

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

February 16, 2021

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

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

Commissioner Manguso moved to appoint Commissioner Cimino as acting Chair until the arrival of Commissioner Linke.

The motion passed unanimously.

Those present recited the Pledge of Allegiance.

Commissioner Linke joined the meeting and is now acting as Chair.

Commissioner Cimino moved to approve the minutes of the January 19, 2021 Board of Commissioners meeting as presented.

The motion passed unanimously.

Commissioner Manguso moved to approve the minutes of the January 26, 2021 Board of Commissioners meeting as presented.

The motion passed unanimously.

Housing Authority

Commissioner Linke announced that the Board is sitting as the Grand County Housing Authority.

Commissioner Manguso moved to approve the Intergovernmental Agreement between Clear Creek Housing Authority and Grand County Housing Authority for the administration of the Section 8 Housing Choice Voucher Program as presented.

The motion passed unanimously.

Commissioner Linke announced that the Board is sitting as the Grand County Board of Commissioners.

Public Comment

A member of the public requested an informed consent form with regard to COVID.

Dr. Selenke stated that when people are tested in Grand County, it is determined where the person lives. If they have been in Grand County less than three months in the last six months, the information is assigned to the home county or state.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on February 17, 2021, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on February 16, 2021, for payment on February 17, 2021, for the Grand County Housing Authority.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on February 17, 2021, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on February 16, 2021, for payment on February 17, 2021, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner Cimino moved to approve wire payment and vouchers presented on February 16, 2021, for payment on February 17, 2021, for Grand County.
 The motion passed unanimously.

Pandemic and Fire Costs as of 2-17-2021

	COVID-19	East Troublesome Fire		
		Paid	Unbilled but expected	Total Fire
2020 Cares Act Reimbursement Allocation	\$ 701,883			
Less:				
2020 Personnel costs	\$ 381,135	\$ 137,487		\$ 137,487
2020 Grand Foundation programs funded	\$ 230,000			\$ -
2020 Rural Health grant	\$ 10,000			\$ -
2020 Other operating costs	\$ 115,852	\$ 253,193	\$ 164,466	\$ 417,658
Total 2020 costs	\$ 736,987	\$ 390,680	\$ 164,466	\$ 555,146
Net 2020 (costs) after reimbursements	(\$ 35,104)	(\$ 390,680)	(\$ 164,466)	(\$ 555,146)
2021 Reimbursements Requested	\$ -	\$ -	\$ -	\$ -
Less:				
2021 Personnel costs	\$ 61,492	\$ 5,118		\$ 5,118
2021 Grand Foundation programs funded	\$ -			\$ -
2021 Rural Health grant	\$ -			\$ -
2021 Other operating costs	\$ 8,041			\$ -
Total 2021 costs	\$ 69,533	\$ 5,118	\$ -	\$ 5,118
Net 2021 (costs) after reimbursements	(\$ 69,533)	(\$ 5,118)	\$ -	(\$ 5,118)
Total Costs after reimbursements	(\$ 104,637)	(\$ 395,798)	(\$ 164,466)	(\$ 560,263)
Unrestricted Fund Balance calculation				
2020 Operating Expenditure Budget		\$ 20,172,000		
2019 Unrestricted Fund Balance		\$ 6,194,000		
2020 estimated unrestricted funds increase		\$ 400,000		
Projected 2020 Unrestricted Fund Balance		\$ 6,594,000		
		33%		

Departmental Contracts, Comments, Issues

Human Resource Director Colleen Reynolds asked the Board if it would like to have the intern program in 2021. The Board agreed to move forward with the intern program.

Commissioner Cimino moved to approve the Beer and Wine License report of changes and the renewal of the Colorado Adventure Park LLC dba Colorado Adventure Park as presented.
 The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2021-1-30, "A RESOLUTIN APPROVING THE FINAL PLAT, RIVERBEND OUTRIGHT EXEMPTION, A REPLAT OF LOTS 1, 2, 3, 4, AND OPEN SPACE TRACT, LENNON SUBDIVISION EXEMPTION RECEIPTION NO. 93003810 PART OF SECTION 1, TOWNSHIP 1 SOUTH RANGE 76 WEST AND SECTION 6, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO" and authorize the Chair to sign all applicable documents.
 The motion passed unanimously.

Grand County Public Health

Commissioner Linke announced that the Board is sitting as the Grand County Board of Health.

Public Health Director Abby Baker reported that the positivity rate was 17.5 percent. That number is determined on the number of tests done and how many positives from those tests over a seven-day period.

There were 769 tests performed on Grand County residents with 92 positives so that gets the County to 11.9 percent now.

The tests are being performed as follows:

- Grand County Public Health 54.9 percent
- Middle Park Health 9.6 percent
- Denver Health 3.5 percent
- Winter Park Resort 15.6 percent
- Other providers 15.4 percent

Grand County has been approved for the Grand Star Program.

Manager & Attorney Items

Acting County Manager Ed Moyer provided his weekly update.

Commissioner Manguso moved to authorize the Chair to sign the Colorado Parks and Wildlife Impact Assistance Grant Application in the amount of \$8,571.72 as presented.

The motion passed unanimously.

Consent Agenda

Resolution No. 2021HA-2-1, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, ACTING IN THE CAPACITY AS THE GRAND COUNTY HOUSING AUTHORITY BOARD, TO EXECUTE A SUBORDINATION AGREEMENT CONCERNING REAL PROPERTY LOCATED AT LOT 3, BROWN SUBDIVISION, AKA 139 RIDGEWAY AVENUE, HOT SULPHUR SPRINGS, CO 80451"

Resolution No. 2020-2-2, "AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING TO PROVIDE COORDINATION AND EFFICIENCY IN 2020 EAST TROUBLESOME FIRE RECOVERY EFFORTS ASSOCIATED WITH NATURAL RESOURCES CONSERVATION SERVICE EMERGENCY WATERSHED PROTECTION PROGRAM-FUNDED PROJECTS"

Commissioner Cimino moved to approve the Consent Agenda.

The motion passed unanimously.

Board Business / Correspondence / Calendar

The Board discussed its previous resolutions that support the Second Amendment. The Board continues to support the Second Amendment.

Commissioner Manguso attended the STAC meeting.

Commissioner Linke attended a CCI stakeholder meeting, Club 20 Executive Committee meeting, Natural Resources roundtable, and vaccine discussion,

- February 17 AGNC Board meeting via Zoom from 8:30 am to 1:30 pm
- February 17 CCAT Zoom meeting from 3:30 pm to 5:00 pm
- February 17 Statewide Peak Health Alliance Insurance meeting with Insurance Commissioner Mike Conway at 9:30 am – Commissioner Cimino
- February 17 Henderson Community Partnership Panel via Webex from 10:30 am to noon – Commissioner Linke
- February 17 Colorado Workforce Consortium from 1:30 pm to 3 pm – Commissioner Linke
- February 18 CCI Steering Committee meetings from 9 am to 3:30 pm
- February 18 NACO Western Region Conference call 2 to 3:30 pm
- February 18 Sun Valley Lake neighborhood meeting via Zoom at 5 pm – All three commissioners
- February 19 CCI Steering Committee meetings from 9 am to 3:30 pm
- February 19 CCI Briefing Re: Colorado Epidemiology Hospital Capacity from 11 to noon
- February 19 CCI Legislative Update from noon to 1
- February 19 Health Insurance Affordability Enterprise meeting from 8 am to 10 am via web meeting – Commissioner Cimino
- February 19 Grand Places meeting at 9:00 am via Zoom
- February 20 – 24 NACO Legislative Conference via Zoom
- February 22 CCAT Governing Board meeting from 2 pm to 5 pm (includes local government transportation event) – Commissioner Cimino

The Grand County Board of County Commissioners holds meetings from 8:00 a.m. to 5:00 p.m. daily until further notice.

The Grand County Board of County Commissioners and Grand County Board of Health will meet remotely, as needed, via conference call to discuss COVID-19 starting at 2:00 p.m.

Fire Recovery Update

Director of Emergency Management Joel presented regarding alert and warning discussion.

BACKGROUND

In October, 2020 the East Troublesome Fire burned nearly 200,000 acres and severely impacted four watersheds. Burn severity in these watersheds ranged as follows:

Willow Creek Watershed: 94%; Stillwater Creek Watershed: 90%
North Inlet Watershed: 42%; Colorado River Watershed: 29%

In three presentations discussing the ‘burn scar’ to the BOCC, January 12, 2021, we heard on average we could expect up to a 14x increase in water flow from snowmelt and weather events. There was high concern raised about the risk potential for debris and mudflow to follow weather events. In conversations with the National Weather Service (NWS) they will be monitoring rain events that produce 1/4” of rain per hour as being of significant concern.

CURRENT SITUATION

Grand County Emergency Management depends almost exclusively upon the Boulder National Weather Service (NWS) to provide weather forecasting and warning information. Two common methods for the NWS to issue their advisory, watch, and warning products is through radar and on the ground instrumentation.

On the topic of radar monitoring the NWS has loaded the burn scar map into their system and will use their technology to forecast approaching weather events that could cause impacts.

On the topic of on-the-ground gauges the NWS uses one existing USGS gauging station (BAKC2) on the Colorado River as a warning and forecasting point. This is the only forecasting gauge in the four Watersheds identified above.

Emergency Management has received and reviewed a scope of work from the USGS to install velocity monitoring devices to add alert and warning devices to streams currently not monitored. In consultation with Grand County Water Quality Specialist and the NWS we believe the cost and degree of monitoring offered by rain gauges is a better solution at this time.

Rain gauges can be both added independently to existing USGS sites as well as added as new locations. USGS at this time in their budget cycle have no local matching funds in 2021 but this could change in 2022.

Emergency Management anticipates that other entities will become partners in this project and will be approached to participate in cost sharing.

Budget Proposal

We are proposing expenditures in three areas: gauge monitoring, public education, and weather radio offering.

Rain Gauge: two tiers

2 gauges on existing sites, cost = \$4,300.00 startup cost p/site \$ 8,600

5 gauges on new sites, cost = \$14,500.00 startup cost /site \$72,500

Sub Total \$81,100

Annual site cost \$1,325.00 x 5 = \$6,625 est

Annual site cost \$1,325.00 x 7 = \$9,275 est

Weather Radio

50 radios at \$29.99 = \$1,500 estimate (negotiate/corporate partner) \$ 1,500*

*we propose these purchases in phases depending upon interest, starting with the purchase of 50 radios

Public Education

Print and display advertising about flood, weather and emergency alerting \$ 7,200

Sub Total \$ 8,700

Total Budget Request \$89,800

ACTION PROPOSED

Emergency Management proposes partnering with USGS and the NWS to increase as needed the rain gauge monitoring capability in the identified Watersheds. Specifically, we will be looking at adding rain gauges in these river channels. Colorado River, North Inlet, Willow Creek, Drowsy Water, and Troublesome Creek.

The NWS believes the forecasting prediction from monitoring rain fall could be the best strategic warning tools.

Emergency Management proposes adding a weather radio alerting tool for the public. Our concept is we would offer these free to residents in the EFT burn scar to start. The radio program coupled with public education are important components to educating the public about their responsibility.

STAFF RECOMMENDATION

My recommendation is the BOCC authorize a supplemental budget to Emergency Management and Water Quality to pursue installation and procurement of rain gauges within the parameters of this budget and under the recommendations of the NWS and USGS.

Further, we will develop a public education campaign which incorporates the warning provided by the national weather radio program and branded items to promote warning and community preparedness.

The Board supports this request.

Human Services Director Deb Ruttenberg attended a webinar presented by Homeland Security regarding access and functional needs both how that looks in recovery and in emergency planning. Need to make sure that people can get and send info. Need to meet needs.

Water Quality Specialist Katherine Morris stated that with regard to emergency watershed protection field work for damage survey for Area A. Teams were in the field last week and will do desktop work this week. Area B survey occurred Thursday and Friday. There will be desktop work later this week.

An extension was granted for the damage survey report.

Ms. Morris noted that work is being performed on a fire recovery web page.

Public Hearing – Vacation of the 30’ Right-of-Way Adjacent to Lots 4-7, 22-28, and 30 Range View Subdivision

The public hearing scheduled to begin at 10:45 a.m. was called to order by Chair Linke at 10:47 a.m. County Attorney Leahy set the record as follows:

- A. Development Application, dated July 23, 2019
- B. Vicinity Map of property owners depicting the two hundred fifty feet (250') notification buffer as established by the Grand County GIS
- C. List of property owners within two hundred fifty feet (250') notification buffer as established by the Grand County GIS
- D. Memo to owner and interested parties from Community Development Department, dated February 1, 2021
- E. Map depicting proposed vacations, no date
- F. Certificate of Recommendation, dated February 16, 2021
- G. Improvement Location Certificate (ILC) by Warren Ward, dated June 23, 2019
- H. Warranty Deed recorded at Book 143 Page 544, dated July 1, 1963
- I. Agreement recorded at Book 336; Pages 370-375, dated September 22, 1983
- J. Letter from Keith Kratz owner of one-quarter of Lot 23 Rangeview Subdivision, dated August 29, 2019.
- K. Diagram of Right-of-Way in Range View Subdivision, no date.
- L. Amended Plat of State Columbine Sub-division, Grand County Colorado, vacating a portion- re-lotting and designating same as Range View Subdivision Reception No. 65625, dated July 8, 1947.
- M. Amended Final Plat, Tracts 4, 5, & 6 Range View Subdivision Reception No. 95007635, dated September 7, 1995

Commissioner Manguso moved to continue the public hearing for Vacation of the 30’ Right-of-Way Adjacent to Lots 4-7, 22-28, and 30 Range View Subdivision to March 9, 2021 at 10:45 a.m.

The motion passed unanimously.

Board Business

Commissioner Linke announced that the Board is sitting as the Grand County Board of Human Services.

Commissioner Manguso moved to approve the Services Contract between Dr. Tracie Nicoll and the Grand County Board of Human Services in an amount not to exceed \$2,000 as presented.

The motion passed unanimously.

Commissioner Linke announced that the Board is sitting as the Grand County Board of Commissioners.

Jessica Varland Director of Northwest and Rural Resort Workforce Areas Colorado Department of Labor and Employment presented:

Demographics

15,979-Population (2020)	8,339-Total Regional Employment	\$70.5K-Median Household Income (2018)
Population grew by 1,253 over the last 5 years and is projected to grow by 819 over the next 5 years.	Jobs grew by 19 over the last 5 years and area projected to grow by 284 over the next 5 years.	Median household income is \$10.2K above the national median household income of \$60.3K

Millennials 3,273	Retiring Soon	2,100 Racial Diversity
Grand County, CO has 3,273 millennials (ages 25-39). The national average for an area this size is 3,244.	Retirement risk is high in Grand County, CO. The national average for an area this size is 4,626 people 55 or older, while there are 5,776 here.	Racial diversity is low in Grand County, CO. The national average for an area this size is 6,276 racially diverse people, while there are 2,100 here.

Preliminary data from the first and second quarters of 2020 show a significant decrease in the number of establishments in Grand County, with the largest decline in leisure and hospitality. More time is needed to determine if that is a temporary effect of the COVID-19 pandemic.

Despite the decrease in number of businesses, the number of jobs in Grand County is generally trending up.

Grand County Growth Occupations

These occupations saw the largest growth between 2015 and 2020. In the years between 2014-2019, occupations that increased in number of jobs were food service and preparation, construction and extraction, personal care services, sales and installation, maintenance and repair.

Wages

The occupations with the highest wages changed very little between 2018 and 2019, and wages most of these occupations increased year-over-year. Life, physical and social science professions moved from 9th to 6th, showing the largest wage growth. Income for those in community and social science, business and financial operations and construction and extraction, while still in the top 10, are trending down.

Wages in general are trending up in Grand County, although the data on the next slide shows that five of the 11 industry classifications pay at or less than the county’s average annual wage.

Economic Development Bi-Annual Report

Economic Development Director DiAnn Butler presented:

Economic Recovery Task Force: To support the economy and businesses that have been affected by the East Troublesome Fire by providing resources, tools and business support. To develop recovery and long-term resilience plans.

Achievements: Current Focus: Business Stability Grant Funding over \$130,000 raised thus far with over \$22,000 currently distributed to 19 businesses, Business Survey to determine the current needs, establishment of business consultants to help with grant and loan opt recreation areas that have been affected. Development of long-term economic sustainability and opportunity for a resilience action plan

Identified Gaps or Needs: Support to the business sector affected by the fires on grant funding, resources and low interest loans, for sustainability. Every dollar spent at small businesses creates an additional 50 cents in the community.

Economic Recovery Task Force Objectives:

- Increase the survival rate of small and independent business, and grow business attraction for a year around economy
- Establish a sustainable organizational model to support business in Grand Lake
- Create and access resources to maintain a vibrant and diverse economy
- Access to capital, grants, access to education and expertise of “back office” assistance

Partnerships:

We co-design programs (low-interest loan funds, technical assistance & grants) with partners to serve businesses within specific thematic, geographic or demographic communities. In these partnerships, FSWCF acts as the operating partner, providing loan review, reporting and servicing for all loans. Each program has

their own local loan committee who approves/denies loan applications with FSWCF's guidance. We design each partnership based on the partners needs as we know there is no one size fits all when it comes to supporting our rural businesses.

Elements to consider:

- Program Elements offered –Generally programs under FSWCF involve a Revolving Loan Fund, Technical Assistance, and/or Grants (or combination).
- Program Terms –Terms vary for each fund depending in agreement with partner and funders e.g. interest rate, length of term.
- Funding Sources –Funding sources vary from private donors/foundations to state/federal funding sources.
- Governance –Who makes decisions on allocation of resources from the fund.
- Administrative costs –FSWCF charges administrative costs for managing the loan fund. This is structured differently with each partner but generally is around 3-5%.

Grand County Tourism Data

Summary of the difference in tourist visitors for Grand County, Colorado

2019-2020Data: See Source -cellular phone info.

Description	2019	2020
Total Unique Visitors	1,344,547	787,550
Percentage of In-state Visitors	37.87%	43.87%
States with highest visitors in descending order (outside of Colorado)	Texas, Florida, Missouri, Kansas, Michigan, California, Illinois	

Reade Hansen Outright Exemption – Final Plat

PROJECT NAME: Reade-Hansen Outright Exemption
 APPLICANT: Donald L. and Roxanne Hansen & Thaddeus A.E. "Ted" Reade and Malene Svejstrup-Reade
 LOCATION: 130/140 GCR 4485
 ZONING: Residential (R)
 APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Subdivision Regulations, Grand County Outright Exemption Regulations

ATTACHMENTS:

- B. Development Application
- C. Project Narrative Letter
- D. Proposed Outright Exemption Final Plat
- E. West Hillside Acres Final Plat - Reception No. 2004008244
- F. Reade Outright Exemption - Reception No. 2004008241
- G. Lots 2 and 3 Amended Building Envelope, Amended Final Plat - Reception No. 2005002607
- H. Title Commitment

STAFF PLANNER: Jacob Cote, Planner I
 REQUEST: Approval of an Outright Exemption to transfer approximately 1.1 acres of land from the Reade Outright Exemption parcel to Lot 2 of West Hillside Acres.

BACKGROUND

Thaddeus "Ted" Reade and Malene Svejstrup-Reade, herein referred to as "Reade", have owned the Reade Outright Exemption parcel as joint tenants since 2004, per Quit Claim Deed recorded at Reception No. 2004-008411. Donald and Roxanne Hansen, herein referred to as "Hansen" have owned Lot 2 of the West Hillside Acres subdivision since 2018 per Warranty Deed recorded at Reception No. 2018-008801. The Reade's parcel is currently 2.42 acres large, while the Hansen's parcel is currently 0.83 acres. Single-family dwellings have been constructed on both properties: on the Reade's in 2004, and on the Hansen's in 2005. Both parcels are not located in any Growth Areas, but is in the Three Lakes Design Review Area. Both parcels are serviced by Three Lakes Sanitation for sewage and is on well water.

The West Hillside Acres subdivision is located along County Road 4, west of US 34 and roughly halfway between the towns of Grand Lake and Granby. The subdivision Final Plat was recorded at Reception No. 2004-008244 in July 2004. The Reade Outright Exemption was created in conjunction with the West Hillside Acres subdivision, at Reception No. 2004-008241.

The subject properties are surrounded on the west, south, and east by existing single-family residences in relatively close proximity, and to the north by a large single-family residential parcel. Parcels in West Hillside Acres range in size from 0.83-1.0 acres, and adjacent parcels outside of West Hillside Acres range in size from 3.7 to 8.5 acres.

HISTORY

Lots 2 and 3 of West Hillside Acres' Building Envelopes were amended in March 2005 at Reception No. 2005-002607, as well as two easement vacations/amendments. The Building Envelopes were amended to improve the view corridors for the property owners at the time of the amendments. The adjustments moved the envelopes within required front, side, and rear yards; no variances were granted through the amendment of the building envelopes. Three of the four developable lots in the West Hillside Acres subdivision have been developed; the final lot is owned by the Reade's.

PURPOSE OF REQUEST

The current Reade Outright Exemption property is quite long and narrow, leaving a significant portion of the property closest to the Hansen's home unused-and mostly unusable-by the Reade's. The section of the Reade Outright Exemption property to be transferred is much closer to the Hansen's dwelling, which is itself already very close to the property line. This Outright Exemption would give the Hansen's a larger back yard and would make more effective use of land that the Reade's have not been able to use.

PLANNING COMMISSION RECOMMENDATION

The Grand County Planning Commission heard this Outright Exemption application at their regularly scheduled meeting on Wednesday, November 18, 2020. The Planning Commission recommends approval of the Reade-Hansen Outright Exemption, being a replat of Lot 2, West Hillside Acres, and Reade Outright Exemption. The following conditions shall be met prior to the recording of the Outright Exemption:

1. The Title of the Outright Exemption shall be amended.
2. Lien Holder's Certificates shall be added to the Final Plat.
3. The Dedication shall be amended.
4. The Surveyor's Certificate shall be amended.
5. An electronic copy of the Final Plat shall be submitted.
6. All recording fees are to be paid by the Applicant.
7. 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.

Commissioner Manguso moved to approve the Reade-Hansen Outright Exemption with the added condition that the lienholders will be on final plat and there be an updated title commitment for both properties. Proof of 2020 property taxes needs to be provided.

Discussion: Staff will provide updated title commitments to Commissioner Manguso and Acting County Manager Ed Moyer.

The motion passed unanimously.

Lot 1, Granby Lake Shore Estates, Amended Final Plat

PROJECT NAME: Chritton AFP, Lot 1, Granby Lake Shore Estates

APPLICANT: Sonia Chritton

LOCATION: 248 GCR 640

ZONING: Mobile Home (M)

APPLICABLE

REGULATIONS: Grand County Zoning Regulations, Grand County Subdivision Regulations

ATTACHMENTS

- B. Development Application
- C. Project Narrative Letter & HOA Approval
- D. Proposed Amended Final Plat
- E. Granby Lake Shore Estates, Amended Final Plat of Lake Shore Marina Condominiums, an Amendment to Lake Vue Townhomes - Reception No. 99004003
- F. Lake Shore Marina Condominiums Final Plat- Reception No. 216416
- G. Lake Vue Townhomes Final Plat - Reception No. 173929
- H. Current Tax Receipt
- I. Current Title Commitment

STAFF PLANNER: Jacob Cote, Planner I

REQUEST: Approval of an Amended Final Plat to amend the property Building Envelope and an existing utility easement, allowing for construction within five (5) feet of the property line.

BACKGROUND

Sonia Chritton, the "Applicant", has owned Lot 1 of the Granby Lake Shore Estates subdivision since December of 2010, per Reception No. 2010-009838. The property is 0.42 acres, or 18,295.2 ft.2 in size. There is currently

a single- family residence on the property, constructed in 2001. The parcel is not located in any Growth Areas, but is in the Three Lakes Design Review Area. The parcel is serviced by Three Lakes Sanitation for sewage and is on well water.

The Granby Lake Shore Estates subdivision is located on the west shores of Lake Granby, east of US 34 and immediately south of the Highland Marina. The subdivision is an Amended Final Plat of the Lake Shore Marina Condominiums subdivision (Reception No. 216416, recorded May 9th, 1984), which was itself an amendment to the Lake Vue Townhomes subdivision (Reception No. 173929, recorded May 5th, 1980).

The Applicant's property is surrounded on the north and west by existing single-family residences, to the east by a vacant lot, and to the south by Lake Granby. The parcels of the Granby Lake Shore Estates subdivision are relatively small, ranging in size from approximately 0.15 acres to 0.55 acres.

HISTORY

There have been four other Amended Final Plat applications for properties in Granby Lake Shore Estates, as well as two easement vacations/amendments. There are eight developable lots in the subdivision and two "open space" parcels.

PURPOSE OF REQUEST

The Applicant would like to build a 400 ft.2 outbuilding on their property. The proposed location of the outbuilding is not within the existing building envelope and is located within the private utility easement running parallel to the lot's west side lot line.

The Amended Building Envelope and vacation of the private utility easement will allow the Applicant to build the outbuilding in an area of the property that does not impact neighboring property owners' views of Lake Granby or the Continental Divide beyond. It will also be less visible from the water and from the private road servicing the property and the Homeowners Association common area along the lake shore.

STAFF COMMENTS AND ANALYSIS

Because the lot is serviced by public sewage facilities but not public water, the minimum lot area is under five acres (1.0 and 0.79 acres each) and are located in the Forestry/Open District outside of any Growth Area boundaries, both lots presently exist as legal non-conforming lots. This Amended Final Plat will not resolve the issue of legal non-conformity, but it will create a lot more appropriately sized for the context of the subdivision's developed parcels, maintaining the rural, low-density residential character of the neighborhood.

Were an Amended Final Plat not recorded, the Applicant would have to construct their house on one of the two lots, therefore closer to either to the rights-of-way of GCR 412 or GCR 414, to ensure rear yard compliance. The house would still be built on a lot too small to conform to Forestry/Open zoning minimum lot size requirements; it will just be more visible from the road.

Article VIII of the Granby Lake Shore Estates Covenants clarifies the designation of the easement as a private easement. The language reads as follows:

- Section 1. All easements and restrictions of record are hereby reaffirmed. All easements and rights of previous owners are transferred at sale to Granby Lake Shore Estates, LLC.
- Section 2. Any easements required over, across, under or through the property herein above referred to that are not considered by the Declarant to be inconsistent with the plan and development, may be granted by the Declarant prior to the sale of the last lot by the Declarant.

There is no other documentation to suggest that the utility easement is anything other than a private utility easement. Therefore, public notice was not given to neighbors prior to this hearing by the Grand County Planning Commission.

Letters from the Granby Lake Shore Estates HOA has suggested that this utility easement was vacated as part of a building permit approval for Lot 2. There is no evidence or documentation to support this.

PLANNING COMMISSION RECOMMENDATION

The Grand County Planning Commission heard this Amended Final Plat application at a regularly-scheduled hearing on October 14, 2020. The Planning Commission recommended approval of the Amended Final Plat to create Amended Lot 1, Granby Lake Shore Estates, being a replat of Lot 1, Granby Lake Shore Estates, with the following conditions to be met prior to the recording of the Final Plat:

1. The private utility easement subject to amendment consequent of this Amended Final Plat shall be referenced as "10' Utility Easement Rec. #173929".
2. The Dedication shall be amended.

3. An electronic copy of the Final Plat shall be submitted.
4. All recording fees are to be paid by the Applicant.
5. 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.

Commissioner Manguso moved to approve Lot 1, Granby Lake Shore Estates, Amended Final Plat conditions plus evidence of 2020 taxes are paid and amend the building envelope to include the deck encroachment in the setback.

The motion passed unanimously.

Granby – Grand County Airport – Emily Warner Field – Fuel Price Policy

Josh Schroeder stated that he is proposing a policy change. The current policy limits their ability to set the price above the wholesale cost. He does not want to remove the minimum but does want to remove the maximum of \$.60.

The proposed policy is as follows:

Grand County owns and operates the aviation fuel system at the Granby/Grand County Airport. Aviation fuel sales are the primary revenue source for Granby Airport. In order to maintain revenue that sufficiently supports operations and maintenance, a competitive pricing policy is necessary.

In order to determine a competitive and fair price for aviation fuel at the Granby/Grand County Airport while supporting the economic viability of the airport, and considering the impacts to the county budget of the airport, the following policy has been adopted by the Board of County Commissioners. This policy may be changed from time to time as the Board of County Commissioners deems necessary and appropriate.

Every week the price of 100LL and Jet A at the Granby/Grand County Airport will be compared and evaluated against airports within the region to determine what the market is offering. The price of aviation fuel at the Granby/ Grand County Airport will be set at a rate that is a minimum of \$0.40 above cost and will be set according to the average pricing of aviation fuel sold within the region. Regional pricing will be found under reporting companies such as GlobalAir.com, AirNav.com and any other reporting companies found acceptable by Airport management.

Commissioner Cimino moved to remove the fuel price cap that is in place. The floor will remain. Commissioner Cimino withdrew his motion.

Commissioner Cimino moved to adopt the updated aviation fuel pricing policy as presented. The rate will be set at a minimum of \$.40 above cost and the floor will not be removed.

The motion passed unanimously.

Commissioner Cimino moved to make the effective date of the pricing policy of February 16, 2021. The motion passed unanimously.

Pay Plan Update Presentation – Evergreen Solutions

Presented by Dr. Jeff Ling of Evergreen Solutions, LLC.

Who we are:

National Public Sector Consulting Experience

- Work in 46 States
- Extensive Experience Working with Local Governments
- Over 600 Compensation, Classification or Pay Equity Studies
- Full-Service Human Resources Consulting Practice

Public Sector Expertise

- Local Governments
- State Governments
- Colleges and Universities
- School Districts
- Quasi-Governmental Organizations

➤ Non-Profits

Study Goals

- Review current classification and compensation system to ensure internal equity.
- Conduct market survey of peer organizations to ensure external equity.
- Produce recommendations to provide the organization with a classification and compensation system that is equitable both—internally and externally. The tools—JAT and surveys of other organizations—will be used to develop recommendations.

Work Plan

Step 1 – Project Initiation

- Introduce team members
- Finalize project planning
- Finalize work plan
- Establish a communication schedule
- Collect data

Step 2 Project Outreach and Employee Participation

- Conduct employee orientation sessions and focus groups
- Meet with department heads4Administer JATs and MITs
- Perform job analysis4Analyze result

Step 3 Job Classification Analysis

- Review all class specifications
- Review work performed by each classification
- Develop classification structure based on JAT scores
- Evaluate and build projected classification plan
- Develop internal job classification hierarchies
- Validate internal equity

Step 4 Conduct market salary survey

- Identify benchmark positions and peer organizations for the surveys
- Conduct a labor market salary survey
- Collect and analyze market salary data
- Prepare draft summary of the County’s market position

Step 5 Conduct pay equity analysis and solution analysis

- Based on salary data provided, conduct internal pay equity analysis
- Conduct regression analysis
- Develop new/revised pay grades and ranges for review
- Slot classifications into pay plans
- Conduct solution analysis

Step 6 Finalize Project

- Develop draft and final reports to include cost analysis for implementing recommendations
- Present the final report to the Board of Commissioners
- Develop a communication plan for employees
- Develop recommendations for the continued administration of the recommended plans
- Revise job descriptions and provide FLSA determinations
- Conduct training

Employee Participation

- Attend Orientation Sessions
- Participate in a Focus Group which will Provide Evergreen with Employee Perceptions of the Organization
- Complete the Job Assessment Tool (all employees)
- Complete Supervisor Review
- Complete Management Issues Tool for Supervisors

Timeline

Estimated timeline and next steps:

- Employee Outreach –March
- Job Assessment Tool –March

- Supervisor Review –March -April
- Job Analysis -April
- Market Survey –April
- Results and Report –June

Executive Session

Commissioner Cimino moved to convene an Executive Session at 2:11 p.m. citing Section 24-6-402, CRS, which states that local public bodies may utilize executive sessions for considering any of the following matters (specifically): (4)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on a specific legal question. The topic of the meeting is the Kremmling Airport Fixed Base Operation. The motion passed unanimously.

The regular meeting reconvened at 2:22 p.m.

I, Merrit Linke, hereby attest that the portion of the executive session during which no minutes were taken was confined to a topic authorized for discussion in an executive session.

I, Chris Leahy, hereby attest that the portion of the executive session during which the Recorder was directed to take no minutes constituted a privileged attorney-client communication.

There being no further business to come before the Board, the meeting was adjourned at 2:25 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 23rd day of February 2021.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder