

GRAND COUNTY PLANNING COMMISSION
MEETING MINUTES

February 20th, 2019

MEMBERS PRESENT: Deborah Fitch Ingrid Karlstrom
 Marcus Davis Tara Fournet
 Kim Shepton

MEMBERS ABSENT: Bob Gnuse Sally Blea
 Jennifer Scott Henry Broadhurst

STAFF PRESENT: Robert Davis Alex Taft
 Joan Lyons Patty Kemper
 Maxine LaBarre-Krostue

The meeting was called to order by Chairman Marcus Davis at 6:43 PM. Roll call was taken.

Minutes from January 9th, 2019 were presented. Motion to approve was made by Ingrid Karlstrom, seconded by Kim Shepton. All in favor "aye", none opposed, motion carried.

Marcus Davis, will be voting this evening for our quorum.

Chairman Marcus Davis gave a reminder to Public Attendees to come to the microphone and identify themselves when making public comments. There was 1 member of the public in attendance.

**LOTS 4 & 5, BLOCK, ANGLERS CLUB NO 1, 7 AFP – KEVIN AND LYNN
BERENS**

Presented by: Joan Lyons, Planner 1

I. DISCUSSION

a. Background:

Kevin and Lynn Berens (the "Applicants") are owners of the subject lots transferred via Warranty Deed recorded at Reception No. 20018009099. The Applicants are proposing the construction of a new single family dwelling on combined lots. Approval of this Amended Final Plat will increase the effective building area preventing potential engineering and construction problems presented by the existing lots.

b. History:

Colorado Angler's Club No. 1 Subdivision was platted in 1953 and contains approximately 280 lots in 83.2 acres with average lot sizes of roughly .30 acres or 13,060 ft². Utility easements of five (5) feet exist adjacent to all lot lines within this subdivision. Subdivided lots are within the service area of Three Lakes Water and Sanitation District and require a well. There are existing easements within the County rights-of-way for sewer. Electric is

provided in adjacent interior lot line easements, but not within the proposed easement vacation.

II. STAFF COMMENTS AND ANALYSIS

The Applicant is proposing this lot combination with the future intention of constructing a new single family dwelling on the larger lot. The individual platted lots are .23 acres or 10,018.8 ft², and .22 acres or 9,583.2 ft² lying in the Residential District. Under current County Zoning Regulations, minimum area of a lot is 15,000 ft² and minimum width is sixty (60) feet. The difficulty with constructing a building on the existing lots is the plat was created at a time where lots were not placed in optimal orientation with the topography.

The subject parcel is surrounded by Residential zoning to the north, west and south. To the east exist a 26.9 acre parcel in a Split Zoning District containing agricultural uses. Immediately north exist a single family residence and to the south and east exist vacant land.

Staff finds this proposal consistent with the applicable Grand County Regulations. The resultant lot is .45 acres or 19,602 ft² and therefore complies with the 15,000 ft² minimum area of a lot lying in the Residential District. It is Staff's opinion that, the land area is a suitable area for constructing a home. Staff believes that the proposal is consistent with keeping low density where there are not public water or sewer services.

III. RECOMMENDATION

Staff's recommends approval of the Amended Final Plat for Lot 4A, Block 2, Colorado Angler's Club No. 1 with the following conditions to be met prior to the recording of the Amended Final Plat.

1. A statement of taxes that shows all taxes have been paid shall be submitted (4.3 (2) (u)).
2. An electronic copy of the Final Plat shall be submitted (4.3 (2) (y)).
3. All recording fees are to be paid by the Applicant.
4. All applicable building and sanitation permits shall be obtained through the County prior to construction.
5. Draft Quit Claim Deeds to amend legal description of the lots shall be submitted for review by the County Attorney's Office.
6. A 24"x36' mylar for recording shall be submitted (4.3(1)(a)).
7. A surveyor's certificate shall be submitted (4.3(2)(l)).

APPENDIX A

I. COMPLIANCE WITH GRAND COUNTY REGULATIONS

A. MASTER PLAN

The Grand County Master Plan contains seven (7) Plan Elements that form the core of the Master Plan. The Plan Elements include policies and implementation actions, of which one (1) is relevant to this proposal.

Plan Element 2 - Land Use - The Pattern of Development

As stated in Plan Element 2 in the Grand County Master Plan, the subject property is located in the Grand Lake Urban Growth Area 2. Development is encouraged within the urban growth areas where existing infrastructure and public services exist. The property, however, has access to sewer but not public water. This proposed Amended Final Plat results in a 19,602 ft² lot or .45 acres providing an overall density of 2.2du/acre. There is also an existing .52 acre lot 400 feet to the north of the subject property. Staff finds, therefore, the proposed lot combination is consistent with the overall direction and intent of the Master Plan in allowing development in close proximity to existing roads and infrastructure.

B. ZONING REGULATIONS

The parcel involved in this proposal lies within the Residential District, existing inside Grand County Urban Growth Area No. 2.

- (a) The owners propose a new construction of a single family dwelling on the parcel consistent with uses by right in this District.
- (b) This District requires 30' minimum front yard setbacks, 5' minimum side yard setbacks and 20' minimum rear yard setbacks. They are shown on the proposed plat.
- (c) The minimum lot size in the Residential Zoning District is 15,000 ft² (0.34 acres) when serviced by public water or sewage facilities. The amended lot area will be 19,602 ft² (0.45 acres). The proposed amended lot complies with Regulations.

C. CRS 43-2-303 et al - Vacation Proceeding: Roads, Streets and Highways Compliance with C.R.S. 42-2-303

Grand County has used the criteria in CRS 43-2-303, regarding vacation of roadways to review vacation of utility easements:

43-2-303 (1) All right, title, or interest of a county, of an incorporated town or city or of the state or of any of its political subdivisions in and to any roadway shall be divested upon vacation of such roadway by any of the following methods:

- (1)(b) The board of county commissioners of any county may vacate any roadway or any part thereof located entirely within said county if such roadway is not within the limits of any city or town.
- (2) No roadway of part thereof shall be vacated so as to leave any land adjoining said roadway without an established public road connecting said land with another established public road.
- (3) In the event of vacation under subsection 1 of this section, rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water or similar pipelines and appurtenances for ditches or canals and appurtenances and for electric, telephone,

and similar lines and appurtenances.

The vacation of the interior lot line easements will not eliminate access for adjacent property owners. The intention of this vacation is to better connect the lots to optimize the buildable area.

D. SUBDIVISION REGULATIONS - 4.4 Amended Final Plat

The Amended Final Plat shall contain or be accompanied by the following information per 4.3. Sub-Section 1&2. The final plat shall be prepared as follows:

[Final Plat (4.3) (1) (a-b)] This Amended Final Plat complies with the approved Final Plat. This Amended Final Plat is drawn at a scale of 1"=40' and shall be submitted on a 24"x36" Mylar for recording.

[Final Plat (4.3) (2) (a)]

This Amended Final Plat complies the Title shall read as follows:
AMENDED FINAL PLAT

AMENDED LOT 4A, BLOCK 2, COLORADO ANGLER'S CLUB NO. 1

BEING A REPLAT OF LOTS 4 AND 5, BLOCK 2, COLORADO ANGLER'S CLUB NO. 1, Recorded at RECEPTION NO. 76812 PART OF THE NORTHEAST ¼, SECTION 27, TOWNSHIP 3 NORTH, RANGE 76 WEST, 6TH P.M., GRAND COUNTY, COLORADO OWNERSHIP RECORDED AT RECEPTION NO. 2018009099

[Final Plat (4.3) (2) (b)] This Amended Final Plat complies. Legal description of property, together with a complete reference to the records of the County Clerk and Recorder. The new legal descriptions shall read as follows:

Amended Lot 4A, Block 2, Colorado Angler's Club No. 1

[Final Plat (4.3) (2) (c-d)] This Amended Final Plat complies. The proposed Plat shows primary control points, or description and ties to such control points. Tract boundary lines, easements, residential lots and accurate dimensions shall be shown on the Plat, including those boundaries of adjacent properties.

[Final Plat (4.3) (2) (e)] This Amended Final Plat complies name of adjacent Right-of-Way, reads as follows: 63 GCR 4038 (Grey Hackle Road)

[Final Plat (4.3) (f)] This Amended Final Plat complies, location and dimensions of existing easements and reference to their recording information are shown on the proposed Plat.

[Final Plat (4.3) (2) (g-h)] This Amended Final Plat complies , acreage of the each lot to the nearest 1/100th, is shown on the Amended Final Plat. Purpose for which sites provision is not applicable, all lots shall remain residential with this proposed amendment.

[Final Plat (4.3) (2) (i)] This Amended Final Plat complies , location and description of monuments are connected to corners of sections or similar.

[Final Plat (4.3) (2) (j)] This Amended Final Plat complies , a title commitment number 1118198-C issued September 28, 2018 has been supplied by the Applicant for all lots which are subject in this Amended Final Plat.

[Final Plat (4.3) (2) (k)] This Amended Final Plat complies , statement by owner platting the property and dedicating the streets, rights-of-way, easements and any sites for public uses, to be in substantially the following form:

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: That **Kevin and Lynn Berens** is the owner of that real property situated in Grand County, Colorado, more fully described as follows: **Lots 4 And 5, Block 2, Colorado Angler 's Club No. 1, according to the plat recorded December 1, 1953 at Reception No. 76812** , That he has caused said real property to be laid out and surveyed as, **Amended Lot 4A, Block 2, Colorado Angler 's Club No. 1** and does hereby dedicate and set apart all the streets, alleys and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements.

IN WITNESS WHEREOF Kevin D. Berens and Lynn M. Berens, Trustees has caused his name to be hereunto subscribed this _____day of _____, 20__.

Kevin D. Berens and Lynn M. Berens, Trustees

STATE OF COLORADO)

ss

COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this__ day of _____, 20__ by Kevin D. Berens and Lynn M. Berens, Trustees.

My Commission Expires:

(l) Certification by a Surveyor insuring the accuracy of the survey and plat and certifying that he has complied with the requirements of Colorado Revised Statutes, 1973, Title 38, Article 51, and the requirements of these Regulations in the preparation of the final subdivision plat, to be in substantially the following form:

[Final Plat (4.3) (2) (l)] This Amended Final Plat complies . Certification by a Surveyor insuring the accuracy of the survey and plat and certifying that he has complied with the requirements of

Colorado Revised Statutes, 1973, Title 38, Article 51, and the requirements of these Regulations in the preparation of the final subdivision plat, to be in substantially the following form:

SURVEYOR'S CERTIFICATE

I, Warren Dale Ward, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of **Amended Lot 4A, Block 2, Colorado Angler's Club No. 1** truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statute and by the Grand County Subdivision Regulations have been placed on the ground.

(Surveyor's Signature)

(Surveyor's stamp and registration number shall appear with this certificate)

[Final Plat (4.3) (2) (m)] This Amended Final Plat complies. Certificates for approval by the Planning Commission and the Board of County Commissioners.

[Final Plat (4.3) (2) (n)] This condition is not applicable, certification by a qualified professional or similar for compliance is not required for an Amended Final Plat.

[Final Plat (4.3) (2) (o)] This Amended Final Plat complies, a box is provided for the use by the County Clerk and Recorder.

[Final Plat (4.3) (2) (p)] This is not applicable, Covenants are not changing subject to this.

[Final Plat (4.3) (2) (q)] This Amended Final Plat complies, a vicinity map has been provided and shall remain on the Final Plat.

[Final Plat (4.3) (2) (r)] This is not applicable, (i) new construction shall follow applicable Grand County codes and regulations. (ii) Title commitment provides proof of ownership. (iii) Public Sewer is available to these lots.

[Final Plat (4.3) (2) (s)] This is not applicable, lots shall continue use for residential purposes.

[Final Plat (4.3) (2) (t)] This is not applicable, no further construction is taking place because of this Amended Final Plat.

[Final Plat (4.3) (2) (w)] This Amended Final Plat complies, addresses shall be placed on the Final Plat Mylar. Address for the lot shall be as follows:

Amended Lot 4A: 63 GCR 4038 (Grey Hackle Road)

[Final Plat (4.3) (2) (x)] Statement of taxes due showing current taxes paid.

[Final Plat (4.3) (2) (y)] 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.

No comments from the Planning Commissioners

Ingrid proposed to approve the Lots 4 & 5 Block, Anglers Club No 1, 2 AFP Amended Final Plat as presented with the 7 staff recommendations, Tara seconded. All in favor "aye", none opposed, motion carried.

MULLIGANS ESTATES – SKETCH PLAN

Presented by: Alexander Taft, LEED Green Associate

IV. BACKGROUND

a. PROPOSAL

Simon and Amanda Farrell, the Applicant, is proposing a two unit townhome subdivision. The two townhome dwelling units have mirrored foot prints. The total building footprint of 4,913 square feet includes the dwelling and a single car garage with patio or deck extending outside.

The plan substantially meets the development criteria as being located within the Urban Growth Area, which includes all filings of the original Winter Park Ranch Plat. The two units being proposed will be developed for use by the property owner and family.

Each unit has a separate entrance. The units will be served by water and sewer via Winter Park Ranch Water and Sanitation District. Electric service will be supplied by Mountain Parks Electric. These utility companies or districts will be included in those who receive the Preliminary Plat for review.

The units proposed will share one driveway per structure. Each unit is required to have the minimum three parking spaces per unit (per GCZR Sec. 14.4). The garage will contain space for one vehicle and additional will be parked on the shared drive.

The current owners purchased the parcel in May 2018, as shown in the Assessor's records. The Applicant's intent is to create second homes for themselves and family as future retirement property.

The developers have created a plan and layout of the homes that provides usable open space - decks and rear yards - on a year-round basis.

b. HISTORY

The initial plat for all of Winter Park Ranch which was completed in six separate filings platted between 1965 and 1980.

This lot lies within the First Filing which was recorded in Grand County at Reception No. 101192 in September 1964. The first Lots within the First Filing range in size from .51 acres (22,216ft²) to 1.10 acres (47,916ft²).

c. EXISTING REPORTS

Four previous reports give some insight to future construction conditions on site. The four reports are pulled from projects adjacent or nearby. At a minimum, they give us clarification on the additional information that the county will require to move this project forward.

1030 Townhomes is a triplex project northwest of the subject parcel. Two reports

(Attachments D & E) provides information about soil bearing capacity. The studies note soil formations of Cowdrey loam and no bedrock outcrops within the immediate mapping area. Both tests show evidence of higher radiation hazard i.e. radon gas with a suggestion of providing a sub-slab depressurization system.

Trestle Townhomes is a project containing six (6) units, two lots east of the subject parcel. Two reports (Attachments F & G) provides information about soil bearing capacity and drainage onsite of the subject property. The Geologic Reconnaissance Study provided by Ground Engineering mention soils with potential for high swell and monitoring needed to determine replacement of soils with structural compacted fill. Drainage for the six units within the Trestle development could be maintained within historical levels on site with a detention area of .03 acres (approximately 1600 ft²).

Drawings submitted by the Applicant demonstrate grades and drainage of the proposed parcel. Topography on site consists of gentle slopes that will allow for building and drainage compliant with regulations.

V. STAFF ANALYSIS

The Applicant proposes to construct two (2) townhome units as homes for the owners of the parcel and family. The plan meets criteria as set forth in the Master Plan for the Winter Park Ranch neighborhood, which is located within the Grand County Urban Growth Area (Chapter 3 - 2.1 Growth & 4.2 Infrastructure).

Per the character of the surrounding properties this development is similar to existing uses in the area **within approximately a ¼ mile from the property there are eleven (11) other townhome and condominium type developments.** The density of the development is approximately 3.4du/acre which is similar to densities of surrounding townhouse and condominium development.

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

Based on a call Staff received from a neighbor, Staff did some research into the chain of title and existing encumbrances on the property. There is an agreement filed with Grand County Clerk and Recording office at Reception No. 2010001479 that limits the development of this property to be a single or two family dwellings. Staff feels that the proposed duplex classifies as a two-family dwelling, but will review the issue with the County Attorney's Office.

VI. COMPLIANCE WITH GRAND COUNTY REGULATIONS

Conditions to satisfy Regulations shall be highlighted in the following sections in **BOLD**.

a. 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) is relevant to this proposal.

Plan Element 3 - Development: The Built Environment

As stated in Plan Element 3 in the Grand County Master Plan, density is encouraged within the Urban Growth Areas where existing infrastructure and public services exist. Visually important lands and the desired rural landscape character is maintained. This proposal minimizes disturbance of the rural and open land character that residents of Grand County cherish as this proposal is infill within a pre-existing development.

Plan Element 4 - Community and Public Facilities

As stated in Plan Element 4 in the Grand County Master Plan, development shall be located near public facility infrastructure. This increases efficiency and benefits existing users by reducing the impacts on outside resources. The parcel in this proposal is surrounded by existing public water and sewer service, electric, and other utilities that make development less impactful.

b. ZONING - Section 4.1 Residential

The application shall comply with the Grand County Zoning Regulations, as addressed below:

This zone allows for multi-family dwellings, and therefore the proposed use is consistent with the zoning regulations.

All proposed units will be served by public water and public sewer via Winter Park Ranch Water and Sanitation. The minimum lot size for a property that is served by both public water and sewer is 7,000 ft².

The total lot area of .58 acres (25,264 ft²) complies with zoning. The proposed building is sited without creating encroachment into the standard, 30' front yard, 20' rear yard, and 5' side yard setbacks.

Parking shall be compliant with Section 14.4, with a minimum of 3 spaces per building as these are proposed as buildings equal to or in excess of three (3) bedrooms.

c. ARTICLE V - DESIGN STANDARDS (MULTI-FAMILY) - Sections 5.1-10

Section 5.1 SCOPE: This application shall comply with the scope of the design standards for Apartment houses, condominiums, townhouses, or conversions to apartment houses and those required by Article II. Section 2.7, Design Standards for drainage, sewer and water, is not duplicated within article 5 and shall be reviewed as part of this proposal.

Section 2.7, DESIGN STANDARDS FOR DRAINAGE, SEWER AND WATER: The property subject in this application is not in a one hundred (100) year flood plain and shall mitigate drainage to historic levels on site. The Applicant intends to connect to the local public water and sewer via Winter Park Ranch Water and Sanitation District. Service lines and structures shall be in accordance to these regulations as a minimum standard.

Section 5.2 SPECIAL SITE CONSIDERATIONS: The parcel subject in this proposal appears to be on a gently sloping lot as demonstrated by the submitted site plan. No nearby drainage channels have been identified on this submittal or historical submittals in the adjacent lots and

blocks. The surrounding parcels are of residential use not necessitating a landscape or setback buffer.

Section 5.3 STREETS, ALLEYS AND EASEMENTS: The access to this subject parcel is via existing county roads. A proposed driveway will connect the units to County Road 830, Mulligan Street. The effective impact of the two units is less than twenty (20) Average Daily Trips (ADTs). This application shall comply with current road and bridge standards.

Section 5.4 UTILITY METER INSTALLATIONS AND ACCESSES: Mountain Parks Electric Inc. shall be a preliminary Plat Review agency.

Section 5.5 DEDICATIONS AND PUBLIC AND PRIVATE RESERVATIONS : The applicant shall provide for open space dedicated to the owners association that meets the following provision:

“The Board of County Commissioners shall require the dedication, reservation or conveyance of areas or sites suitable for purposes such as parks, flood channels, scenic areas and green belts, of sixty percent (60%) of the total of land covered in the apartment house, condominium, or townhouse area dedication...” **Recalculated open space shall be included on a land use table in the Preliminary Plat submittal.**

Section 5.6 DESIGN STANDARDS FOR FLOOD HAZARD, FIRE HAZARD, GEOLOGICAL HAZARD AND MINERAL RESOURCE AREAS :

Historically, the Winter Park Ranch subdivision and subdivisions created from parcels within this previous platting have been identified as a built up area that has mitigated the concern of flood or fire hazard. Typical thinning of standing dead trees surrounding homes and other post mature plant material as recommended by Division of Natural Resources or State Forest service has been completed by property owners throughout the subdivision. As required by State Law, the Applicant shall research and verify sub-surface mineral extraction rights as referenced in this section below.

- a) 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.

5.7 SCHOOL LANDS :

(1) All subdivisions shall provide for public school sites to serve the proposed subdivision and the future residents thereof and in accordance with these Regulations.

Lands would be dedicated at the following rate:

2 units

2x.0138= .0276 acres (1,202 ft²)

Fees in lieu were calculated for this parcel in the following manner.

School Fees Formula Calculation

(NOTE: Dedication percentage of .09 was approved May 5, 2015 but has not been formalized in Resolution or incorporated to the current published regulations.)

2 units

2 x .50 = 1

1 x .09 = .09

.09 x \$124,394.50/acre = \$11,195.50 in school fees.

Total School Fees = \$11,195.50

(See Staff Certificate for properties used for school fees calculations)

They were identified as vacant land in a Residential District. This impact fee shall be paid prior to recording the Final Plat.

5.8 ADDRESSING REQUIREMENTS TO ENHANCE 911 EMERGENCY SYSTEM

At Preliminary Plat, the Applicant shall provide proposed addressing. Reflective high visibility signs created by the local fire district shall be placed on the property upon completion of construction. Staff suggests that the addresses are as follows:

Lot 1: 997 GCR 830 (Mulligan St)

Lot 2: 999 GCR 830 (Mulligan St)

The Applicant shall comply with sub sections 2-3.

5.9 SLASH REMOVAL/DISPOSAL Staff suspects that minimal clearing or removal of forest materials will be required on the subject property. Any clearing or removal that shall occur shall comply with this section and those guidelines set by Grand County Division of Natural Resources, East Grand Fire Protection District, and Colorado State Forest Service.

5.10 SOLID FUEL BURNING DEVICES Repealed via Resolution 2016 - 7 - 34

d. Article VII - SUBDIVISION (MULTI-FAMILY) - Section 7.1 - Sketch Plan

The application shall comply with the Subdivision Regulations (Multi Family). The Sketch Plan addresses each of the following:

Section 7.1 (1) (a) Relevant site characteristics and analyses applicable to the proposed subdivision. The subject parcel in this proposed development lies within a Subdivision Platted in 1964 and amended in 1971. Staff has gathered analysis completed by other projects within the vicinity that discuss common development issues with properties in the area. **This Submittal complies.**

Section 7.1 (1) (b) Reports concerning streams, lakes, topography, geology, soils and vegetation. A topographic survey, as a portion of the building site plans, has been provided with the Sketch Plan. The lot contains mature evergreens. The Fire District and Colorado State Forest Service will be Preliminary Plat review agencies. Updated reports shall be supplied at Preliminary Plat for information regarding soil bearing capacity and drainage. **This Submittal complies**

Section 7.1 (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. It is Staff's opinion that the impact of geologic characteristics within a subdivision of this character and size will not significantly impact the land use. **This Submittal complies .**

Section 7.1 (1) (d) In the areas of potential radiation hazard to the proposed future land use, these potential radiation hazards shall be evaluated. Reports produced for the Platting of 1030 Townhomes show above average levels of Radon. As similar with adjacent subdivisions, 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.

Section 7.1 (1) (e-f) (e) has been repealed (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. **This Submittal complies.**

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission hearing scheduled for February 13, 2019

VIII. STAFF RECOMMENDATION

Staff recommends the approval of the Mulligan Estates Sketch Plan with the following conditions to be met prior to submitting an application for Preliminary Plat approval:

1. Recalculated open space shall be included on a land use table in the Preliminary Plat submittal.
2. As required by State Law, the Applicant shall research and verify sub-surface mineral extraction rights as referenced in Section 5.6.
3. The Applicant shall submit updated and additional reports specific to this Plat for drainage, soils, and utilities prior to Preliminary Plat submittal.
4. The Applicant shall submit soil studies provided at Preliminary Plat and shall include information on radon hazards within the subject parcel to be developed.
5. Plat review agencies during Preliminary Plat shall include:
 - Mountain Parks Electric, Inc. (MPEI)
 - Xcel
 - Centurylink

- Comcast
- Colorado State Forest Service
- East Grand Fire Protection District
- East Grand School District
- Winter Park Ranch Water and Sanitation District
- Grand County Consulting Engineer

Plus any additional required by Planning Commission and Board of County Commissioners.

1. If accepted by the school district, impact fees in lieu of land shall be paid prior to recording the Final Plat.
2. The Applicant shall provide further detail areas of open space on the plan to verify total area.
3. The Applicant shall meet all Preliminary Plat requirements

Tara will abstain from voting (conflict of interest works for neighbors of applicant) per Maxine this is still a vote. Still carry a quorum upon recommendation county attorney (interim)

Ingrid asked if Tara does not stand to gain financially from this proposal is there a conflict of interest?

Maxine stated Tara prefers not to vote.

Deb, no comments now but may have some later

Ingrid asked if staff recommendations 1 & 7 have to do with open space and are duplicates?

Alex verified that they are duplicates the intention was for Multi-Family requires 60% open space. Verify we have the right totals

Ingrid asked how much open space on average on this property and to move the lot size to the front of the report not on page 4 please.

Alex stated that the open space was within 2-3% per cent and we met with Kevin (engineer) and Simon & Tim Gagnon verified 40% this information is not required until the Final Plat presentation.

Marcus asked if staff recommendation number 7 could be eliminated or was it a condition?

Alex mentioned that the applicant could not attend this meeting.

Marcus wanted to know if this is a traditional split or if townhome Subdivision was the only way unless full blown Subdivision. ?

Marcus asked should we say townhome and not duplex?

Alex replied that it was. Duplex/Townhome

Alex replied that he was verifying before the BOCC about combining townhome and duplex

Marcus stated that it the property has Winter Park water and sanitation

Tara no comment

Kim referred to a letter received from a neighbor Mr. Allen regarding the 2 family agreement.

Alex stated that they have an agreement by the previous owner that it can be 1 or 2 family and that Mr. Allen is aware of the agreement.

Kim wanted to know about the impact fees and how they are figured. School impact fees.

Alex stated they the fees were already established, calculated fees in lew of land.

Kim stated that Mr. Allen's letter referred to water and sewer tab concerns

Alex answered that the preliminary plat will get us closer, will be paid by time of final plat and that tabs are already there so no road cut in.

Alex stated that the Simon's own 1/2 the lot and a direct family member will own the other 1/2

Marcus stated that ownership and footprint of dwelling and open space is like Winter Park Ranch, no restrictions on plat to minimize Multi-Family as use by right.

Kim recommends to approve proposed to the Mulligan Estates Sketch Plan omitting staff recommendations number 7 Ingrid seconded. All in favor "aye", none opposed, motion carried.

RIVER RUN RANCH RV RESORT & SMITH CREEK CROSSING – WWTP
1041

Presented by: Alexander Taft, LEED Green Associate

IX. BACKGROUND

This proposal was reviewed by Planning Commission November 14, 2018 where recommendation of approval was provided and then approved by Board of County Commissioners, December 11, 2018. The approved alignment was based on a similar approval in 2007 for the former Shorefox development. The Applicant contacted Staff in mid-January following discussions with Union Pacific Railroad about the “Crossing & Longitudinal Pipeline Encroachment Agreement” upon discovery obtaining this agreement would take more time and be much higher cost than feasible. There are no administrative provisions enabling Staff to desk amend this approval that would allow for the realignment to occur more quickly or simply. The site application for the county involves the forcemain that crosses Us Highway 34 ROW, a parcel north of US Highway 40, and US Highway 40 R.O.W. south of the Granby town boundary, totaling approximately 750 linear feet.

River Run Ranch RV Resort and Smith Creek Crossing is a development of land owned by the Sun Communities located northwest of the intersection of US Highways 34 & 40. Previously proposed as the Shorefox development, a similar proposal was reviewed and approved in 2007 by Resolution PER 2007-5-1. The permit expired in 2008. Sun River Run Ranch RV, LLC (the “Applicant”) purchased the property from the Town of Granby and is assuming and updating existing agreements with the Granby Sanitation District, the Colorado Department of Transportation and the Union Pacific Railroad to construct a system substantially similar to that proposed by Shorefox. The portion of the project under review by Grand County is piping comprising two parallel Force Mains that connect the collection system and lift station on the Applicant’s property with the collection system operated by Granby Water and Sanitation District.

The current proposal is very similar to that approved for Shorefox except that the proposed parallel mains are sized for higher flow and are therefore larger diameter, and the crossing under the railroad tracks will parallel the existing 21 inch crossing operated by Granby Sanitation District to increase redundancy.

X. ANALYSIS OF COMPLIANCE WITH THE 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 one

is most relevant to the development supported by this 1041 proposal. - Element 4.

Plan Element 4 - Community and Public Facilities.

Plan Element 4 focuses on the development of public facilities and infrastructure. The River Run Ranch RV Resort and Smith Creek Crossing development is located within the boundaries of the Town of Granby. The existing collection and distribution system operated by Granby Water and Sanitation District are also within town limits, only this section of pipe connecting the two sites transits unincorporated Grand County. This major development, featuring the potential buildout of 969 Single Family Equivalents (SFEs) including a mix of residential homes and RV sites greatly expands the residential user base of the existing system, and of the Town of Granby. While both the Granby Sanitation District treatment facilities, and the other components of the Waste Water Treatment Facility are outside the jurisdiction of Grand County, the main lines being proposed are a vital component of that system. Further, the overall Goals of the Master Plan are written to encourage exactly this type of development focused around existing towns and infrastructure.

XI. ANALYSIS OF COMPLIANCE WITH THE GRAND COUNTY 1041 REGULATIONS

Grand County Resolution 1978-5-4 designated the major extensions of existing domestic water treatment systems as an activity of state interest and established Administrative Regulations pertaining to such activities. A Public Hearing by the Board of County Commissioners, acting as the Permit Authority is scheduled for March 12, 2019, and public notice was published in the Middle Park Times on Thursday, February 7, 2019.

XII. PLANNING COMMISSION RECOMMENDATION (November 14, 2018)

This application for a 1041 Permit was reviewed by the Planning Commission during the regular meeting on November 14th. The Applicant, represented by Mark Van Nostrand explained that this off-site improvement was a major extension of sewer lines from the Granby sanitation plant, located within the county, to connect to the new development. This extension is primarily intended to serve this development of 969 single family equivalents (SFE) but could serve the full build out of 1,200 single family equivalents (SFE). The Planning Commission requested the addition of two (2) conditions as follows: 1) the Permittee shall obtain all necessary easements and provide proof to the Community Development Department prior to issuance of any permit; 2) Revegetation mix shall be recommended and/or approved by Grand County Department of Natural Resources.

XIII. PLANNING COMMISSION RECOMMENDATION (February 13, 2019)

This application for a 1041 permit is scheduled to be reviewed by the Planning Commission during the regular meeting on February 13, 2019.

XIV. RECOMMENDATION

Staff recommends the approval of the 1041 permit for River Run Ranch RV Resort and Smith Crossing (the "Development") to install and operate two parallel "force mains" connecting the Development with the distribution system currently operated by Granby Water and Sanitation District with the following conditions:

Prior to issuance of the 1041 Permit:

- 1) The applicant will provide executed "Utility Special Use Permit" from the Colorado Department of Transportation (CDOT), and any conditions of that permit will automatically be included in the 1041 Permit.
- 2) The applicant will provide an executed "Pipeline Crossing Encroachment Agreement" from Union Pacific Railroad (UPRR), and any conditions of that agreement will automatically be included as provisions of the 1041 Permit.
- 3) Proof of Easements through private property including Nordloh and Saoco Outright Exemption Lot A - B currently owned by The Shaughessy Family Trust 2-15-2010.
- 4) A Stormwater Management and Erosion Control Plan shall be submitted to Grand County prior to construction, as applicable.
- 5) Construction plans and specifications shall be approved by CDPHE prior to commencing any construction and any construction change orders or amendments shall be approved by CDPHE.
- 6) Permit approval will expire after one year from permit approval unless construction of the project has commenced. Construction is defined as entering into a contract for the physical placement of equipment, piping, and/or earthwork that is part of the proposed installation of main lines along U.S. Highway 40 & UPRR Right of Way.
- 7) Standard permit conditions including off-site impacts, noxious weeds, parking, and blight.
- 8) Any additional conditions to be added by the Planning Commission or Board of County Commissioners.

Alex stated this request was brought before the board last November, 2018 recommendation that condition #3 is no longer needed. Proposing a new alignment.

Kim stated we have a need for larger systems and is OK with this.

Deborah stated that it makes sense to her

Ingrid asked for clarification on condition number 3 (Union Pacific Crossing)

Alex stated it was still crossing just perpendicular to crossing of easement, using private property

Marcus stated there was a letter of concern from Tammy Granger, 1041 permit issues has a year to be constructed. Do not see any hang ups.

Alex answered that there is a concern of realignments causing extra time to process

Marcus at end of day their concerns have to be met prior to beginning construction doesn't affect our need to give a 1041 permit.

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Guest Mark Van Nostrand mentioned site application, working with Grand County to provide referral for site application Need a site application

Tara, all looks good

Marcus, we approved originally

Alex stated Approved December 2018 by BOCC

Marcus so this is a modification to 1041 approval

Guest Mark Von Nostrand mentioned starting construction and I assume that condition is related to the 1041 in Grand County

Marcus stated that all recommendations all the pieces have to be in place before the permit is issued

Ingrid made a motion to approve the River Run Ranch RV Resort & Smith Creek Crossing Permit 1041, with the 8 staff recommendations, Kim seconded. All in favor "aye", none opposed, motion carried.

GRAND COUNTY ZONING REGULATIONS – AMENDMENTS

Presented by: Joan Lyons, Planner 1

XV. DISCUSSION

a. Background:

After various discussions throughout 2018 before the Planning Commission (October and November), and with members of the community, Staff found it appropriate to propose amendments to the Grand County Zoning Regulations in regards to Indoor and Outdoor Storage. Proposed amendments will allow for Indoor and Outdoor Storage Facilities as a use by right in the Business District. They will also allow Indoor and Outdoor Storage Facilities as a use by special review in the Tourist District.

b. History

The Grand County Zoning Regulations were last changed in regards to storage in March of 2008. At that time, Outdoor Storage became a use by right in the Forestry and Open District. The following year in April of 2009, indoor storage including recreational vehicle storage outdoors became an allowable use by special review in Forestry and Open. Previously, the wording excluded recreational vehicle storage outdoors.

Currently in the County, there are mini storage units, Indoor, Warehouse and Outdoor, in the Forestry and Open District, the Tourist District, Business District, and in the Mobile Home District. Storage units located outside of the Forestry and Open Districts have no formal regulations for their storage, access, or visibility.

XVI. STAFF COMMENTS AND ANALYSIS

As Grand County draws in extensive revenues from tourism, where seasonal use of recreational vehicles plays a large role in tourism for the county, there is a demand for local storage use. In order to accommodate for the demand of storage throughout the county, Staff found it pertinent to extend uses into the Business and Tourist Districts that are developed properly, with minimal visual impact, and appropriate screening as necessary.

Previous Planning Commission meetings (October and November 2018) elaborated on the importance of having allowable uses closer to areas where tourism exists, such as town centers, maintenance facilities, or marinas. Discussion also included how there are particular parcels within the county where business owners have two parcels adjacent to each other where one is a business, and the second parcel has storage existing that is contingent to the business use. Planning Commission agreed that parcels immediately adjacent to a primary use tract of land, are permitted for storage use. This includes parcels split by roadways. Parcels that are not immediately adjacent to a primary use tract of land, and are not considered contingent with the primary use, requires a special use permit for an additional site. Multiple tracts of lands of land can be considered for a special use permit if all used for the same purpose.

Based upon a review of the following counties (Clear Creek, Summit, Routt, Eagle, Chaffee and Moffat), zoning amendments outlined in the chart below explain allowable uses of storage:

Chaffee	Commercial and Industrial Zones: Permitted Use Residential and Rural Zones: Major Impact Review
Clear Creek	Commercial, Recreational Vehicle/Commercial Camping Park, and Mineral Zones: Permitted Principal Use
Eagle	Industrial: Use by Right Commercial: Use by Special Review
Moffat	Manufactured Home Park Residential District: Use by Right Rural and Business District: Permitted Accessory Uses Commercial District: Permitted Use
Routt	Low, Medium, and High Density Residential Districts, and the Industrial Districts: Permitted by Special Use Permit Commercial District: Use By Right
Summit	Commercial: Accessory Use Industrial: Permitted Use

Following the review of allowable uses throughout various different Colorado counties, verbiage was determined to accommodate for outdoor storage regulations in Grand County based on definitions throughout other counties outlined by amendment addition below:

a. Amendment Wording Explanations

Section VIII Tourist District

Uses Permitted by Special Review

(15) Commercial outdoor storage facilities, including recreational vehicles

(16) Indoor Storage Facilities, Warehouses and Indoor Light Manufacturing

- In order to allocate for current and future storage in the Tourist District, both Indoor and Outdoor Storage were added as a use permitted by special review.

Section IX Business District

Uses Permitted

(16) Commercial outdoor storage facilities, including recreational vehicles as pursuant to the provisions allocated in Section XI, 11.8 (10)

(17) Indoor Storage Facilities, Warehouses and Indoor Light Manufacturing as pursuant to the provisions allocated in Section XI, 11.8 (9)

- In order to allocate for current and future storage in the Business District, both Indoor and Outdoor Storage were added as a use permitted. Their restrictions for use are outlined based on portions from Section XI, 11.8 (9) and (10).

Section XI Uses permitted by Special Review and Temporary Uses:

11.8 (9)

(v) Submittal of a detailed site plan with identified uses and accessory uses of adjacent and contiguous land (if owned by permit applicant

- This portion was added to accommodate for land owners throughout the county that may have tracts of land adjacent to a parcel with the same business use pursuant to discussions from the October 2018 meeting.

11.8 (10)

All of Section XI 11.8 (10) is new to our regulations, as there is no review process for Outdoor Storage. Most of the wording is the same as what is outlined in Section XI 11.8 (9), unless specified below.

(e) Visibility from adjacent lot, right of way, common open space, or other public area

- Wording was changed slightly from 11.8 (9) only due to the fact that most counties account for outdoor storage not in a warehouse facility to be more visible to the public. Thus, Staff found it important to determine if an applicant is granted special use based upon this factor. Counties such as Routt and Summit specify visibility more clearly as well in their regulations.

(f) Traffic (both existing and traffic generated by proposed use) & Access

- The word access was added at the end of the condition due to the fact that accessibility on the site of the parcel plays an important role in regards to emergency services personnel accessing the area in the case of an emergency. Storage must not be disheveled or unorganized to the point that an emergency vehicle cannot access other portions of the parcel.

(h) Impact to the disruption of neighborhood character

- Counties such as Routt and Summit place an emphasis on this. Because of the expansion of new storage use throughout the county in areas where storage has not been previously, it is important to review how character will be impacted in areas such as a Scenic Byway, or other portions of the county.

(l) Size of proposed Commercial Outdoor Facilities on tract of land

- While it is important to know the size of the tract of land, or the parcel size, Staff finds it important to also know the size of the storage facilities on the tract of land prior to approval.
- (p) Type of screening, fencing, or enclosure proposed (if any)
 - To reiterate on visibility, based on the case, it may be important to note if applicants plan to screen or fence the area.
- (q) On-site management plans regarding access for emergency services personnel pursuant to Grand County emergency services standards
 - See explanation outlined in 11.8 (10) (f).
- (p) Size of proposed Commercial Outdoor facilities
 - See explanation outlined in 11.8 (10) (l).
- (v) Submittal of a detailed site plan with identified uses and accessory uses of adjacent and contiguous land (if owned by permit applicant)
 - See explanation outlined in 11.8 (9) (v).
- (w) On-site management plans regarding access for emergency services personnel pursuant to Grand County emergency services standards
 - See explanation outlined in 11.8 (10) (f).

Section XX Definitions

Commercial Outdoor Storage: outdoor storage of any materials, including but not limited to equipment, parts, vehicles, junk, scrap, timber, trash, debris, or goods that are not incidental to a use by right or an approved permitted use is prohibited unless such storage is specifically approved by the Planning Commission and/or the Board of County Commissioners. This section does not apply to not registered, unlicensed or inoperable vehicles, as referenced in the Grand County Blight Ordinance. This section also does not apply to materials used for farming or ranching purposes. The term 'incidental' as used in this section shall mean naturally, customarily, and commonly associated with the operation of use by right or permitted use.

- Routt County's Zoning Regulations in Section 5-1.5 has an extensive definition of Commercial Outdoor Storage almost identical to this definition. The following sentence was altered from Routt County to accommodate for assisting Grand County Community Development with Blight Ordinances: This section does not apply to not registered, unlicensed or inoperable vehicles, as referenced in the Grand County Blight Ordinance.

Recreational Vehicle: A vehicle that is:

- (1) Build on a single chassis
 - (2) Self-propelled or designed to be towed
 - (3) Less than 45 feet in length
 - (4) Not designed primarily for use as a permanent dwelling, but as a temporary living quarters for recreation, camping, travel, or seasonal use. Recreational vehicles include motor homes, travel trailers, camper trailers, truck campers, and snowmobiles. For the purpose of this section, recreational vehicles shall not include park homes or manufactured homes. This section shall also not include not registered, unlicensed, or inoperable vehicles as referenced in the Grand County Blight Ordinance.
- Summit County's Zoning Regulations in Chapter 3 (Section 3815.01) defines recreational vehicles to assist in interpreting their storage regulations. Section three (3) of the definition was altered to accommodate for recreational vehicles that are longer in length. As well, snowmobiles were also added to Section four (4), as it also classifies as a recreational vehicle. Finally, the final sentence in Section four (4) was added to assist Grand County Community Development with Blight Ordinances.

Marcus - asked to stop at each section, treat as a workshop approach

Changes to Grand County Zoning Regulations includes:

- *The adjustment to the Zoning Districts to include Outdoor and Indoor Storage Facilities as a use by right in the Business District pursuant to conditions.*
- *The adjustment to the Zoning Districts to include Outdoor and Indoor Storage Facilities as a use by special review in the Tourist District*
- *The addition of Outdoor and Indoor Storage Facilities special use permit regulations in Section XI: uses permitted by Special Review and Temporary Uses*
- *Definitions including those related to outdoor storage and recreational vehicles.*

Marcus - asked in prior discussion we had wondered about tourist being a use by right versus through a Special Use Permit

Joan - answered correct

Marcus - wondered why we are looking at Special Use Permits

Joan - answered mostly due to particular owners that have businesses having adjacent parcels they need for storage, tourist Use by Special Review are located along highways based on Use by Special Review rather than Use Permitted. Tourist located along scenic Bi-ways. Business district is something they need for their business.

Marcus - if heard correctly the intention for tourist special review is due to location which lie in more traffic area, where we want addition considerations.

Section: 11.8 Special Uses, Business and Tourist section, in relation to indoor storage this has been in our regulations since 2009. Reason for change, we had a applicant who had adjacent parcel, across the road or directly adjacent that was being used for storage technically that storage lies outside of their business, need a detail site plan that would include adjacent parcels if owned by them, for any special use process

Ingrid - asked if they wanted to rent from someone if they did not own the adjacent property would it be allowed or do they have to own.

Joan - stated that it was up to the Planning Commission but Renters would not have the capability to change like landscape so I would think you would need to own the parcel

Alex - regardless of being owned or rented, it would have to comply with these provisions. They would have to have a lease agreement that meets provisions, screening, space and so forth.

Ingrid - stated so we are not denying someone from useing a piece of rental property for storage, I though you said it have to be owned?

Joan - "If owned by permanent applicant" the owner could come forward with a lease agreement and they would be the one to apply. Renter would be not able to make these changes.

Ingrid - I don't think we can limit this.

Joan replied if someone is making changes for the a Special Use Permit

Marcus - the question for Maxine if renting does that define ownership

Rob- answered No

Marcus stated that it does define applicable use, Special Use Permit are subjective to some extent putting it in there and saying if owned by permanent applicatant makes the most sense and the easiest wording could be tailored for an appropriate exception. Business on main street the people running those business don't always own the property. Or given lifetime permit with a prevision that state as long as you hold and submit to planning and zoning for file a currten lease.

Ingrid - couldn't it just say submittal of a detailed ite plan by owner of property.

Marcus - applicant or lease?

Alex - Yes applicant that covers owner or lease

Marcus - found wording: Section 11.9.7 subset 8 I think the point is that you want to insure longevity of the activity, so eliminate your statement, if owned by permit application, add if not primary owner then and executed lease agreement.

Marcus - Need lease and permission from property owner, as long as lease approves it. Control of the land.

Rob - still want owner sign off.

Marcus asked if we could amend (8) to include contact information for property or land lord, add include permission

Tara, have to have something written already, she is leasing land anytime want to do something on the land needs the owner to sign off.

Joan will talk with Maxine about specific verbaige

Joan no regulations for outdoor storage this is a new section. Similar to indoor storage sections. Section E we changed because of pure nature of outdoor storage, it is visible and goes with Tourist Use by Special Review.

Marcus - so in zoning regulation Section 11 uses by special review and temporary uses review Section 11.2 applies for anything and all thing within Section 11 is a repeat that's is unnecessary. 11.2 applies already to the entire section caution against repeating verbiage. 4 items in 11.2

Alex -Scenic Highway can we make reference to protecting them.

Marcus - C, E, G and I repetitive (possible leave E in)

Alex, specific things we will make reference to them, more objective and less subjective.

Marcus - yes list exceptions.

Deborah asked is there anything that defines what can be built what materials can be used, examples: metal buildings or hot pink exterior?

Marcus yes the 3 lakes design area has specific design requirements, otherwise no restriction in the county.

Deborah - could design restrictions be added?

Marcus – The commissioners have directed us to not to put undo restriction on what people are trying to do.

Rob – There would be a big outcry from people that criticize us for putting design guidelines on storage buildings.

Marcus –there are some nice storage buildings that you would never know where storage buildings because they are designed nicely with wood on outside and blend in with surrounding area nicely.

Ingrid – A Special Use Permit would consider that, if neighbors show up and say oh no don't paint it pink.

Marcus – This is taken into consideration during the special use process.

Joan- should we keep E?

Marcus - Difference between H here and A in 11.2, covers all you were talking about, broad enough to tie in .

All Commissioners agreed to get rid of Section E and H.

Ingrid - if there is any disruption "I" comes into play.

Alex - Visual impact is different than visibility.

Marcus - we have never set a precedent that visibility is pass/fail.

Ingrid - visibility means you can see, visual impact means how it impacts vision.

Rob - project visibility top criteria if walking attracted to site because of what you see it if you are driving by you get a different perspective but you can see different things.

Marcus – would we ever want to restrict someone from doing something because it was visible

Ingrid - visual impact covered in Section 11.2.

Marcus - if visibility is an issue it will come up in a public comment.

Marcus - Should visibility be a criteria, good looks or I don't want to see it in my back yard, which preclude someone from doing something on their land, just because a neighbor can see it.

Joan - details apply in Special Use Permit, like fencing and how it is structured

Marcus - that is visual impact.

All agreed to pull visibility from both Indoor and Outdoor.

Joan- Is it repetitiveness in Section C, G and I?

Marcus - pull Section 11.2.C, we would request through public comment remonstrance's.

Marcus - B is very specific and make sense, is it a repeat of A?

Rob –we would not consider proximity adjacent use if adjacent is a 1 million home on 5 acres lot

Marcus - If someone want to put a warehouse next to a 1 million dollar house on 5 acres do we classify their voice any differently than a dude with a shack.

Rob - yes

Marcus - in Grand County our regulations don't talk about adjacent as much anywhere else. I am fine adding it if it makes sense.

Rob - Indoor outdoor storage facilities might make sense to add Contextual to that.

Ingrid - we have consideration of neighborhood that should cover it.

Tara - Let's say: I have a 35 acre parcel adjacent to a neighborhood your are restricting me not to put something there that the neighborhood would object too?

Ingrid - it is a consideration not a limitation, it's a Special Use Permit

Marcus - Section 11.2 says any Special Use Permit granted by the BOCC may incorporate such conditions as it deems is necessary to require compliance with to standards for issuing permits in Section 9.

Marcus - says "MAY" incorporate to require compliance.

Marcus - Safety and welfare, is considered in every Special Use Permit, this should not be in there since we do public notice to adjacent landowners, we are getting feedback positive and negative by this process.

Joan - the next change different from indoor storage L commercial outdoor facilities is if you have a site plan we need to see how much of the parcel you will use for storage.

Marcus – we already asked for a site plan.

Joan - not until you ask for a Special Use Permit

Alex – Need to request a site plan. Thjere is no reference in camp ground section, reference is in construction storage for heavy equipment.

Marcus - make sense to repeat that, considerations for indoor/outdoor that you are bringing potential contamination, like Gas station for run off and leaching, same intention.

Joan –That is included in information regarding what to consider for a Special Use Permit.

Tara - is that something that needs to be addressed if it is going to hold recreational vehicles, boats, motor homes, etc., that could leak oil, in the Special Use Permit that they have to clean up afterwards?

Alex - we follow CPEHE regulations.

Marcus – we follow local state and federal regulations. If not add a line before it goes to BOCC.

Joan - we are asking what types of items will be stored.

Joan – The next section that is different from indoor storage, is type of screening, fencing, closure proposed if any. Some locations there are no need for fencing. In outdoor because it is so visible.

Joan – Section “Q” special events emergency management plan, vehicle having a gas leak combust and burn into flames, storage not back to back, need emergency people have info on file and plan where they can access a vehicle for emergencies.

Kim - Are we limiting open storage to allow one type, different types of items being stored at same location, boats, RV's snowmobiles, etc.

Joan - yes

Ingrid – It is not limited to one type of vehicle.

Marcus - In the process of doing this have you eliminated the need for a separation of Indoor/Outdoor or do you classify it as indoor/outdoor.

Joan - will keep them separate, keep separate due to blight.

Joan - we also due blight ordinance in our department, no wording in our blight ordinance of how we enforce this. Blight is visible.

Marcus –Site plan is a given move it up top. Have to have a site plan. Do it in must have vs we might ask for.

Joan, - reviewed definition for commercial outdoor storage and recreation vehicles, there was no consensus on those definitions from the meeting, so definition were taken from other regulations through out Colorado and tweaked them.

Commercial Outdoor Storage: 15.1.5 altered assisting with blight ordinance.

Marcus - referenced the blight ordinance, don't repeat verbage, if it is reference in the blight ordinance.

Rob - we are looking at changing the blight ordinance.

Tara - Truck over camper is not required to be registered. Keep in mind when working on Blight ordinance.

Ingrid - put definitions up front so you can read first.

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Marcus - left out boats you have snowmobiles but not boats and ATV's. ATV's referred to now as (OHV's).

Ingrid - what is a park home? Park Model Homes pre fabs in mobile homes parks have specific requirements. Falls under mobile home

Marcus - define Park homes in regulations. Regulated as a mobile home, so also change definition of mobile homes.

Ingrid Karlstrom made a motion to adjourn the meeting, seconded by Kim Shepton. No Discussion. All in favor "aye", none opposed, motion passed.

Meeting adjourned at 8:34pm.