R.S. in a letter submitted with any Preliminary Plat application, to confirm adequacy of the water supply.

- **SUBDIVISION REGULATIONS SECTION 2.8 DESIGN STANDARDS FOR FLOOD HAZARD, FIRE HAZARD, GEOLOGICAL HAZARD:**

Fire hazard is of significant concern because of the standing dead trees surrounding homes and other post mature plant material as recommended by Division of Natural Resources or State Forest service shall be completed. Any clearing and slash removal shall be done consistent with Division of Natural Resources guidelines. ✓No burning of slash shall be allowed and disposal shall be included in the Engineers Estimate of Probable Cost provided with Preliminary Plat.

- **Subdivision Regulations Section 2.9 DESIGN STANDARDS FOR MINERAL RESOURCE AREAS:**

✓As required by State Law, the Applicant shall research and verify sub-surface mineral extraction rights as referenced in this section below, prior to Preliminary Plat:

Mineral Resource Areas

- i) Prior to initiation of exploration or site operation, the operator or developer will provide a general exploration or development plan to the Planning Commission for review to insure compliance with applicable federal, state and county regulations.*
- ii) In areas where surface and mineral rights are divided, the surface developer will show proof that the mineral owner has been notified of proposed surface development or improvements C.R.S. §24-65.5-103. Said proof may be in the form of a legal publication, one (1) time, in a newspaper of general circulation in Grand County.*
- iii) Surface development may not preclude development of mineral resources, however, preference may be given to another use if sufficient technical or other evidence demonstrates that the economic value of the minerals present is less than the value of other use.*
- iv) Mineral extraction and exploration are prohibited if such activity would cause significant danger to the public health and safety.*

- **2.11 SLASH REMOVAL/DISPOSAL:**

Staff suspects that clearing or removal of forest materials will be required on the subject property. Additionally, any clearing or removal that shall occur shall comply with this section and those guidelines set by Grand County Division of Natural Resources, Grand Lake and Grand Fire Protection District, and Colorado State Forest Service.

- **2.13 DITCH CROSSINGS**

The Red Top Ditch appears to travel through the south western portion of the property as well as along County Road 4. ✓Any anticipated impacts shall be detailed in construction drawings submitted with the Preliminary Plat. These will be a matter thoroughly reviewed at Preliminary Plat.

- a. Article IV - SUBDIVISION – Section 4.1 – Sketch Plan**

The application shall comply with the Subdivision Regulations. The Sketch Plan does not address each of the following:

Section 4.1 (1) (a) *Relevant site characteristics and analyses applicable to the proposed subdivision.* **This Submittal complies.**

Section 4.1 (1) (b) *Reports concerning streams, lakes, topography, geology, soils and vegetation.* NRCS Web soil survey was reviewed to verify geology and soils. The Applicant has provided a “Continental Divide Vistas Subdivision Soils Analysis”. It is unknown who conducted the report, as there is not an author or engineers stamp. The report states the primary soil types are Frisco-Peeler gravelly sandy loams, Cowdrey loam, and Cimarron loam. As stated above, The Applicant shall provide a Phase II drainage report prior to Preliminary Plat.

Section 4.1 (1) (c) *Reports concerning geologic characteristics of the area significantly affecting the land use and determining the impact of such characteristics on the proposed subdivision.* The application did not contain reports concerning geologic characteristics of the area, which is a sketch plan requirement. ✓The Applicant shall provide Reports concerning geologic characteristics of the area, prior to Preliminary Plat.

Section 4.1 (1) (d) *In the areas of potential radiation hazard to the proposed future land use, these potential radiation hazards shall be evaluated.* The Applicant has not provided radon hazard evaluations, as required by sketch plan. Most areas in Grand County show above average levels of Radon averaging 6.1 picocuries requiring mitigation of radon gas in any newly proposed structure. ✓Soil studies provided at Preliminary Plat shall include information on radon hazards within the subject parcel. This will determine appropriate mitigation measures upon application for building permits. A Final Plat note shall be added to notify conditions of radon and recommend installation of mitigation in new construction.

Section 4.1 (1) (e) has been repealed.

Section 4.1 (f) A sketch drawing and other documentation showing the proposed layout or plan of development area, the total number and types of dwelling units and other buildings, the total area of greenbelt, and open space and their location, and the proposed area for school sites if applicable has been provided.

STAFF COMMENTS

It is difficult to do a thorough sketch plan review of this proposal as the Applicant will need to relocate roadways, remove at least three (3) Lots, and provide the required reports needed to thoroughly analyze the site. These revisions will dramatically affect the plat and submittal as a whole. With that said, in any case, any resubmitted Plat will be required to meet all Design Standards, Subdivision Requirements, Drainage Standards, Road and Bridge Standards, Zoning Regulations prior to this being heard again by this Planning Commission

STAFF RECOMMENDATION

Staff recommends denial of the Continental Divide Vistas Sketch Plan due to the following non-compliant matters:

1. The Sketch Plan shows thirteen (13) Lots while the Augmentation Plan limits the Lots to ten (10).
2. Slopes equal to or greater than 30% are not shown as required.
3. The proposed roads do not appear to meet the maximum allowable grade within the Road and Bridge Standards (RAB) of 7%.
4. The plat also shows the lower road coming off of County Road 4 and platted along a Mountain Parks Electric (MPEI) utility easement which contains and overhead power line. MPEI does not allow roads to run parallel within easements.
5. "Continental Drive" is shown as a looped 60-foot right-of-way with a separation of 127 feet between each entry point off of County Road 4490. The minimum offset between Local/Low Volume Roadways is 200 feet, therefore, this proposed road does not comply with RAB Standards.
6. Subdivision Regulations require streets to be aligned with planned or existing streets adjacent to the subdivision. County Rd 4490 is a private "County Rd" (driveway) while County Rd 4491, immediately to the north and west of County Rd 4490 serves Stillwater Small Tracts, a ??? lot subdivision. Section 2.2(3) of the Subdivision Regulations require that when streets are not aligned, off-sets shall be at least one hundred thirty-five feet (130') centerline to centerline, and this application does not comply.

7. Intersections shall be as nearly at right angles as possible, with none being less than 75 degrees. Both proposed roads appear to not meet this standard. This does not comply.
8. Driveways require corner sight distance minimums of 225 feet for a 20mph road, 335 feet for a 30mph road and 445 feet for a 40mph road. Due to the design of the proposed roads, it does not appear this regulation can be met.
9. Lots with double frontage shall be avoided except where essential to provide separation from major arterials or incompatible land uses. Lots 7, 8, 9, 10, 11 and 13 all have double frontages which does not comply with this requirement.
10. The application did not contain reports concerning geologic characteristics of the area, which is a sketch plan requirement.
11. The Applicant has not provided the required radon hazard evaluations.

If a recommendation of approval is sent forth, the following shall be conditions of any preliminary Plat submittal:

1. The Plat shall show ten (10) lots.
2. Slopes equal to or greater than 30% shall be shown as required.
3. The proposed roads shall meet the maximum allowable grade within the Road and Bridge Standards (RAB) of 7%.
4. The roads shall not run parallel, or be platted within the MPEI easement and utility line.
5. "Continental Drive" is shown as a looped 60-foot right-of-way and shall show a separation of 200 feet between each entry point off of County Road 4490.
6. Subdivision Regulations require streets to be aligned with planned or existing streets adjacent to the subdivision or off-sets shall be at least one hundred thirty-five feet (130') centerline to centerline. Either County Road 4490 shall be aligned with existing County Road 4491, or the minimum offset of one hundred thirty-five feet (130') shall be met.
7. Intersections shall be as nearly at right angles as possible, with none being less than 75 degrees.

8. Driveway entrances for each lot shall comply with the requirement that corner sight distance shall be a minimum of 225 feet for a 20mph road, 335 feet for a 30mph road and 445 feet for a 40mph road. This shall be detailed with any preliminary plat submittal.
9. The Applicant shall provide detailed cost estimates and construction plans for the removal of the non-compliant second driveway that serves the existing residence with the Preliminary Plat submittal.
10. Driveway entrances will be required to be platted and must be shown to meet sight triangle requirements within the regulations as well.
11. All proposed Lots shall not have double road frontage.
12. The application shall contain reports concerning geologic characteristics of the area.
13. A Phase II Drainage Report which complies with Grand County Storm Drainage and Technical Criteria Manual shall be submitted.
14. Soil studies provided at Preliminary Plat shall include information on radon hazards within the subject parcel.
15. The Applicant shall provide Reports concerning geologic characteristics of the area, prior to Preliminary Plat.
16. A revised Sketch Plan showing no more than 10 Lots as permitted Under Water Court Case No. 97CW203 shall be provided.
17. The Applicant will be required to extend service lines to each lot as part of any approved subdivision, and those costs must be shown and included in any cost estimate provided with any Preliminary Plat submittal.
18. All slopes equal to or greater than 30% shall be labeled as non-build zones.
19. Each lot shall have a designated building envelope.
20. Easements of not less than twenty feet (20') shall be along all rear and side lot lines for utilities. This is not shown on the provided sketch plan.
21. Any resubmitted plat shall contain roadways and driveways that comply fully with all

requirements within the Grand County Road and Bridge Standards and Grand County Subdivision Regulations.

22. The road serving this subdivision shall be dedicated to the homeowner's association. Under no circumstances, if approved, will Grand County maintain the internal roads within this subdivision.
23. The applicant shall provide for open space dedicated to the homeowner's association.
24. The Applicant needs to confirm agreements with TLWSD for use of public sanitation or Onsite Wastewater Treatment Systems (OWTS) prior to preliminary plat.
25. All sanitary sewer improvements shall be consistent with Three Lakes WSD construction standards or OWTS standards.
26. Staff recommends a water attorney or water engineer detail compliance with §29-20-304 C.R.S. in a letter submitted with the Preliminary Plat application, to confirm adequacy of the water supply.
27. No burning of slash shall be allowed and disposal shall be included in the Engineers Estimate of Probable Cost provided with Preliminary Plat.
28. The Applicant shall contact the Red Top Ditch Company regarding any impacts to the ditch. Any anticipated impacts to Red Top Ditch shall be detailed in construction drawings submitted with the Preliminary Plat, and included in the Engineers Opinion of Probable Costs.
29. As required by State Law, the Applicant shall research and verify sub-surface mineral extraction rights as referenced in this section below, prior to Preliminary Plat:

Mineral Resource Areas

- v) Prior to initiation of exploration or site operation, the operator or developer will provide a general exploration or development plan to the Planning Commission for review to insure compliance with applicable federal, state and county regulations.*
- vi) In areas where surface and mineral rights are divided, the surface developer will show proof that the mineral owner has been notified of proposed surface development or improvements C.R.S. §24-65.5-103. Said proof may be in the form of a legal publication, one (1) time, in a newspaper of general circulation in Grand County.*
- vii) Surface development may not preclude development of mineral resources, however, preference may be given to another use if sufficient technical or other evidence*

demonstrates that the economic value of the minerals present is less than the value of other use.

viii) Mineral extraction and exploration are prohibited if such activity would cause significant danger to the public health and safety.

30. A Plat note shall be added to notify conditions of radon and recommend installation of mitigation in new construction.

31. Plat review agencies during Preliminary Plat shall include, but are not limited to:

- Mountain Parks Electric, Inc. (MPEI)
- Xcel
- Colorado State Forest Service
- Grand Lake/Grand No. 1 Fire Protection District
- Colorado Geologic Survey
- East Grand School District
- State Engineers Office (Division of Water)
- Three Lakes Water and Sanitation District
- Colorado Parks and Wildlife
- Grand County Consulting Engineer
- Grand County Assessor's Office
- Grand County Division of Natural Resources
- US Army Corps of Engineers
- The Red Top ditch company/owner
- Colorado Department of transportation

Please not this is a partial list of requirements, and in all instances, the Applicant shall meet all Preliminary Plat requirements contained within the County Subdivision Regulations, Zoning Regulations, Road and Bridge Standards, and Storm Drainage and Technical Criteria Manual.

All documents are subject to the review and approval of the Grand County Attorney's office.

DISCUSSION

The Planning Commission discussed Continental Divide Vista's Subdivision Sketch Plan and conditions. Hannah Mahorney recommended denial due to several issues, including water usage limitations, road grades exceeding standards, and a proposed road being platted within Mountain Parks Electric's easement. Other issues identified on the current application were the need for more detailed geological data, radon testing, and clarification of water rights, as the current documentation only allows for 10 lots based on the 1999 water decree. The Applicant's representative, Cathy Horen, explained that while they had 13 wells approved, the water court decision was tied to land use planning, and they were working to get the documentation updated to reflect the 13 lots.

Ryan McNertney discussed a subdivision application was proposed on the same lot had been previously approved in 2022 for 10 lots but was now being revised to include 13 lots. Chris Murphy also noted that the number of lots has changed from 10 to 13, which makes the 2022 approval irrelevant and Kim Shepton, Lynn Adams, and Bob Gnuse suggested the Applicant table the application to tighten up regulations and legal issues before proceeding.

Ryan McNertney concluded that the application should be denied due to what he called “A crappy plat” with insufficient information, particularly regarding building envelopes and lot slopes exceeding 30%, and recommended that the Applicant regroup and provide more detailed information before resubmitting. The applicant then brought up that they had fixed the plat. Staff was not aware of the changes and could not review it at that time.

Hannah Mahorney and Kristen Manguso explained that the Applicant should table their application and address several issues, including a new plat map that eliminates road and power line problems.

Carrie raised concerns about the main sewer line extension along County Road 4, and Mark Hutchinson inquired about water rights and augmentation in light of the Colorado River Compact negotiations. Ryan McNertney agreed that more information is needed, particularly regarding the sewer line extension and water allocation, before moving forward with the development.

Ryan Ozinga inquired about the costs and requirements for connecting to sewer and water lines, which Ryan McNertney and Kristen Manguso clarified they are the responsibility of the property owner, not the developer. Ryan explained that the 400-foot distance for connections is from the main line to the lot line, and while this might affect nearby residents like Ryan Ozinga, the exact impact cannot be determined without a complete submittal. Ryan McNertney assured Ryan Ozinga that the Stillwater community could weigh in at the Planning Commission and Board of County Commissioners meetings.

Kristen Manguso emphasized the need to either keep the current 10-lot plan with accessory dwelling units or amend the augmentation plan to allow 13 lots. Cathy Horen clarified that the water court does not determine lot density, as it is a land use issue, and suggested moving forward with the 13-well plan while resolving the land use decisions through the Planning Commission and Board of County Commissioners. Kristen Manguso warned that if the augmentation plan is not amended and approved, the applicant would have to start the process over again.

The Planning commission decided to table the decision at the request of the applicant for the March 2026 meeting, pending a complete submittal with required reports, including geological and radon assessments, and an amendment to the augmentation plan if the development includes 13 lots.

5) Master Plan Discussion

DISCUSSION

The meeting focused on the Grand County Master Plan update. The advisory committee was established with two planning commissioners, Lynn Adams and Breckin Clayton, and additional community representatives. The committee will hold five total meetings throughout the update to help with the Master Plan. A new website (grandcountymasterplan.com) was launched to provide information about the master plan process and allow public input through mapping and surveys. Planning commissioners were confirmed they could promote participation in the master plan process through their community connections. Bi-weekly status meetings with consultants will continue, with the next meeting scheduled for the following Wednesday.

Lynn Adams suggested that at the start of bi-weekly master plan status meetings, confirm the number of Planning Commissioners present to avoid quorum and ensure compliance with the Colorado Sunshine Act.

Hannah Mahorney will coordinate with the Grand County IT Department to add a link to the master plan website (grandcountymasterplan.com) on the main Grand County Government website.

Staff will also consider adding a questionnaire/survey to the master plan website for public input, and track the number of email subscribers for engagement metrics.

Planning Commissioners will promote participation in the master plan update process by encouraging civic groups, churches, and other organizations to visit the website, subscribe to updates, and participate in public engagement activities.

Hannah will notify Planning Commissioners of upcoming advisory committee meetings and bi-weekly status meetings as scheduled.

Ryan McNertney motioned to adjourn the meeting at 7:02p.m. Lynn Adams seconded the motion.