

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

March 1, 2022

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

Also Present: County Clerk and Recorder Sara L. Rosene  
County Manager Ed Moyer  
Assistant County Manager Micah Benson  
Interim County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Linke moved to approve the Minutes of the Regular Board of Commissioners meeting of February 15, 2022.

The motion passed unanimously.

General Public Comments

Mariette McGrath expressed support of the freedoms supported in the United States.

Finance

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on March 2, 2022, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on March 1, 2022, for payment on March 2, 2022, for the Grand County Housing Authority.

The motion passed unanimously.

Commissioner Cimino moved to approve the vouchers presented on March 1, 2022, for payment on March 2, 2022, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner Cimino moved to approve wire payment, vouchers, and interfund transfers presented on March 1, 2022, for payment on March 2, 2022, for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

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

The motion passed unanimously.

Chair Manguso announced the Board is sitting as the Grand County Housing Authority.

Commissioner Cimino moved to purchase for \$1 a van from Mountain Family Center for the Grand County Housing Authority as presented.

The motion passed unanimously

Chair Manguso announced the Board is sitting as the Grand County Board of Commissioners.

Commissioner Cimino moved to approve the End User License Agreement for access to the Colorado Department of Revenue DRIVES system.

Commissioner Cimino            aye

Commissioner Linke            aye

Commissioner Manguso        no

The motion passed

Commissioner Cimino moved to approve the Letter of Support for the Winter Park / Fraser Chamber of Commerce for the Winter Park Area Sustainability Plan to the Colorado Tourism Office.

The motion passed unanimously.

Commissioner Linke moved to approve the letter of opposition to 30 by 30 which is the Atlas Tracking mechanism that is proposed by the American Steward of Liberty and strong oppose this taking of lands. The motion passed unanimously.

### Grand County Board of Health

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

Presented by Public Health Director Abbie Baker.

10 COVID cases in the last seven days  
35 COVID cases in the last two weeks  
The case rate is 63.62 per 100,000  
The County is averaging one to two cases per day

Approximately 22.78 percent of population have reported positive cases of COVID 19. There is one current hospitalization.

Foothills RETAC  
ICU bed capacity is at 21 percent  
Acute care beds are at 10 percent

The community immunity is between 71 and 81.9 percent

The current flu is a H3N2A strain. There have been 391 hospitalization statewide for the flu since September 30, 2021. The hospitalization for flu is 2.2 per 100,000. In January, the COVID hospitalization rate was 120 per 100,000.

The positivity rate for flu is 3.39 percent.

### Manager and Attorney Items

County Manager Ed Moyer is working with the property owners on County Road 522. Currently in the 4040 Permit, there is a 60-foot right-of-way and two ten foot easements on either side of the right-of-way identified as the preferred alignment. There is a wetland mitigation that is on private property. The mitigation required as part of the permit, the County will need to 1) purchase a right-of-way and 2) acquire an easement for the wetland mitigation and enhancement area.

Mr. Moyer would like to hire an appraiser to appraise the value of the right-of-way plus an easement for wetland mitigation.

The Board supports the plan to hire an appraiser as described by Mr. Moyer.

Mr. Moyer met with the CEO of Middle Park Health regarding proposed Fraser facility. Middle Park Health will make a presentation to the Board regarding the proposed facility.

Mr. Moyer met with the owners in Aspen Pine Acres. The County is waiting on the amended and restated Declaration of Covenants.

Commissioner Linke moved to authorize the Board to sign the letter to Paul Bruchez congratulating him on his appointment to the Colorado Water Conservation Board and acknowledging all his leadership efforts in Colorado River water matters and protecting Grand County's interests. The motion passed unanimously.

### Public Hearing, Second Reading of Proposed, Amended Prevention of Environmental Blight Ordinance #6

The public hearing scheduled to begin at 9:45 a.m. was called to order by Chair Manguso at 9:50 a.m. Interim County Attorney set the record as follows:

Exhibit A	Proposed Grand County Prevention of Environmental Blight Ordinance #6
Exhibit B	Public Hearing Notice
Exhibit C	Proof of Publication
Exhibit D	Public Review Sheet

Interim County Attorney Maxine LaBarre-Krostue read the title of the Ordinance:

Ordinance No. 6, Grand County Prevention of Environmental Blight Ordinance.

Commissioner Cimino moved to approve Resolution No. 2022-3-1, adopting Ordinance No. 6, Grand County Prevention of Environmental Blight effective March 31, 2022.

The motion passed unanimously.

Board Business / Correspondence / Calendar

Commissioner Linke attended the quarter one, Henderson Partnership Panel Update.

Calendar

March 2	GC BOCC Bi-Annual Update to the Town of Fraser, Fraser Town Hall, 6 to 7 pm
March 2	GC Rural Health Network Board Meeting via Zoom, 6:30 to 8 pm
March 3	Northwest Colorado Council of Governments (NWCCOG) Water Quality / Quantity Committee Meeting (Hybrid), 9:30 am to 12:30 pm
March 3	Colorado Association of Ski Towns (CAST) Annual Legislative Meeting and Dinner in Denver, 11:30 am to 6 pm
March 3	Check-In with Colorado Commissioner of Agriculture Kate Greenberg via Zoom, 4 to 5 pm
March 3	Tourism Board meeting
March 3	QQ meeting at 9:30 am
March 4	Colorado Counties, Inc. (CCI) Legislative Briefing via Zoom, all day
March 5	Wolf Technical meeting
March 7	Winter Park Resort Master Plan Meeting at Winter Park Town Hall, Between noon and 4 pm (tbd)
March 7	Transit Advisory Committee at Winter Park Town Hall, 4 to 5 pm
March 10-11	CCI Steering Committee Meetings (Hybrid), all day
March 10	Utility Coordinating Committee Meeting at Java Lava, starting at 7:30 am
March 14	Mayors / Managers / Commissioners Meeting With Kremmling as Host, 10 am to noon
March 14	Regional Housing Elected Official Meeting at Headwaters Event Center, 5 to 7 pm

Amended Final Plat, Villa Harbor Lots 22 & 23

PROJECT NAME:	Amended Final Plat, Lot22A, Block 1, Villa Harbor Subdivision
APPLICANT	Larry Page
LOCATION	Lots 22 & 23, Block 1, Villa Harbor Subdivision74 GCR 691/LAKESIDE LN
ZONING	Tourist District (T)
APPLICABLE REGULATIONS	Grand County Zoning Regulations, Grand County Subdivision Regulations, Grand County Master Plan

ATTACHMENTS

- A. Development Application
- B. Project Narrative
- C. Vicinity and Detail Map
- D. Warranty Deed, Rec. No.: 2018004305
- E. Proposed Amended Final Plat
- F. Original Villa Harbor Plat, Reception No. 76295
- G. Amended Final Plat, Reception No. 99009502
- H. Second Amended Final Plat, Reception No. 2009003075
- I. Denied Third Amended Final Plat, 2018
- J. Planning Commission Resolution No. 2022-1-1

STAFF PLANNER Taylor Schlueter, Planner I

REQUEST Approval of an Amended Final Plat joining two adjacent lots.

I. DISCUSSION

a. Background:

Larry Page, the "Applicant" is currently the owner of Lots 22 and 23 of Villa Harbor Subdivision. These lots were transferred from Bell Crest Enterprises LLLP, Debra Carringer as general manager. The Applicant is proposing an Amended Final Plat that would vacate the lot line between lots 22 and 23. The existing lots 22 and 23 comprise 0.293 and 0.281 acres each, (12,763 and 12,240 square feet, respectively) and when combined would total 0.570 acres, or 25,003 ft<sup>2</sup>.

Lots 18, 20-25 of Villa Harbor have under gone two previous amendments. The first Amended Final Plat restructured the layouts of the lots as well as the ROW of GCR 691. The Second Amended Final Plat was approved in 2009, recorded at Reception No. 2009003075, as owned by Bell Crest Enterprises LLLP. This plat vacated utility easements along the common lot lines, and included a plat note specifically prohibiting any utilities between lots. ✓Any mention of easements being vacated by this plat shall be removed on the Final Plat. In 2015, due to a discovery upon application of a building permit for Lot 24, staff required a variance. A variance was granted to allow 5' side setbacks via Board of Adjustment Resolution 2015-6-2.

The Applicant intends to make Lots 22 & 23 more suitable to single family home construction. There are existing newly constructed residences on adjacent Lots 18 and 24. The applicant has removed two structures on Lots 22 and 23 in order construct a new single family home. The applicant desires to combine the two existing building envelopes on Lots 22 and 23 with this plat.

The property is located within the Grand Lake Urban Growth Area. The property is zoned Tourist and surrounded by residential and recreational uses. The property is bordered by single family residential uses to the east, south, and west, and Shadow Mountain Lake to the east.

b. History:

Villa Harbor was originally platted in 1953 at Reception No. 76295. It contained two blocks, each consisting of 25 lots, Block 1 on the east side of Highway 34 and Block 2 on the west side of Highway 34.

The First Amended Plat, as completed by developers William and Kathryn Bell, was processed and recorded in the spring of 1999. This Amended Final Plat included Lot 18, 20-25 Block 1, to remove an awkwardly platted roadway that caused Lot 22 and Lot 23 to be unbuildable. With the roadway vacated, the existing Three Lakes easement encumbers Lots 18, 20-25, and existing building envelopes are identified on the proposed plat. The applicant is requesting a combination of the building envelopes.

D. STAFF COMMENTS AND ANALYSIS

Staff feels that this proposal allows for acceptable densities within the Grand Lake region. Reducing the previously platted density further protects visual corridors within cultural resource areas, and along a scenic byway.

E. PLANNING COMMISSION

The Planning Commission recommended approval of this Amended Final Plat on January 12, 2022, with the conditions outlined in Resolution No. 2022-1-1.

F. STAFF RECOMMENDATION

Staff recommends the approval of the Third Amended Final Plat Lot 22A, Block 1, Villa Harbor Subdivision with the following conditions to bet met prior to the recording of the Final Plat:

1. A note shall be added to the Final Plat regarding the Three Lakes Design Review Area (see above).
2. The title of the Amended Final Plat shall be amended (see 4.3 (2) (a) above).
3. The applicant shall provide a title commitment prior to recording.
4. Add a physical address to the plat (see 4.3 (2) (w) above).
5. Proof that all taxes have been paid shall be submitted (see 4.3 (2) (x) above).
6. An electronic copy of the Final Plat shall be submitted (see 4.3 (2)(y) above).
7. All recording fees shall be paid by the Applicant.
8. Quit Claim Deeds to describe the amended the legal description of the lots shall be provided prior to recording of the Final Plat.
9. The Final Plat shall remove any mention of easements between lot lines.

Additional condition provided by staff: Lienholder certificate is added to the plat.

Commissioner Linke moved to approve Amended Final Plat, Lot22A, Block 1, Villa Harbor Subdivision with conditions including the lienholder certificate be added to the plat.

The motion passed unanimously.

Rainbow Meadows Minor Subdivision Final Plat

PROJECT NAME: Rainbow Meadows Minor Subdivision Final Plat  
APPLICANT: Stephen Vandas  
LOCATION: Winter Park Ranch 1st Filing Lot: 1 Block: 2 Amended Final Plat otherwise known as 503 GCR 830  
APPLICABLE

**REGULATIONS:** Grand County Master Plan, Grand County Zoning Regulations, Grand County Minor Subdivision Regulations

**ZONING:** R-Residential

**ATTACHMENTS:**

- a) Application and narrative letter
- b) Preliminary Plat
- c) Title Commitment
- d) Sketch Plans(Plats)
- e) Resolution 2015-12-60 Approving the AFP Lot 1 Blk 2
- f) Snow Storage Agreement
- g) Letter to Rainbow Meadows from E. Grand Fire Protection District

**STAFF PLANNER:** Robert C. Davis, AICP, Director

**REQUEST:** The Applicant is proposing a minor subdivision to create a 0.75 lot from an existing five (5) acre lot within Grand County Urban Growth Area No. 1(Winter Park Ranch).

**PROJECT NAME:** Rainbow Meadows Minor Subdivision Final Plat

**APPLICANT:** Stephen Vandas

**LOCATION:** Winter Park Ranch 1st Filing Lot: 1 Block: 2 Amended Final Plat otherwise known as 503 GCR 830

**APPLICABLE**

**REGULATIONS:** Grand County Master Plan, Grand County Zoning Regulations, Grand County Minor Subdivision Regulations

**ZONING:** R-Residential

**ATTACHMENTS:**

- a) Application and narrative letter
- b) Preliminary Plat
- c) Title Commitment
- d) Sketch Plans(Plats)
- e) Resolution 2015-12-60 Approving the AFP Lot 1 Blk 2
- f) Snow Storage Agreement
- g) Letter to Rainbow Meadows from E. Grand Fire Protection District

**STAFF PLANNER:** Robert C. Davis, AICP, Director

**REQUEST:** The Applicant is proposing a minor subdivision to create a 0.75 lot from an existing five (5) acre lot within Grand County Urban Growth Area No. 1 (Winter Park Ranch).

## I. BACKGROUND

Stephen Vandas (“Applicant”) is the owner of Lot 1, Block 2, Second Amended Final Plat, Winter Park Ranch First Filing (Lot 1, Block 2”) and requests the subdivision of the subject parcel into two lots with the new lot being 0.75 acres to accommodate a single family home. The remaining 4.25 acre lot will contain two existing single family homes. Lot 1 is zoned Residential District and is developed with an A-frame building, detached garage and a single family dwelling constructed in 2012. The oldest of the two single family homes is the original home on the site and was constructed in 1971. This property is located 1.8 miles east of Fraser and is accessed by way of GCR 8 to Mulligan St. through either GCR 830 or GCR808.

Rainbow Meadows Lot 2 will be limited to one single family dwelling as outlined in the covenants for Winter Park Ranch First Filing. Lot 2 is surrounded by single family homes on all sides with the exception of a 4.8 acre vacant lot to the north.

### History

The Winter Park Ranch First Filing was approved in September 1964. In 2015, Steve and Vivian Vandas were approved for an Amended Final Plat to define the location of the Mulligan Street right-of-way, to create a snow storage easement adjacent to the Mulligan Street right-of-way, dedicate new Jack Frost Drive right-of-way in relation to existing alignment, combine Lot 1 and Parcel A, Frosty Acres subdivision and vacate 8’ utility easement along the eastern property line Lot 1 through Resolution 2015-12-60. This was preceded by a surveying dispute of the property boundary lines and vacations.

### Sketch Plan

As part of the Minor Subdivision process, the Rainbow Meadows Sketch Plan was approved administratively by Staff. The Preliminary Plan and Final Plat was presented to the Planning Commission and approved on January 19, 2022.

The lot is gently sloping at approximately 5% from east to west. There is an intermittent stream that only flows in the spring after snow melt, on the far west portion of the lot in the utility easement. There are no flood

plains, rock formations, unstable lands, or steep slopes on the property. The subject property is part of the Winter Park Ranch Subdivision and has all utilities available including water and sewer. The addition of one single family home to the Winter Park Ranch Subdivision will not impact traffic or parking.

#### Planning Commission Recommendation

The Planning Commission recommended approval of the Rainbow Meadows Minor Subdivision Preliminary Plat with 12 conditions as per Planning Commission Resolution Number 2022-1-7.

#### Staff Recommendation

Staff recommends approval of the Rainbow Meadows Minor Subdivision Final Plat with the following 14 conditions to be provided prior to recording of the Final Plat:

1. Label on the Final Plat the 8 foot utility easement per Book 148 Page 245 & Rec # 101147 which runs along the north property line.
2. There shall be a plat note that states, ‘exterior lighting shall be minimized and shall be designed and installed to subtly illuminate functional areas only. The source of light shall not be visible above a horizontal plane and shall direct the light inward and downward onto the site and away from the adjoining properties’. Fixtures shall be hooded and shall not be located above the eave lines. Use of “Dark Sky” fixtures is encouraged.
3. A plat note shall be added stating areas around structures must create defensible spaces as per Fire District standards to protect against wildfire hazards.
4. Electric utilities shall be placed underground typical of all new subdivisions created in Grand County. A plat note shall be added to the Final Plat to this effect.
5. Approved addresses and road numbers required shall be placed on a table placed on the Final Plat.
6. Access to the site should be from GCR830 instead of GCR808 to ensure that access is available to the fire hydrant that is located in front of the subject property. Any proposed driveway shall meet the applicable County driveway standards.
7. A plat note shall be provided stating if access is to be provided from GCR808, an automatic fire suppression system shall be designed and ultimately installed that adheres to current County Building Code before a Letter of Occupancy is issued for the subject single family residence on Lot 2.
8. The Final Plat shall provide a statement by the owner ensuring compliance with the design standards and all other requirements of the Grand County Minor Subdivision Regulations, and the statement of requirements issued by the Board of County Commissioners.
9. The Applicant shall pay any impact fees assessed during the approval of a Final Plat.
10. Applicant is also required to enter into a Water Quality/Wastewater Agreement with the county for the contribution of \$500.00 per lot.
11. The Applicant shall pay school fees.
12. Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat.
13. 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. The drawing shall be based or transformed to a known coordinate system, not an assumed local coordinate system. If GPS Lat/Long is not used for this reference, the Geographic Coordinate Data Base should be used to obtain relative coordinates available from the BLM at [www.blm.gov/gcdb](http://www.blm.gov/gcdb). The drawing shall include either a data dictionary to explain the layers, or a self-explanatory layering system.
14. The applicant shall meet all Final Plat requirements.

Commissioner Cimino moved to approve the Rainbow Meadows Minor Subdivision Final Plat as presented and as added or amended as follows:

1. Written confirmation from Grand County Road and Bridge Department regarding the adequacy of the driveway and that it meets the driveway standards
2. The front, back and side setbacks are identified on the plat
3. Remove Conditions 6 and 7 and replace with:
  - a. An automatic fire suppression system shall be designed and ultimately installed that adheres to current County building code before a Certificate of Occupancy is issued for the subject single family residence on Lot 2.
  - b. The driveway access for Lot 2 shall be created off of CR830 instead of CR808 to ensure that access is available to the fire hydrant that is located in front of the subject property off of CR830. Any proposed driveway shall meet the applicable County driveway standards.
4. Add note to plat stating that the lots are for single family dwellings only
5. Add utility easements on the plat and show as 20-foot utility easements
6. Remove the language “preliminary plat” for the plat document
7. Confirmation from Winter Park Ranch Water and Sanitation District regarding easements

The motion passed unanimously.

American Council of Engineering Companies of Colorado Engineering Excellence Award to Armstrong Consultants for McElroy Field for Runway 9/27 Rehabilitation

Josh Schroeder reported that the American Council of Engineering Companies of Colorado has an engineering excellence award program that annually recognizes consulting engineering firms for projects that demonstrate an exceptional degree of innovation, complexity, achievement and value.

Armstrong Consultants was recognized for two projects; San Luis Valley Master Plan work and Runway Rehabilitation at the Kremmling Airport.

The rehabilitation was completed early and construction was completed during the Williams Fork Fire. The airport was used as a heli-base during the fire.

Board Business

Commissioner Linke moved to authorize the Chair to sign Amendment 1 to a Services Contract dated July 23, 2021 and extends to allow the community work in 2022 for the WRC.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 11:05 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 8<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Kristen Manguso, Chair

Attest:

\_\_\_\_\_  
Sara L. Rosene, Clerk and Recorder