

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

February 15, 2022

Present: Commissioner Richard D. Cimino, Commissioner District 1 (absent)  
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  
Interim County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

General Public Comments

Mariette McGrath stated that she had information that hospitals were given a bonus for a COVID diagnosis.

Finance

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on February 16, 2022, 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 15, 2022, for payment on February 16, 2022, for the Grand County Housing Authority.  
The motion passed.

Commissioner Linke moved to approve the vouchers presented on February 15, 2022, for payment on February 16, 2022, for the Grand County Department of Human Services.  
The motion passed.

Commissioner Linke moved to approve wire payment, vouchers, and interfund transfers presented on February 15, 2022, for payment on February 16, 2022, for Grand County.  
The motion passed.

Departmental contracts, Comments, Issues

Commissioner Linke moved to approve the Special County Attorney Agreement between Grand County Department of Human Services and Routt County Attorney's Office.  
The motion passed.

Mr. Moyer noted that the County received the -re-engagement letter with White & Jankowski. There is a slight increase in fees.

Commissioner Linke moved to authorize out-of-state travel for Jean Powers, Education Captain to attend Resuscitation Academy Leadership Workshop and High Performance CPR Workshop after the ground transportation cost has been corrected.  
The motion passed.

Grand County Board of Health

Grand County Public Health Director Abbie Baker presented:

21 COVID cases in last seven days  
That is a case rate of 433.6 per 100,000  
There were 67 cases in the last 14 days  
23.8 percent were pediatric cases in the last seven days  
Approximately 22.25 percent of the Grand County population has tested positive for COVID  
One current hospitalization  
No new deaths.  
There are five active outbreaks

There are lots of colds and flu. Ms. Baker encouraged people to get sufficient rest, exercise, fresh air and hydrate appropriately.

**Foothills RETAC region**

ICU beds are at 20 percent which is 46 beds

Acute cares are 80 beds or 9 percent of capacity

Ms. Baker reported that a person is no longer up-to-day on COVID vaccine if the person has not been boosted.

Of the Grand County population

52 percent have had two doses

34 percent have had the booster

73.6 percent of eligible population have had at least one dose

8.05 percent natural immunity in the last 90 days

70 percent to 82 percent community immunity

Manager and Attorney Items

Grand County ordered two Escapes but Ms. Benson does not know when those will be in. The price for each of the vehicles is approximately \$26,000.

The sewer line at CSU Extension has an issue. It backed up recently during a school dance. The County will get it repaired so this stops happening.

Commissioner Linke moved to approve letter the letter to the Army Corps of Engineers regarding the County Road 522 project and allow Commissioner Cimino's to be stamped if he agrees. This letter is asking for an extension.

The motion passed.

Consent Agenda

Resolution No. 2022HA-2-2, "APPROVING AN APPLICATION FOR EXEMPTION FROM THE AFFORDABLE HOUSING TRANSFER FEE IMPOSED BY THE RESTRICTIVE COVENANTS OF THE RANCHES AT DEVIL'S THUMB, RELATED TO REAL PROPERTY LOCATED AT LOT 6, THE RANCHES AT DEVIL'S THUMB, GRAND COUNTY, COLORADO"

Resolution No. 2022-2-3, "APPROVING AND ADOPTING GRAND COUNTY MARIJUANA LICENSING REGULATION AND ORDINANCE 22, EFFECTIVE MARCH 7, 2022"

Commissioner Linke moved to approve the Consent Agenda.

The motion passed.

Board Business / Correspondence / Calendar

Feb 12-16	National Association of Counties (NACo) Legislative Conference in Washington, D.C., all day
Feb 16	Wolf Technical Working Group
Feb 17-18	Club20 Winter Policy Committee Meetings in Grand Junction, all day
Feb 17	Colorado Counties, Inc. (CCI) Steering Committee Meetings, Hybrid, 8:30 to 9 am
Feb 17	NACo West Region Regular Conference Call, 2 to 3:30 pm
Feb 18	TPR meeting
Feb 18	Health Insurance Affordability Enterprise Board Meeting via Zoom, 8 to 10 am
Feb 21	Transit Advisory Committee Meeting at Winter Park Town Hall, starting at 4 pm
Feb 22	County Road 522 workshop at 1:30 pm
Feb 25	Mind Springs meeting at 11:00 am
March 23 – 25	Watershed Summit at Colorado Mesa University

Little Sprouts Learning Center Update

Research tells us:

1. Ages birth to 5 = Most critical years in human brain
  - Not investing in these years is a missed opportunity.
2. High-quality early childhood experiences and programs have a significant impact on children, their families, the community:
  - Increased earnings for family and later on, the child. This can break the cycle of poverty for families while generating more tax revenue for communities

- Increased school readiness and social-emotional skills, decreasing use of special education, juvenile, and “welfare” services, resulting in lower expenses for communities

An overview:

	Approx. Population Children Under Age 5	Number of Licensed Slots for Care	% of Pop. Under age 5 served in licensed care
Colorado	332,468	148,000	45%
Grand County	672	259 (9 centers and 2 family child care homes)	39%

8 Grand County Centers (89%) rated high quality (level 3-5!!!)

By Age in Grand County

	Number of licensed slots for Pre-K care	% of Pre-K Pop. Served in licensed care	Number of licensed slots for toddler care	% of toddler Pop. Served in licensed care	Number of licensed slots for infant care	% of infant pop. Served in licensed care
Grand County	167	62%	46	34%	26	19%

By location in Grand County

	Number of licensed centers	Number of licensed family child care homes	Number of Pre-K licensed slots for care	Number of licensed infant & toddler slots for care
East Grand (WP through Granby)	7	1	137	63
West Grand	2	2	30	9

Early Childhood Professionals

1. EC Teachers are Highly-Specialized
  - So much more than “babysitters”...49 EC teachers (61% >3 PDIS level)
  - Minimum teacher requirements: Fingerprints, Background Check, 15 hrs preservice training/yr, CPR/First Aid/Med Admin current, lesson planning, bachelors/associates/cda, TSG/HWT/IY/Other basic trainings (>10 full days), more on rating years/to raise PDIS level
2. EC Teachers are Not Adequately Compensated
  - Average lead teacher pay in Grand County: \$16.50/hr, \$33,000/yr
  - Average assistant teacher pay in Grand County: \$14.25/hr, \$28,500/yr
  - Basic benefits are inconsistent and not guaranteed across the industry
3. The Number of EC Teachers Matter
  - Child to Teacher Ratios Need to Be Maintained

Early Care and Education Costs

For Grand County:

Ave. Infant Care Cost	Ave. Toddler Care Cost	Ave. Pre-K Care Cost
\$54 / day = \$13,500 / year	\$47 / day = \$11,750 / year	\$41 / day = \$10,250 / year

For a family of four to be self-sufficient in Grand County, they must earn \$70,961/year (283% FPL).

Average wages (not income) = \$37,648/year.

Grand County has the 5th highest cost of EC care in Colorado of any County.

Recent Events at Little Sprouts

Last Monday, crisis forced the center to close and emergency location change was required. Partners that sprang into action immediately to provide aid and help:

- Frank Reeves, EGSD Superintendent
- Rocky Mountain Catastrophe Mountain Family Center
- Granby Rec
- Grand County ECE Community
- Health Inspector, Public Health
- State Licensing Agent
- Chief Brad White, Grand County Fire Dept.
- Maegan Lokteff, ECCLA Executive Director
- Little Sprouts Parent BOD
- Grand Beginnings

Little Sprouts has been in operation for 6 years

Our current enrollment is at capacity with 47 children enrolled serving 38 children daily. We are the only one of two licensed childcare center west of Tabernash who serve infant and toddler age groups.

Waitlist for families needing childcare: over 100 children

When can we serve new infants with current slots: 24 months!!!!

Why Grand County should be concerned:

Grand County is only meeting 40% of the current need for childcare

Growth of Grand County, Staff Issues at Businesses (recent examples Sky Hi News Editor Position, EGSD Superintendent, ECE teachers) due to lack of child care

Universal Preschool Fall 2023: How will we serve these children?

Possible Solution: Expansion of Little Sprouts Program

Conversations already started with local partners: Grand Beginnings, EGSD, Town of Granby

Little Sprouts taking lead on exploring locations, securing buildings or space, possible land lease or purchase

What we need today from the BOCC: Education, Support, Put Our Thinking Caps On

### Third Amended Final Plat, Phase II, Sun Valley Estates

PROJECT NAME: Third Amended Final Plat, Phase II, Sun Valley Ranch Estates  
APPLICANT: Bret Berglund, representing Enoch Holdings, LLLP  
LOCATION: SUN VALLEY RANCH ESTATES AMD FINAL PLAT PH I,II,III Lot: A & B  
AMD PHASE II Street Address: 80 GCR 4935/ 80 Sun Lake Drive  
ZONING: Forestry & Open, Three Lakes Design Review Area  
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Subdivision Regulations, Grand County Master Plan  
ATTACHMENTS:  
A. Development Application  
B. Project Narrative  
C. Vicinity and Detail Maps  
D. Proposed Amended Final Plat  
E. Proof of Taxes Paid  
F. Title Commitment effective January 14, 2021  
G. Sun Valley Ranch Estates Plat (1983); Reception no. 204804  
H. Sun Valley Ranch Estates Amended Phase II (1992); Reception no. 309193  
I. Sun Valley Ranch Estates Amended Phase I, II, III (2012); Reception no. 2012003837  
STAFF PLANNER: Taylor Schlueter, County Planner  
REQUEST: Approval of an Amended Final Plat to enlarge and rotate an existing building envelope, acquiring additional land from platted open space.

#### I. BACKGROUND

##### a. Proposal

The application is a request for the Third Amended Final Plat of Sun Valley Ranch Estates Subdivision, Phase II, which was originally recorded at Reception No. 309193 in June 1992. The applicant wishes to rebuild a 1992-built home lost in the East Troublesome Fire, in a larger and slightly rotated building envelope than depicted on the 1992 plat.

##### b. History

Sun Valley Ranch Estates lies approximately one mile west of U.S. Highway 34, and approximately two miles northwest of the limits of the Town of Grand Lake. Sun Valley Ranch Estates Subdivision was originally platted in June 1983 at Reception No. 204804. The original plat showed Unit A and Unit B, on the subject parcel. Unit A and Unit B were combined, along with a small portion of originally platted open space, in 1992 as Amended Phase II, Sun Valley Ranch Estates (recorded at Reception number 309193). The subject property then underwent a second Amended Final Plat in 2012, Reception number 2012003837.

The Amended Phase II parcel comprises an area of approximately 0.061 acres. The subject parcel is located within the Forestry & Open District and the Three Lakes Design Review Area, and is located outside any Growth Area as defined in the 2011 Grand County Master Plan. A home was built on this lot in 1992, which was lost completely to the East Troublesome Fire in October 2020.

#### III. STAFF ANALYSIS

In that original subdivision final plat, each lot was designated a building envelope. The building envelope for the subject property was amended and enlarged in 1992. Originally, the existing building envelope was two separate envelopes, Units A & B, separated by a small portion of open space. They were combined along with the open space with a 1992 amended plat. This request has the same intention, with the addition of rotating the

envelope several degrees counter-clockwise. This request can be processed through the Amended Final Plat section of the Subdivision Regulations.

#### V. PLANNING COMMISSION RECOMMENDATION

On December 8, 2021, the Grand County Planning Commission recommended approval of the Third Amended Final Plat, Phase II, Sun Valley Ranch Estates with five (5) conditions as outlined in Resolution No. 2021-12-1.

#### VI. STAFF RECOMMENDATION

Staff recommends the approval of the Sun Valley Ranch Estates Phase II, Third Amended Final Plat, with the following five (5) conditions to be met:

1. The Title of the Amended Final Plat shall be corrected to match what is in this recommendation §4.3 (2) (a).
2. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat §4.3 (2) (y).
3. A Title Commitment produced within the last six months shall be provided prior to recording of this plat.
4. A quit claim deed shall be filed concurrently and following the Final Plat Mylar to correct the Legal Description within the Real Estate Records of Grand County.
5. The Final Plat shall label the subject property's area in acreage. All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.
6. The applicant will pay all property taxes prior to recording of the plat.

Commissioner Linke moved to approve the Third Amended Final Plat, Phase II, Sun Valley Ranch Estates as presented with conditions including the added sixth condition.  
The motion passed.

#### Chief Information Security Officer, Quarterly Report

Presented by Chief Information Security Officer Thomas Johnson.

##### 2022 Cybersecurity Awareness Training

Below are a few email subject lines that tricked some into clicking.

- Employee Expense Reimbursement for XYZ
- [NEW YEAR] Employee Benefit
- Employee Expense Reimbursement for XYZ
- Morning Minutes Meeting
- HR: Important: Dress Code Changes
- Metro Transit Authority Bid Instruction

Mr. Johnson stated that all employees need to complete the security training.

Grand County Government is the ONLY entity in the County to complete the NCSR in 2022 according to the Federal Emergency Management Agency (FEMA)

- The Colorado Cyber Resource Center (<https://colorado-crc.com/>) launched a statewide cyber range for technical cybersecurity education.
- K-12 students are FREE
- Individual adult, local government, private business, and all others are \$250/year (50% off)
- More information at <https://colorado-crc.com/co-cyber-range/>
- Grand County Cyber Incident Response procedures completed in December, looking to create an exercise this year.

#### Information Systems, Quarterly Report

Presented by Information Systems Director Thomas Johnson.

##### Requests by month

- Total tickets for 2021 were 3498, Jan 2021 (360), Jan 2022 (252)
- Ticket sources remained relatively consistent, with slight fluctuations by source department.
- We receive about 10-13 tickets per day.
- Approximately 57% (Up from 50%) of our tickets are resolved by our end-user facing staff.

##### Asset Management

Domain Consolidation Continues; Remainder

- Accounting

- EMS
- Sheriff

#### Survey Results

- 148 surveys were completed during 2021, 4.2% of total requests.
- From the results it appears that service delivery is satisfactory to our end-users.

#### Projects for this year

- Final Domain migrations
- HA : Senior Living Wi-Fi
- Sheriff : Spillman CAD system
- BOCC : Meeting room improvements
- EOC : Space and IT improvements
- R&B : Fuel Management system replacement
- Assessor/Treasurer: Tyler migration
- IS : Desktop Management, Branch Servers, Networking, VPN, Infrastructure Upgrades, Tool optimization, Computer Refreshes, Plan WIN 11.Friday, February 11, 2022

#### Yak Overlook Subdivision Exemption Sketch Plan

PROJECT NAME: Yak Overlook Subdivision Exemption Sketch Plan  
APPLICANT: Gabriel Wallace  
LOCATION: 1791 GCR 60  
ZONING: Residential/Forestry& Open Districts (Split Zone)  
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Subdivision Exemption Regulations, Grand County Master Plan

#### ATTACHMENTS:

- A. Development Application
- B. Project Narrative Letter
- C. Proposed Final Plat
- D. Vicinity and Detail Map
- E. Title Commitment dated May 24, 2021 F.DWR Well Permit, No. 218029

STAFF PLANNER: Taylor Schlueter, County Planner

REQUEST: Approval of a Subdivision Exemption to split a 60.05 acre Metes and Bounds parcel into three separate lots.

#### PURPOSE OF REQUEST

Gabe Wallace, the Applicant, has applied for a Subdivision Exemption to create three lots, approximately twenty (20) acres each, from an existing 60.05 acre metes and bounds parcel.

#### STAFF COMMENTS AND ANALYSIS

The subject property is located just east of the municipal limits of the Town of Granby and is located within the Granby Urban Growth Area. There is an existing domestic well permitted on the site which will be required to be forfeited in exchange for three single-family household use only well permits. Lot 1 of this proposed Subdivision Exemption contains an existing single-family dwelling unit, built in 1972. The property is bordered to the south by the Union Pacific Railroad right-of-way. Running parallel to the railroad is an irrigation ditch.

#### PLANNING COMMISSION RECOMMENDATION

On January 19, 2022, the Grand County Planning Commission recommended approval of the Yak Overlook Subdivision Exemption Sketch Plan with twenty(20) conditions as outlined in Resolution No. 2022-1-7.

#### STAFF RECOMMENDATION

Staff recommends approval of the Yak Overlook Subdivision Exemption. The following twenty-one conditions shall be met prior to the recording of the Final Plat:

1. The Title of the Subdivision Exemption shall be amended (see (a) above).
2. The Dedication shall be amended (see (k) above).
3. The Surveyor's Certificate shall be amended (see (I) above).
4. An electronic copy of the Final Plat shall be submitted (see (y) above).
5. All recording fees are to be paid by the Applicant.
6. This domestic well permit shall be forfeited for three, separate, single family household well permits; this shall be made a condition of approval.

7. The front of the lot shall be that side adjacent to driveway or road access noted on the Final Plat [2.3 (2)].
8. The Applicant shall work with Staff and the local Fire District to establish addresses to best serve first responders and emergency services [2.2(13)].
9. Plat notes shall be added to the Final Plat related to ditch crossings as per the Subdivision Exemption Regulations.
10. The Final Plat shall include ditch Right-of-Way width and shall be accurately dimensioned.
11. Widths of the right-of-way of GCR 60 and the railroad right-of-way shall be identified on the Final Plat.
12. Quit Claim Deeds to describe the amended legal description of the lots shall be completed and recorded with the Grand County Clerk and Recorder's Office.
13. Utility easements shall be reviewed by MPEI, Xcel, Centurylink, and Comcast. A plat note shall be added stating: All utilities shall be placed underground where not already existing [§2.2(12)]
14. A title commitment dated within six months of the time of recording of this plat shall be provided, prior to recording.
15. A note shall be added to the Final Plat stating that all lighting must be downward facing.
16. A note shall be added to the Final Plat stating that any development shall be of earthen tone, or national color.
17. A note shall be added to the Final Plat stating that each lot is restricted to the development of one single-family dwelling.
18. The applicant shall quit claim deed any interest of CR 60 to Grand County.
19. The applicant will provide for a shared driveway for the two lots into one access point on CR 60 to serve the two lots. This will be verified by Road and Bridge.

Commissioner Linke moved to approve the Yak Overlook Subdivision Exemption Sketch Plan with 19 conditions as modified.  
The motion passed.

#### Trinder Subdivision Tract, Amended Final Plat

PROJECT NAME: Lot 54A, Trinder Subdivision, Amended Final Plat  
APPLICANT: Susan K. & William C. Schmetzer  
LOCATION: Lots 54 and 55, Trinder Subdivision Street Addresses: 73 GCR 474 & 53 GCR 474  
ZONING: Residential (Grand County Urban Growth Area2); Three Lakes Design Review Area  
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Subdivision Regulations, Grand County Master Plan  
ATTACHMENTS:  
A. Development Application  
B. Project Narrative  
C. Vicinity and Detail Maps  
D. Proposed Amended Final Plat  
E. Proof of Taxes Paid  
F. Title Commitment effective August 11, 2021  
G. Warranty Deed, Reception no. 2021003940  
H. Trinder Subdivision Final Plat, Reception no. 63921  
STAFF PLANNER: Taylor Schlueter, County Planner  
REQUEST: Approval of an Amended Final Plat combine two(2) lots within an existing subdivision

#### I. BACKGROUND

##### a. Proposal

The application is a request for the combination of a 1.00 acre parcel, Lot 54, and a 0.93 acre parcel, Lot 55. These lots are located in Trinder Subdivision, which was originally recorded in August 1946 with 60 total lots, of which 46 were 1.00 acre lots. The applicant is requesting to combine lots to situate on flatter land.

##### c. History

Trinder Subdivision was platted in June 1956 at Reception No. 63921. This subdivision was platted with the intention of creating modestly-sized single family lots. Trinder Subdivision lies just outside the westerly limits of the Town of Grand Lake, just west of U.S. Highway 34.

Trinder Subdivision is located within the Grand County Urban Growth Area Number 2, and the Grand Lake Grand County Joint Review Area. It is served by Three Lakes Sanitation District. Both single family dwellings on Lots 54 and 55 burned down completely in the East Troublesome Fire in 2020.

The subject parcels are currently vacant; Lot 54 has been owned by the Applicants since April 2021 (Warranty Deed recorded at Reception no. 2021003940), and Lot 55 has been owned by the Applicants since November 2009 (Warranty Deed recorded at Reception no. 2009010854).

#### IV. STAFF ANALYSIS

This request is a very typical lot combination request which can be processed through the Amended Final Plat section of the Subdivision Regulations. The lots are both served by Three Lakes Sanitation District, and each lot has a single family well. Access to both lots is provided from GCR 474.

Both Lot 54 and Lot 55 are one-acre parcels, both vacant. Staff understands that this project would decrease potential development density in an Urban Growth Area, which is contrary to the purpose of Urban Growth Areas as outlined in the 2011 Grand County Master Plan, which encourages density through maintaining smaller parcels. However, Staff supports this proposal in consideration that it is consistent with how the county has handled these types of proposals historically. The applicant wishes to make a positive out of the East Troublesome tragedy and improve upon the home they lost.

#### VI. PLANNING COMMISSION RECOMMENDATION

On October 13, 2021, the Grand County Planning Commission recommended approval of this Amended Final Plat as presented, with eight conditions to be met as per Resolution No. 2021-10-1.

#### VII. STAFF RECOMMENDATION

Staff recommends the approval of the Lot 54A, Trinder Subdivision Amended Final Plat, with the following conditions to be met prior to recording:

1. The Title of the Amended Final Plat shall be amended to match what is in this recommendation §4.3 (2) (a).
2. The Dedication on the Amended Final Plat shall be amended to match what is in this recommendation §4.3 (2) (k).
3. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat §4.3 (2) (y).
4. A quit claim deed shall be filed concurrently and following the Final Plat Mylar to correct the Legal Description within the Real Estate Records of Grand County.
5. A Title Commitment current as of the last six months shall be provided prior to recording.
6. A note shall be added to the Final Plat that all notes and restrictions shall apply.
7. A plat note shall be added stating the subject parcels are located within the Three Lakes Design Review Area as found in Grand County Zoning Regulations at Section 14.5. All requirements for this overlay district shall apply to all structures constructed on this lot.
8. The plat shall show names of abutting subdivisions and the names of the owners of abutting unplatted property.

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

Mr. Schlueter added an additional condition:

9. Applicant pay all property taxes due for 2022.

Commissioner Linke moved to approve Lot 54A, Trinder Subdivision, Amended Final Plat with nine conditions presented.

The motion passed.

#### Temporary Use Permit Snowmobile Hill Climb March 12 & 13

PROJECT NAME: RMSHA Snowmobile Hill Climb Temporary Use Permit  
APPLICANT: Sam Conger  
LOCATION: 1210 GCR 57, 966 GCR 57, 1942 GCR 57 and 1941 GCR 57

#### APPLICABLE

REGULATIONS: Zoning Regulations –Section 11.9, Temporary Use Permits  
STAFF PLANNER: Robert C. Davis, ACIP, Director  
EXHIBITS: Temporary Use Permit Draft  
REQUEST: Approval of a Temporary Use Permit for RMSHA Snowmobile Hill Climb

## J. DISCUSSION

Sam Conger, organizer for the Rocky Mountain States Hillclimb Association event, herein referred to as the Applicant, has submitted a temporary use permit application for the RMSHA Snowmobile Hill Climb. Snowmobile Hillclimb Racing is a growing sport, and the Rocky Mountain States Hillclimb Association (RMSHA), often referred to as "RIM-SHAW," is an organization that creates, operates and manages snowmobile hill climb racing events in the Rocky Mountain region of the United States. RMSHA is a membership organization with 200+ active racing members including racers from the Rocky Mountain states of Colorado, Idaho, Montana, Oregon, Utah, Washington, and Wyoming, to as far away as Minnesota and Canada. The event site is located in roughly a mile west of the Town of Granby.

A Temporary Use Permit is considered under Section 11.9 Temporary Use Permits of the Zoning Regulations. TUPs are provided for temporary uses, short-term or seasonal uses that do not require any new permanent structures or improvements. This proposed event qualifies as a temporary use.

A Temporary Use Permit requires approval by Board of County Commissioners (BOCC) and requires a permit issued by a resolution. It does not require a Public Hearing. Community Development did notify property owners within 1000 feet of the request.

The event will utilize four (4) sites located at 1210 GCR 57, 966 GCR 57, 1942 GCR 57 and 1941 GCR 57. The actual race will occur on the 280 acre Antler Basin Ranch site located at 966 GCR 57. The snowmobile race will occur at the southern portion of the site. The other three sites include a 106.6 acre site to be used for spectator parking (1941 GCR 57), a 22.5 acre site located at 1942 GCR 57 for overflow spectator parking and a 62.8 acre site for racer parking. The applicant proposes to shuttle patrons roughly a half mile from the spectator parking areas to the Antler Basin Ranch. The racers will be provided a pathway from the racer parking area to the Antler Basin Ranch via a groomed trail. All of the properties are zoned Forest and Open which allows uses related to recreation with additional permitting. The event is expected to draw a maximum of 2,000 spectators and 750 participants. No alcohol will be sold or served at the event.

Antler Basin Ranch is surrounded by USA Bureau of Land Management property to the west and south, agricultural land to the south, and agricultural and residential land to the east and north.

Letters have been received from the Grand Fire District, Grand County EMS and the Sheriff's Office acknowledging review of the subject application. The Grand Fire District had no immediate concerns provided:

- All roadways and driveways remain clear enough for emergency service access at all times and a contact and phone number is listed on the final issuance documents for a responsible party that can be contacted should there be parking or traffic issues on the days of the event.
- Any temporary or seasonal tents larger than 700 sq. ft. open for spectator or contestant use for the event be permitted and inspected by Grand Fire Protection District, as required by locally adopted International Fire Code 2015 Section 105.6.45.
- Any mobile food trucks used in the event show current evidence of certification or inspection from their home Agency Having Jurisdiction or be permitted and inspected through Grand Fire Protection District.

Grand County EMS will provide a standby ambulance to be located at a location predetermined by the Applicant at the Antler Basin Ranch.

The Sheriff has reviewed a parking plan, traffic management plan, a safety plan and the plan for shuttling guests to and from the event.

### Access and Parking

Access to the event will be provided via GCR 57 accessed off of US Highway 40. This access road will lead directly into all four sites. GCR 57 will not be closed.

Staff estimates there are roughly 129 acres that can be reserved for spectator parking. If all projected 2,000 participants drove individual single occupancy vehicles to the event, it would require a parking area of roughly 16 acres (2,000 spaces X 350 square feet per parking stall and drive aisles = 700,000 square feet;  $700,000/43,560 = 16$  acres). The area north of GCR 57 and south of the drive at 1941 GCR 57 (primary spectator parking area) contains an area of roughly 19.3 acres. There appears to be adequate parking available precluding any concern for traffic congestion as a result of drivers circulating through the area to find parking.

The Applicant proposes to strategically place signs along GCR 57 to direct patrons into parking areas and to place temporary no parking signs along the road as well. The projected 750 participants (racers) and event staff

would need roughly 6 to 12 acres for parking of vehicles and equipment and there is ample space available for that use.

To further reduce congestion on GCR 57, the Applicant intends to provide four (4) 15 passenger vans for shuttling patrons from the spectator parking areas to the event at Antler Basin Ranch.

#### Event Duration

The operation is planned for the weekend of March 12 and 13, 2022 with the event beginning at roughly 8am and lasting to roughly 4pm. The Applicant will use March 11, 2022 for staging and setting up for the event.

#### Wastewater

Applicant has reserved 30 total temporary wastewater facilities, i.e., portable restrooms including four that are ADA compliant. The port-o-potties will be distributed among the sites. The company Good to Go will manage cleaning the facilities during the event.

In addition to Staff sending out notices to the surrounding property owners, the applicant did contact 13 neighbors about the event. A major landowner directly adjacent to the Antler Basin Ranch, Steven Murphy owns roughly 378 acres directly adjacent to the race site. The Applicant states he has communicated with Mr. Murphy, a part-time resident, whom has in the past allowed the applicant to use the property for recreation from time to time. Staff received communications from two residents with concerns about the event.

#### Noise

Because of the size of the site, noise levels should be minimal. Any noise complaints issued from neighbors shall be immediately dealt with and may result in the permit being immediately terminated.

## II. STAFF RECOMMENDATION

Staff recommends approval of RMSHA Snowmobile Hill Climb Temporary Use Permit in the form of the Temporary Use Permit that is attached hereto as an exhibit of the Staff Report.

From the proposed Temporary Use Permit:

#### A. Sanitation.

Adequate sanitation facilities shall be provided including forty total temporary wastewater facilities, i.e., portable restrooms including four that are ADA compliant. Solid waste disposal containers shall be sufficiently covered and all debris shall be completely contained.

#### B. Public safety:

The Permittee shall commit to working, contracting and reimbursing police, fire and EMS to ensure that community interests, public safety, law enforcement, and EMS concerns are met during the event. In their application, the Applicant made reference to contact made with EMS for any medical incidents that occur during operation.

All roadways and driveways remain clear enough for emergency service access at all times and a contact and phone number is listed on the final issuance documents for a responsible party that can be contacted should there be parking or traffic issues on the days of the event.

Any temporary or seasonal tents larger than 700 sq. ft. open for spectator or contestant use for the event be permitted and inspected by Grand Fire Protection District, as required by locally adopted International Fire Code 2015 Section 105.6.45.

Any mobile food trucks used in the event show current evidence of certification or inspection from their home Agency Having Jurisdiction or be permitted and inspected through Grand Fire Protection District.

#### C. Control of Site.

Permittee shall be responsible for controlling and maintaining the site in an attractive condition at all times. No junk or other debris shall be allowed to accumulate on the sites.

#### D. Compliance with County, State and Federal Regulations.

Permittee will be responsible for insuring compliance with all applicable County, State and Federal Regulations. This permit in no way relieves Permittee from complying with said laws and regulations and any violation of any County, State or Federal regulations or statutes relating to this operation shall be grounds for immediate termination of this Permit.

#### E. Limitation of Liability.

The Board of County Commissioners by the issuance of this Permit assumes no responsibility for the operation of the site and Permittee hereby covenants and agrees to hold Grand County harmless for any injury or damage which may occur, of whatever type or nature, as the result of the operation contemplated by this Permit. Permittee warrants that appropriate liability and hazard insurance to compensate any individuals who may be injured or damaged in any manner by the conduct of this use will be obtained. Permittee further warrants and agrees to compensate Grand County for any expense incurred in the defense of any lawsuit or other type of action which may be brought against said County as a result of said Permittee's operation of this use.

F. Alteration of Terms and Conditions.

The terms and conditions of this permit cannot be altered without proper notice, and review by the Grand County Board of County Commissioners.

G. Binding Contract.

This permit shall become a binding contract between the parties hereto upon the execution hereof as provided for below. Said contract shall be binding upon and inure to the benefit of the successors, heirs, assigns and personal representatives of the parties.

H. Right to Enter Site.

Grand County reserves the right to enter the lease area and any breach of this Permit shall result in the permit being immediately terminated.

I. Noise Levels.

Any complaints issued from neighbors shall be immediately dealt with and may result in the permit being immediately terminated.

J. Exterior Lighting Minimized.

Any exterior lighting shall be minimized and shall be designed and installed to subtly illuminate functional areas only. Exterior (outdoor) lighting to the extent possible for safety, lighting shall be hooded and dark sky compliant(downcast) to limit light pollution permitted as a part of this Temporary Use Permit.

K. Site Maintenance.

Permittee shall be responsible for controlling and maintaining the site in attractive conditions at all times. Neither Permittee nor its licensees shall be allowed under any circumstances, to use the permit area for purposes of storing junk materials, such as abandoned vehicles or other equipment which is not capable of operation or any other equipment or materials which are not used in the operation contemplated by this Permit.

L. Violation of Terms and Conditions.

In the event of violation of any of the restrictions or conditions on the use of this Permit, or in the event of failure to fulfill any of the conditions required by this Permit, the Board of County Commissioners may immediately terminate this permit.

M. Rehabilitation of Site.

By March 31, 2020, Permittee shall restore the site, as near as practical, to its original condition any site restoration shall be consistent with the terms of lease between the Applicant and the property owner of Peak Ranch.

Jeremy Kroner of the Colorado Headwaters Land Trust stated that they have conservation easements on five of properties. He will look at the new parking plan to determine if any of the easements are allowed.

One of the property owners wondered where the race track is going to take place.

There is a concern for the ranch animals. There needs to be a reduction in the speed limit on the road.

The applicant stated that no snowmobiles will be allowed on County Road 57.

Applicant Sam Conger stated that he reached out to everyone in the area to ask for concerns.

The only snowmobiles on the road will be crossing from one side to another at one location.

Jennifer Baker stated that she is concerned over County Road 57 traffic.

Road and Bridge Superintendent Chris Baer stated that he does not have any concerns about the use of County Road 57.

Commissioner Linke moved to approve the RMSHA Snowmobile Hill Climb Temporary Use Permit March 12 and 13 with conditions and add that the conservation easement and the building envelopes be reviewed prior to the issuance of the permit. The spectator limitation will be no more that 2,000. No snowmobile traffic will be allowed on County Road 57 except for crossing from parking.

The motion passed.

There being no further business to come before the Board, the meeting was adjourned at 2:34 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 1<sup>st</sup> day of March 2022.

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Kristen Manguso, Chair

Attest:

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Sara L. Rosene, Clerk and Recorder