

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

March 19, 2019

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

Also Present: County Clerk and Recorder Sara L. Rosene
Interim County Manager Ed Moyer
County Attorney Chris Leahy

Those present recited the Pledge of Allegiance.

Commissioner Linke moved to approve the Meeting Minutes of the Board of Commissioners of March 12, 2019 as presented.

The motion passed unanimously.

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

Commissioner Linke moved to approve the Down Payment Assistance Loan for Kacie and Zachary Sawatzky in the amount of \$10,000 contingent upon on appraisal.

Discussion: The money will be wired on Thursday.

The motion passed unanimously.

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

General Public Comments

Maegan Lokteff of Grand Beginnings asked the Board to proclaim April 2019 through April 2020 as a “Big Year for Little Kids” in Grand County.

Grand Beginnings is celebrating its 20th anniversary in March of 2020.

Ms. Lokteff invited the Board to the Children’s Fair on April 26, 2019 at Granby Elementary.

Commissioner Linke moved to proclaim Grand County as a “Big Year for Little Kid” from April 2019 through April 2020.

The motion passed unanimously.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on March 20, 2019, for vendor payments. The list for this period was verified for the Board’s approval.

Commissioner Manguso moved to approve the checks presented on March 19, 2019 for payment on March 20, 2019 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 March 20, 2019, for vendor payments. The list for this period was verified for the Board’s approval.

Commissioner Manguso moved to approve the vouchers presented on March 19, 2019, for payment on March 20, 2019 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Manguso moved to approve the wire payments and vouchers presented on March 19, 2019, for payment on March 20, 2019 for Grand County.

The motion passed unanimously.

Road and Bridge Update

Road and Bridge Superintendent Chris Baer presented an update on road conditions. He received a few complaints and a lot of compliments on the road conditions.

Road and Bridge will be going with GMCO for magnesium chloride.

Commissioner Manguso moved to approve Resolution No. 2018-10-27, "APPROVING A SPECIAL USE PERMIT TO GOLDEN EAGLE HOLDINGS FOR A CONSTRUCTION BUSINESS, HEAVY EQUIPMENT STORAGE AREA, AND EARTH-MOVING BUSINESS LOCATED ON 10.01 ACRES IN THE FORESTRY AND OPEN DISTRICT BEING ORDELHEIDE OUTRIGHT EXEMPTION, COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

The Board reviewed the County Clerk's monthly report for February 2019 revenue as presented by Clerk and Recorder Sara Rosene.

Commissioner Linke moved to approve the letter to the Bureau of Land Management regarding the Environmental Assessment: Upper Colorado River Special Recreation Area Management Plan as presented by Interim County Manager Ed Moyer.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Board to sign the letter of thanks to the Board of Directors of the Granby Recreation and Open Space and Housing Foundation for the \$105,000 grant for Flying Heels Arena as presented by Interim County Manager Ed Moyer.

The motion passed unanimously.

Commissioner Manguso moved to authorize David Taussig to sign the revised decree dated March 1, 2019 subject to CRE 408 regarding the Glenwood Springs Recreation In-Channel Diversion as presented by Interim County Manager Ed Moyer.

The motion passed unanimously.

Interim County Manager Moyer presented his weekly update.

Commissioner Manguso moved to approve Resolution No. 2019-3-14, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO REGARDING THE COMPOSITION OF THE HEALTH INSURANCE COMMITTEE FOR EMPLOYEE MEDICAL AND DENTAL INSURANCE"

The motion passed unanimously.

County Attorney Chris Leahy stated that the Colorado Supreme Court will be hearing abatement cases based on the following items:

1. Whether properties must be physically touching to satisfy contiguous parcels issue
2. Whether the Court of Appeals property construed the "used as a unit" requirement
3. Whether record title of all relevant properties must be held by the same person or entity to satisfy the common ownership requirement.

Board Business

Commissioners Linke and Cimino as well as Mr. Moyer attended the Boulder County Commissioner's meeting regarding the proposed Moffat Gross reservoir extension. Commissioners Cimino and Linke testified at the hearing.

On March 18, 2019, the three commissioners and Mr. Moyer attended a meeting at the Colorado Department of Public Health regarding a follow-up to the report that CDPHE provided on Grand County EMS.

Commissioner Cimino testified on several bills at the capital last week.

Commissioner Cimino stated that he would like the County to work with any jurisdiction in the County that has not “deGallagherized.”

Commissioner Cimino attended the Infinite West meeting regarding composting.

Calendar

- March 20 AGNC meeting in Glenwood Springs at the Garfield County Commissioner’s Meeting Room at 9:00 a.m. (Commissioner Linke)
- March 20 Commissioner Cimino will have a lunch meeting with Fraser Mayor Philip Vandernail at noon at Starkey’s at noon
- March 20 Commissioner Cimino will attend the Health and Human Resources Coalition at the East Grand School District Office at 2:00 p.m.
- March 22 Commissioner Cimino will attend a CCAT call-in meeting
- March 22 Commissioner Manguso will attend the STAC meeting at the CDOT office at 9:00 a.m.
- March 26 The Commissioners will hold a workshop with County Elected Officials at the Bait Shop Grill, 606 Byers Avenue, Hot Sulphur Springs at 3:30 p.m.
- April 20 Commissioner Linke will work at the 9Health Fair in Granby
- May 13 Mayor and Manager’s meeting

Consent Agenda

Resolution No. 2019-3-6, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A LETTER OF AGREEMENT BETWEEN FLY RY ADVENTURES, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE RENEWAL OF A GRANBY-GRAND COUNTY AIRPORT HANGAR LEASE”

Resolution No. 2019-3-7, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A LETTER OF AGREEMENT BETWEEN BRETT GINGERY AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE RENEWAL OF A GRANBY-GRAND COUNTY AIRPORT HANGAR LEASE”

Resolution No. 2019-3-8, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A LETTER OF AGREEMENT BETWEEN INDEPENDENCE ENTERPRISES LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE RENEWAL OF A GRANBY-GRAND COUNTY AIRPORT HANGAR LEASE”

Resolution No. 2019-3-9, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A LETTER OF AGREEMENT BETWEEN BOB LIDDLE AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE RENEWAL OF A GRANBY-GRAND COUNTY AIRPORT HANGAR LEASE”

Resolution No. 2019-3-10, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A LETTER OF AGREEMENT BETWEEN STROHAUER FARMS, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE RENEWAL OF A GRANBY-GRAND COUNTY AIRPORT HANGAR LEASE”

Resolution No. 2019-3-11, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPOINTING AARON BLAIR AS THE TOWNS REPRESENTATIVE TO THE GRAND COUNTY EMERGENCY TELEPHONE SERVICE AUTHORITY BOARD”

Resolution No. 2019-3-12, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO AND GRAND COUNTY, COLORADO FOR A GRANT AWARD FROM THE OPEN LANDS, RIVERS AND TRAILS FUND”

Resolution No. 2019-3-13, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE THE 2019 GRAND COUNTY ANNUAL OPERATING PLAN CONCERNING COORDINATED WILDLAND FIRE MANAGEMENT ACTIVITIES"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

Mulligan Estates Townhomes – (Subdivision) Sketch Plan

PROJECT NAME: Mulligan Estates- Sketch Plan
APPLICANT: Simon and Amanda Farrell, Engineer: Kevin Vecchiarelli JVA Consulting Engineers
LOCATION: Lot 27, Winter Park Ranch First Filing, 997 GCR 830 (aka Mulligan Street)
APPLICABLE REGULATIONS: Grand County Master Plan, Zoning Regulations, Subdivision Regulations
ZONING: R – Residential District
ATTACHMENTS:
a) Vicinity Map
b) Sketch Plan (Plat)
c) Application and Narrative letter
d) Soil and Foundation Investigation, Lot 24 Winter Park Ranch aka 1030 Townhomes (January 2003)
e) Radon Levels Test Report, 1030 Townhomes (May 2005)
f) Geologic Reconnaissance Study Lot 23 Winter Park Ranch aka Trestle Townhomes (January 2000)
g) Trestle Townhomes Preliminary Drainage and Erosion Control Report (April 2000)
h) Development Agreement
i) Amended Plat of Winter Park Ranch First Filing
j) Construction drawings for Site Improvements
STAFF PLANNER: Alexander Taft, LEED Green Associate
REQUEST: The applicant is proposing a subdivision in order to construct a two townhome (duplex) building with a density of 3.4du/acre.

I. BACKGROUND

a. PROPOSAL

Simon and Amanda Farrell, the Applicant, is proposing a two unit townhome subdivision on a .58 acre (25,264 ft²) lot. 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 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.

II. 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 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.

III. PRELIMINARY SITE DISTURBANCE REQUEST

Typically, the Board of County Commissioners would not consider an application for site development under the Subdivision Regulations until the Planning Commission grants approval of both the Preliminary and Final Plat. The Applicant intends to proceed with Preliminary Plat and Final Plat in a timely manner.

The Subdivision Regulations includes a provision for the Applicant to seek approval directly from the Board of County Commissioners specifically for site disturbance prior to Final Plat approval from the Planning Commission [Subdivision Regulations 1.4 (5)]:

Once submittal of a sketch plan has been made to the Grand County Department of Planning and Zoning for review of a cluster development, no disturbance of the site, nor installation of any improvements associated with the proposed subdivision is allowed until after approval of the final plan by the Board of County Commissioners, or prior approval of any site disturbance or installation of required improvements has been authorized by the Board of County Commissioners. The developer will be allowed to do any soils and geologic testing, soils borings, surveying, etc. that are needed to provide the technical reports required for review of the cluster development.

The Applicant is seeking approval for site disturbance and partial completion of site improvements prior to Final Plat Approval. The proposed site improvements include, but are not limited to, grading, utility connection, rough drainage, re-vegetation, and erosion control.

Staff has received a complete set of site construction drawings from the Applicant prepared by JVA Consulting Engineers. These construction plans and an Estimate of Probable Cost shall be reviewed by the County's engineer Tim Gagnon. As this shall be connected to a Subdivision Improvement Agreement, Staff's opinion is the Applicant shall be allowed to choose whether they prefer to do a restriction on sale or submit a security for

110% of the cost of improvements. Staff believes this is not out of character of any agreement that would follow Final Plat approval.

IV. PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed this application during the regular meeting on February 20, 2019, a rescheduled meeting due to a public meeting posting error. At this meeting, Staff presented the project, detailing the Applicants intention of subdivision for the purpose of separate ownership within the family. Staff mentioned that a letter from a neighbor had been added to the packet of information regarding an existing encumbrance.

Planning Commission asked about potential duplication of conditions, confirmed that two conditions reference the open space requirement and one condition was removed. Planning Commission voted to recommend approval the application with one member abstaining from vote.

V. STAFF RECOMMENDATION

Planning Commission 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 EngineerPlus any additional required by Planning Commission and Board of County Commissioners.
6. If accepted by the school district, impact fees in lieu of land shall be paid prior to recording the Final Plat.
7. The Applicant shall meet all Preliminary Plat requirements.

Applicant Simon Farrell stated that he specifically targeted this area in order to build a duplex. During due diligence, he contacted the County to determine if the single duplex was fitting and found that it was.

Mr. Farrell is planning on developing for himself and his in laws. Mr. Farrell would own half of the duplex and his in-laws would own the other half.

Mr. Farrell stated that he should not have much disturbance to the road when connecting to water and sewer.

Mr. Farrell would like to start construction this summer.

Chas McConnell stated that he owns the property to the west of the subject property. Mr. McConnell and Thomas Newton purchased this property for the sole purpose of deed restricting the property.

The Board would like legal review of the deed restriction prior to moving forward on this.

Commissioner Manguso moved to continue the Mulligan Estates- Sketch Plan to March 26, 2019 at 10:30 a.m.

The motion passed unanimously.

Public Hearing – GCR 137, Vacation (continuation from 9/18 and 11/13/2018; continued to 4/16/19)

The residents of Gore Lake Subdivision commissioned a survey of the GCR 137 Right-of-Way and the existing constructed roadway, which was completed by Warren Ward in September 2016. The residents have provided an as-built location of the road to clarify the extent of the proposed vacation, but has not provided as-built of roadways within adjacent easements.

As presented at the July 10, 2018 and November 13, 2018 Public Hearing, the vacation was addressing only the platted Right-of-Way of GCR 137 and any road that was lying outside the Right-of-Way. To accurately assess

the proposed vacation request, the County Attorney's Office requested all adjacent easements and roadways within those easements be provided on the Land Survey Plat. The identified easements giving access to property owners who are not adjacent to the Right-of-Way were not located on the survey created in September 2016 and have been updated. William Honer, Gore Lake resident and subdivision representative has presented the County with easement deeds for portions of roadway and driveways that lie outside the platted ROW and easements. Staff requests the Board of County Commissioners continue the Public Hearing to April, 16 2019 2:30 p.m. this shall allow enough time to finalize the last steps or get close enough to gain a conditional approval.

Commissioner Manguso moved to continue the Public Hearing to April 16, 2019 at 2:30 p.m.

The motion passed unanimously.

Grand County Housing Authority Quarterly Update

Commissioner Cimino stated that the Board is sitting as the Grand County Housing Authority.

Down Payment Assistance

- 21 Down Payment Assistance Loans Open
 - 14 Colorado Mountain Housing Coalition
 - 2 Old
 - 5 Division Of Housing
- 2 New Loans being reviewed
- 4 Paid off in 2018
- November 1st Grand Foundation Launched County Wide Down Payment Assistance Grant Program in collaboration with the Leadership for Sustainable Community Committee, Free Port McMoRan.

Home Buyers Education 2018/2019

2018 Year End Totals

- 11 Classes held
- 63 people attended
 - 46 Households served
 - 39 Households Grand County Households
 - 8 Households Purchased in 2018 in Grand County

2019

- 3 Classes held
- 11 People attended
 - 7 Households served
 - 5 Households Grand County Households

Coyote Creek 2018 Year End

- 127 Total Units under restrictive covenants
 - 29 Total units built on (no longer exempt from transfer fee)
- 2018 Revenue from Coyote Creek \$15,050.00

Grand Living Senior Homes

- January 1st successfully brought management in house
 - 24 units at Grand Living
 - 100% Lease Up
 - 47 Applicants On Waiting List
 - Working to complete the 2018 Audit
 - Submission of 2018 year-end balance sheets, 2018 year end actuals to United States Department of Agriculture/Rural Development.
 - Submission of 2019 Budget to United States Department of Agriculture/Rural Development for approval
 - Submission of new management plans, house rules, lease, forms, policies, and procedures for approval by United States Department of Agriculture/Rural Development and adoption by Grand County Housing Authority Board.

Grand Living Findings 3 months in:

- Capital Needs Assessment last completed in 2014
- Snow Removal
 - Previously contracted with snow plow company
 - Acquired plow truck to allow for plowing to be completed in house in effort to save funds
- Roof Snow Load and Removal
 - Massive amount of snow build up on roofs
 - Heat tape system installed fall 2019
- Parking Lot Snow Removal

- Drainage system to prevent ice build up
- Unit Up Keep and Maintenance
 - Minimum up keep completed, units need work.

Silver Spruce Apartments

- January 1st successfully brought management in house
 - 20 Units at Silver Spruce
 - 100% leased up
 - 55 Applicants On waiting list
- Working to complete 2018 Audit
- Submission of management plan, house rules, lease, forms, policies and procedures to Housing and Urban Development and Colorado Housing Finance Authority for approval and adoption by the Grand County Housing Authority Board.

Silver Spruce Apartments Findings 3 months in

- Capital Needs Assessment last completed in 2011
- Snow Removal
 - Previously contracted with snow plow company
 - Acquired plow truck to allow for plowing to be completed in house in effort to save funds
- Drainage and Gutters
 - Water draining from roof onto sidewalks and patios on North side and South side of building 1 causing major ice build up.
 - Gutters and Drainage installed Summer 2019

Silver Spruce Apartments

- Memorial Trees
- Planted in 1945 by students from Kremmling Union High School as a memorial of their alumni who served and was killed during World War II.
 - Six original trees were planted and a seventh tree later as planted anonymously.
 - In the 50's a power pole was placed near the memorial trees
 - Due to safety risk and the proximity of the power pole to the trees, regular trimming of the trees is necessary.
- Work with Mountain Parks to potentially bury the power line to prevent future safety concerns with the tree branches.
- Unit Maintenance and Up Keep
 - Minimum up keep completed, units need work.
- Common Areas and Kitchen
 - Looking to work with Public Health and the Senior Nutrition Program to better utilize the unused space at Silver Spruce.

Cliffview Assisted Living Center

- Middle Park Health held meeting on 3/18/2019 regarding Cliffview
 - Overall staff and residents are happy
 - Ice machine has been ordered and will be installed as soon as it arrives
 - Working to fully integrate Cliffview in with Middle Park Health's IT System
 - Mary Jo is having Staff needing their CPR 1st Aid and/or QMAP training to be trained.
 - Implemented a strict process for rent collection
 - Resident Council meetings are being held with the Ombudsman present and residents have been expressing they are happy with change.
 - Senior Housing Options is scheduled to bring financial historical financial documentation as well as final bank reconciliations and any funds remaining in bank accounts at the end of the week.

Listening tour offered by Department of Local Affairs/Division of Housing/Colorado Housing Finance Authority

- Representative from Department Of Local Affairs/Division Of Housing/Colorado Housing Finance Authority traveled to Grand County and Surrounding Counties to Listen and get a better feel for what is needed in the areas, and how they can help.
- In Grand County February 28th
- Met with each municipality and County Representatives
- Major Finding
 - Need for a Single Family Owner Occupied Rehabilitation Program is desired in the area.
 - Staff will be working to offer this program with board approval in the near future.

Grand County Housing Authority moving into the near future:

- Single Family Owner Occupied Rehabilitation Program
 - Utilize Colorado Division of Housing Funds and Colorado Housing Finance Authority Funds
- Look to establish a revenue source for affordable housing.
 - Residential Linkage/Impact Fee (A fee directly linked to the need for housing generated by new development through jobs created.) (Must Have A Nexus)

- Similar to the fee Grand Lake, Aspen, Crested Butte and Telluride has established.
- Support Affordable Development
 - Major obstacle (lack of revenue)
 - Connecting Municipalities with Affordable Housing Developers
 - Partnering with Developers to provide tax saving to build equity in property
- 2019 Conferences
 - Colorado National Association of Housing Redevelopment Officials Conference May 15th-17th (Vail)
 - Colorado Mountain Housing Coalition's Housing Summit Conference Date TBD Location TBD
 - USDA-Rural Development Housing Conference Date TBD Location TBD
 - Encourage a board member to attend a conference this year.

Commissioner Cimino stated that the Board is sitting as the Grand County Board of Commissioners.

Water Protection Update

Presented by Interim County Manager Ed Moyer and Water Quality Specialist Katherine Morris

Colorado River Headwaters Connectivity Project

Fundraising:

- USACE selected Connectivity Project as 2019 CAP Project for “potential” funding (up to \$3MM)!
Next Steps:
 - CAP team developing Federal Interest Memo (value and feasibility)
 - Project partners met with USACE on Feb. 22.
 - CAP must follow NRCS timeline.
 - NRCS authorization needed to co-mingle Federal funds and amend RCPP Agreements.
 - If approved, project components may need to be split (Res.Mod. vs. Channel)
- BOR Carriage Contract Transfer Request:
 - \$1M will be contributed to LBD for the Connectivity Channel Project.
- Next Meeting – April 24 with CPW and Partners in Summit Co.
 - Update Design and Construction Schedules, as \$1M of the CPW Habitat Project must be completed as in-kind with the completion of the Colorado River Headwaters Connectivity Project (Construction 2021 and 2022).

PRELIMINARY TIMELINE

- 2017: RCPP Approved Oct. (5 YR Clock Starts...)
- 2018: Watershed Plan and NEPA
- 2019: Watershed Plan and NEPA Completed (FONSI – Dec. 2019)
Bid Habitat Project Design (this summer). Northern to fund design.
Bid Habitat Project Construction (late fall /early winter)
- 2020: Reservoir Mod and Channel Final Design, Permit and Bid (spring)
Award Habitat Project (spring). Construction (fall)
- 2021: Reservoir Mod and Channel Construction (summer/fall)
Habitat Project Construction
- 2022: Reservoir Mod and Channel Construction(6th YR Extension request if needed)
Habitat Project Construction
- 2023: Reservoir Mod and Channel Construction (if needed)

1177 Colorado River Basin Roundtable

Next Meeting March 25

- Drought Contingency Planning
 - Lake Powell: WY 2019 most probable inflow = 7 MAF – 9 MAF outflow = 2 MAF deficit. Poor soil moisture = hit to above ave. snowpack.
 - Model L.Powell Elevation down to 3,550' (3,525' = hydro production threshold)
 - January 31: AZ Legislature passed Lower Basin DCP to reduce risk of L.Mead dead pool scenario (19 year drought).
 - Lower Basin State shared water cutbacks 2020-2026 based on L. Mead elevations.
- Demand Management
 - CWCB Policy Adopted. Voluntary, Compensated and Temporary
 - May 2 Joint West Slope Basin Roundtable Meeting in GJ.
 - West Slope to develop joint DM Policy.
 - DM needs to be proportional and equitably met by both East & West Slope and not just by pre-compact West Slope Ag. Water Rights.
 - River District and Southwest District Phase III Risk Study to drive DM Policy.
 - Prevent L.Powell from dropping below 3,525' - quantify risk and current and future CO River use.

- Evaluate impacts of water right curtailment.
- Evaluate 100 KAF/yr and 200 KAF contribution from Upper Basin States to a 1 MAF account in L.Powell.

Aquatic Nuisance Species (ANS): 2019 Management Plan Report

2018 Inspections and Decontaminations			
Inspection Data	Grand Lake	Granby Reservoir	Shadow Mountain Reservoir
Total Boats In & Out	3084	12613	4518
Entrance Inspection	330	515	93
Seal Removals	1175	5251	1904
High Risk Inspection	58	609	250
Exit Inspection	1518	6219	2268
Decontamination Data			
Full Decontamination	4	11	3
Standing Water Decontamination	37	496	226
Bait Treatment/Decontamination	0	0	0
Plant Decontamination	16	81	84

INVASIVE ZEBRA & QUAGGA MUSSEL MANAGEMENT PLAN Grand Lake, Shadow Mountain Reservoir, Granby Reservoir, Willow Creek Reservoir, Colorado-Big Thompson Project, Grand County, Colorado; USBR, CDW, USFS; Revised annually by CPW; Feb. 1, 2019

Roles and Responsibilities

Grand County, Colorado

- Provide education on ANS, specifically zebra and quagga mussels, to residents. Distribute and maintain stock of brochures and rack cards.
- Consider sending out a postcard or informational page alerting county residents to the threat of zebra and quagga mussels, and the importance of *Clean, Drain, and Dry*.
- Provide approved talking points from the outreach plan to customer service reps to provide consistent messaging.
- Place web links to CPW zebra and quagga mussel page on individual websites.
- Consider contributing funding or in-kind services to the ANS Program.

INVASIVE ZEBRA & QUAGGA MUSSEL MANAGEMENT PLAN Grand Lake, Shadow Mountain Reservoir, Granby Reservoir, Willow Creek Reservoir, Colorado-Big Thompson Project, Grand County, Colorado; USBR, CDW, USFS; Revised annually by CPW; Feb. 1, 2019

CDPHE Standards Update

- Regulation 31 and 33 review this June does not appear to include issues of concern for Grand County. WQS will continue to track.

Climax: Moly study hearing scheduled for November 2019

- Agricultural Research, Development and Education Center (ARDEC) tour and update meeting for the cattle and molybdenum study March 5. Dr. Jenifer Heath and Commissioner Linke attended.
 From Dr. Heath: “My impression is that parties are acting in good conscience and that this is a solid study, facing unpredictable/unexpected challenges and addressing them as well as realistically as possible. Freeport may believe or hope that this study will suffice for their proposed new surface water criteria to be approved. My thinking is that this study probably will give us useful information about effects of Mo via water versus in feed. Yet a solid study with a limited scope (or any single study) cannot answer all the questions related to state-wide (or even local) implications, as has been documented in several parties’ prior comments. (1) Replication of the likely results in this study, (2) evaluation of other endpoints, and (3) longer treatment times (as would be the case for dairy cattle in other parts of the state) will be needed to address the wide range of potential toxicity, as would be the case for any chemical from any source. It will not be clear what other endpoints besides beef quality are most important until a comprehensive literature review has been provided.”

GC Mutual Ditch and Reservoir Company

- GCMDRC continues to work with CWCB and Colorado Water Trust on the Substitute Water Supply Plan as legal instrument for Pilot Project (likely 2020 implementation).
- Creates additional in-stream flows in Fraser River for environmental water and other uses (R&B Op’s for example).
- Accomplished by Denver Water diverting and using GCMDRC stored shared in Meadow Creek Res., then retiming and delivering same amount of water to upper Fraser River via the Moffat or Vasquez Collection System (Clinton delivery points).
- Denver Water potential co-applicant in the SWSP. Conf. Call 3/19

- Engineering Report (CU and Net Depletion Analysis) submitted to Grand County Irrigated Land Company attorney and engineer. GCILC will need to formally approve Pilot Project.
- GCMDFRC responsible for Net Depletions (lagged returns, etc.).
- Example: CU = approx. 70 AF July –Sept. = (+.5 cfs for 70 days for ISF)
- GCMDFRC to make formal application to CWCB and requires two Board Meetings to approve, including public notice and State Engineer approval.
- CWCB Program: 3 in 10 year Program
- Potential ISF compensation. Could be used to pay for engineering and leverage needed funding for Vail Ditch improvements to benefit all shareholder and GCILC.

www.gcwin.org

GCWIN is entering into the 3rd year of Director Kayli Foulk's tenure. The board is happy with her performance and we feel lucky to have her.

- From the Director's February Monthly Accomplishments
 - Began River Watch program with MPHS "Crew" students- Mary has helped extensively to get the students trained and has really taken the lead.
 - Finished updating the entire Control Manual
 - Almost finished uploading all of the Secchi data (I have 2-3 files left to do)
 - Finished data gaps assessment and stream temp analysis for LBD
 - Drafted GCWIN's Stream Temp SOW and sent that out to the participants
 - Attended "Nuts and Bolts of Nonprofit Financials" in Steamboat.
 - Finalized the 2016 audit- Eric should be sending the final document out soon

Grand Lake: pre-NEPA

- Water Quality Specialist will conduct a workshop with the Town of Grand Lake on March 25 at 3:00 pm to review significant events & documents leading up to where we are now with the Grand Lake clarity issue and the current understanding of water quality drivers in the system. Nothing that is protected in the confidentiality agreement with Reclamation will be discussed at this meeting.
- We are pursuing a special executive session on April 8 at 5:00 pm between the BOCC and the Town.

Grand Lake: Adaptive Management

- Final 2018 Adaptive Management report and Northern Water response to Grand County comments placed in Box.

www.grandcountyLearningbydoing.org

Management and Technical Committees

- 2018 Macroinvertebrate Program Results Presented
- 2018 Water Temperature Monitoring Program Results Presented
- 2019 Water Temperature Data Gaps Assessment and Proposal (in Box)
- 2019 Operations
 - Forecast
 - Potential call reduction at Shoshone Power Plant
 - Runoff operations requests
- Denver Water supply update
- Projects discussion
 - Hammond Ditch
 - Cabin Creek AOP
 - Granby Ranch/BLM stream restoration project
 - BLM/Denver Water Williams Fork project
- Special meeting May 1 to review Aquatic Resource Monitoring Plan objectives
 - Review and gain consensus on macroinvertebrate goals & objectives

Operations considerations for 2019

- Monitoring strategies for 2019
- Denver planned maintenance in 2019
- Consultation on 5412 release schedule
- HUP process related to LBD operations
- Environmental release triggers
- Meadow Creek deliveries to Ranch Creek (there won't be any)
- Stream temperature modeling
- Status of 3000 af MPWCD in Granby

Monitoring Subcommittee

- Jessica Alexander of Denver Water will present on behalf of LBD Monitoring Committee at the National Water Quality Monitoring Conference in Denver next week.
- 2019 Monitoring Proposals
 - Stream Temperature proposal has been approved, contract between GCWIN and LBD is under construction.

- Macroinvertebrates & Substrate proposals dependent upon outcome of special May 1 meeting discussed on Technical Committee slide

Moffat Firming

- Federal Energy Regulatory Commission (FERC) Permit Order Amendment to the Gross Reservoir Hydro Permit.
 - FERC issued the Final EA with a Finding of No Significant Impact (FONSI). Final EA is being published. Denver Water reviewing the Order for acceptance.
- Boulder County Public Hearing March 14 at 4p.m.
- Enviro lawsuit filed December 19, 2019: NEPA and ESA challenge against USACE and USF&WS contesting the Final EIS - Purpose & Need and issuance of the 404 Permit.
 - No update on court dates, etc.

Gross Reservoir Expansion 41.8 KAF currently

- Raise Dam 131 Ft. to add 77KAF - accommodate current needs, growth projections, system flexibility.
- City of Boulder and Lafayette 5,000 AF environmental pool to enhance stream flow on 17 miles of South Boulder Creek, including stream restoration.

Permitting or Construction is contingent on negotiated Grand County / CRCA Implementation Triggers:

- LBD Cooperative Effort
- Grand County 1,000 AF Fraser River Bypass flow,
- 1,000 AF Williams Fork,
- Grand County Water Users - 375 AF, Clinton Bypass Water, Snowmaking water, etc.
- USFS 1,500 AF Fraser Bypass flows,
- \$3.95M in Project Funding
- \$2M Water Quality Funding,
- \$3M LBD Aquatic Habitat Enhancement,
- \$1M LBD or Aquatic Habitat Mitigation (Denver Water using \$984K for Mitigation on Williams Fork River per CRCA)
- \$1M for Windy Gap Pumping, etc.
- 12.5% surcharge for West Slope Fund (Grand County and Summit County split 20%)
- Shoshone Outage Protocol
- No West Slope Water Rights Development

Operation Roundup

- Citizens Advisory Committee received letter dated Feb. 8, 2019 from Denver Board of Water Commissioners deciding not to implement round-up program.
 - In lieu, Denver Water recommends the CAC make recommendations to prioritize 2019 Programs and ratepayer funding for:
 - Learning By Doing Projects, WaterSense Challenge Program and Watershed/Forest Health Programs

Rich Newton is still gathering Letters of Support.

UPRR

- Water Quality Specialist talked to the state: UPRR and state still negotiating UPRR's request to have a permit requirement for turbidity monitoring plus sampling over a certain turbidity threshold stricken or amended. The matter has not yet been turned over for legal proceedings. Grand County is standing by with party status if and when it does.
- EGWQB has approved up to \$3,000 of special water quality analyses if the RR pollutes again.
- LBD monitoring committee will propose reserve funding for macroinvertebrate sampling if the RR pollutes again.

Wild and Scenic

- Next SG Meeting March 27
- Local Government Interest Group (Eagle, Grand and Summit), River District and legal counsel worked with members of the Fishing and Boating Ad-Hoc Committee (East Slope Water Users) to revise frequency criteria language pertaining to ORV Indicator exceedances and making sure the language was consistent with the previous 2015 MOU and did not limit County 1041 Permit Powers. To be discussed and approved.

Wild and Scenic: Monitoring Subcommittee

- 2018 Annual Monitoring Report draft is undergoing preliminary revisions
- 2019 Flushing Flow monitoring proposal with USGS will be contracted through River District and funded via a special purchase order for Wild & Scenic funds through the state.

Windy Gap Firming Project (WGFP)

WGFP Lawsuit

- Judge hasn't ruled on administrative record submitted Feb. 2018. Municipal Subdistrict approved to intervene in case. State of Colorado and City/County Broomfield requested to intervene.
- Status Conference Pending.

- Grand County, River District, Middle Park and TU could be requested to weigh in on importance of WGFP IGA and negotiated enhancements.

WGFP 1041 Permit conditions:

- BOCC provided Comments on Municipal Subdistrict's submittal to address Conditions 22 and 30.
 - NWCCOG assisted with review of Riparian Vegetation Monitoring Plan
- Meeting with Subdistrict to review all conditions and expectations.

Commissioner Manguso moved to convene an Executive Session 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)(e) determining negotiating strategies and positions and instructing negotiators on for the acquisition of property regarding County Road 53. Present for the meeting are the Board, Interim County Manager Ed Moyer, County Attorney Chris Leahy, Finance Director Curtis Lange, Road and Bridge Superintendent Chris Baer, and Kate McIntire.

The motion passed unanimously.

The Executive Session ended at 12:28 p.m.

I, Richard Cimino, hereby attest that the minutes of this executive session were recorded in accordance with CRS 24-6-402 and confined to the topic authorized for discussion in the executive session.

Board of Health Quarterly Update

Commissioner Cimino stated that the Board is sitting as the Board of Health.

Public Health Nurse Brene Belew-LaDue stated that they investigated communicable diseases this year. There were a number of animal bites.

The Public Health Department has been performing health inspections.

Oral Health screening is a very successful program.

The WIC numbers continue to go down nationwide.

The Childcare Health Consultant performed 211 center visits in 2018.

The Department performed 258 senior blood pressure screenings.

The Department helped with the East Grand Middle School Immunization assessment. Public Health provided 672 immunizations for adults and kids.

Ms. Belew-LaDue stated that had over 4,373 contacts with the public.

Jen Fanning stated that the Grand County Rural Health Network's number one priority is mental health. In working in partnership with public health, they have created a strategic plan for the community.

The Mental Health Navigator Program has been a successful program but the grant is ending.

Commissioner Cimino stated that the Board is sitting as the Board of Commissioners.

Public Hearing – Grand County Zoning Amendments, Indoor & Outdoor Storage & Private Camping

The public hearing scheduled to begin at 2:00 p.m. was called to order by Chair Cimino at 2:02 p.m. County Attorney Christopher Leahy set the record with the following exhibits:

- A Public Notice – Middle Park Times, February 28, 2019
- B Proof of Publication – Middle Park Times, February 28, 2019
- C Interested Parties Email List
- D Interested parties Memo dated February 26, 2019
- E Public Review Sheet
- F Grand County Planning Commission Resolution No. 2019-2-1 Draft

- G Grand County Planning Commission Minutes dated November 14, 2018
- H Grand County Planning Commission Minutes dated February 20, 2019
- I Certificate of Recommendation dated March 19, 2019
- J Vicinity map of Grand County parcels greater than 35 acres within the Residential & Estate Zones

TO: The Grand County Board of County Commissioners
FROM: Joan Lyons, Planner I
DATE: March 19, 2019
ATTACHMENTS:
A. Grand County Proposed Zoning Regulations Proposed Amendments
SUBJECT: Grand County Zoning Regulations Proposed Amendments: Indoor and Outdoor Storage and Private Camping

I. 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.

In regard to camping, the proposed amendments adjust the verbiage in existing use permitted by special review from 'camping' to 'camping areas' in the Accommodations, Forestry and Open, Tourist, and Business Districts. Private Camping, previously outlined in these districts as a use permitted, is added as a separate type of camping as a use permitted in all districts, if provided the proper land area of 35 acres or more. The description previously outlined as 'camping' is proposed to be added to Section 14.10.

For consistency, the proposed amendments also adjust the technical name for the Department of Planning and Zoning to the Community Development Department in Section 11.8, Special Use Permit Procedures.

As well, the proposed amendments specify requirements for Special Use Permit public notice in regards to mailings, singe, and the process for permit changes in Section 11.8 Special Use Permit Procedures.

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. In regard to camping throughout the County, the Grand County Zoning Regulations were last changed in June of 2014 to allow the use of camping as a non-commercial use on property consisting of 35 acres or more.

II. STAFF COMMENTS AND ANALYSIS: INDOOR AND OUTDOOR STORAGE

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, and February 2019) 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.

III. STAFF COMMENT AND ANALYSIS: PRIVATE CAMPING

As much of the Grand County’s seasonal tourism includes individuals looking to find campgrounds, camp privately on their property recreationally and during building season, Staff found it pertinent to extend uses different types of camping.

Previous Planning Commission meetings (October and November 2018) elaborated on the importance of having allowable uses for private camping stay the same as outlined in Section 11.8 currently. However, to accommodate for the demand of seasonal camping and to not hinder the development of commercial campgrounds, Planning Commission recommended the development of two types of camping; private camping and camping areas. Camping areas are considered a use permitted by special review, and private camping would be considered a use by right based upon the proposed tract’s land acreage being 35 acres or more.

During the Board of County Commissioners Zoning Amendments Workshop on March 5, 2019, Commissioners explained concern about continuing to allow private camping in the Estate and Residential Districts, as they were under the impression that there were too few of parcels 35 acres or more within these Districts to allow regulation.

Upon Staff review, 80 parcels were identified to be 35 acres or more within both the Estate and Residential Districts.

Staff believes that 80 parcels in Estate and Residential Districts provides sufficient evidence to allow the use of private camping in Estate and Residential Districts.

Following review from the Planning Commission, verbiage was determined to accommodate for camping in Grand County as outlined by the amendment additions below:

a. Amendment Wording Explanations

Section III Estate District

Uses Permitted

(11) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Estate District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Section IV Residential District

Uses Permitted

(12) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Residential District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Section V Accommodations District

Uses Permitted

(15) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Accommodations District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Uses Permitted by Special Review

(1) Camping areas

In order to accommodate for current and future commercial camping in the Accommodations District, Camping areas are added as a use permitted by special review.

Section VI Forestry and Open District

Uses Permitted

(15) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Forestry and Open District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Uses Permitted by Special Review

(1) Camping areas

In order to accommodate for current and future commercial camping in the Forestry and Open District, Camping areas are added as a use permitted by special review.

Section VII Mobile Home District

Uses Permitted

(15) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Mobile Home District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Section VIII Tourist District

Uses Permitted

(17) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Tourist District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Uses Permitted by Special Review

(1) Camping areas

In order to accommodate for current and future commercial camping in the Tourist District, Camping areas are added as a use permitted by special review.

Section IX Business District

Uses Permitted

(17) Private camping subject to the provisions of 14.10, Private Camping

In order to allocate for current and future private camping in the Business District, Private Camping added as a use permitted. Their restrictions for use are outlined based on portions from Section XIV, 14.10. 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language.

Uses Permitted by Special Review

(1) Camping areas

In order to accommodate for current and future commercial camping in the Business District, Camping areas are added as a use permitted by special review.

Section XI Uses Permitted by Special Review and Temporary Uses

Section 11.8 Review Procedure

Prior to submittal of a Special Use Permit Application, the applicant is required to have a pre-application meeting with the Community Development Department. This conference will be to discuss the general suitability of the request and specific submittal requirements.

Unless waived by the Board of County Commissioners (BOCC) pursuant to the provisions contained in Section XI, no application for a Special Use Permit shall be scheduled for consideration by the Board of County Commissioners of Grand County until all of the required material is first filed with the Grand County

Community Development Department. The Board of County Commissioners will be guided in their review by the provisions and purposes of these regulations, by the unique conditions of the surrounding neighborhood, and by the countywide need for each use. No use shall be granted under this section without a public hearing being held thereon; notice of which, including a description of the property, the proposed use, and the time and place of hearing, has first been published at least once in a newspaper of general circulation within the area where the property is located and has been mailed to all property owners within five hundred (500) feet of the proposal, at least twenty (20) days prior to the scheduled hearing in the following manner:

- (1) Publication: Public Notice shall be published at least once in a newspaper of general circulation; and
- (2) Mailing: Written notice shall be mailed by certified mail to all property owners within one-thousand (1000) feet of the proposal; and
- (3) Signage: A sign of twenty four by thirty inches (24"x30") shall be furnished by the Applicant and shall be posted in a location fully visible from the street or county road and no further than twenty-five (25) set back from the road. Photographic proof of the sign shall be provided to the Community Development Department and the sign shall be in the following format:

NOTICE OF (DEVELOPMENT NAME, DATE)

APPLICANT NAME: _____

APPLICANT PHONE: _____

APPLICANT EMAIL: _____

PROPOSED PROJECT: _____

LEGAL DESCRIPTION AND ADDRESS: _____

Contact the Community Development Department at 970-725-3255 or email planning@co.grand.co.us with questions and concerns. The Planning Commission Agendas and Board of County Commissioner Agendas are available online at www.co.grand.co.us

- (4) The cost of publication, certified mailings and sign shall be paid by the applicant for the Special Use Permit.
 Proposed changes to the review procedure explain the requirement of public notice to potential Special Use Permit applicants. Not only do the proposed changes explain requirements for notice, but also outlines the burden an applicant incurs when submitting an application for a Special Use Permit.

Section XIV Supplementary Regulations

14.10 PRIVATE CAMPING

A. Purpose: The purpose of this is to provide for the non-commercial use of an individual self-contained recreational vehicle or other camping shelter (such as a tent) on property consisting of 35 acres or more.

1. Exemptions: Any seasonal work crews and/or outfitting type business
2. Compensation: there shall be no compensation to the owner of the parcel involved
3. Time Limit: the travel trailer, recreational vehicle, camper or other camping shelter may only be used for camping for a period that does not exceed a total of 14 days during any consecutive three months on the same parcel.
4. Utilities: Utilities are not permitted to be extended to the camping unit.

Section 14.10 is moved from existing Section 11.8(1)(h) with no other proposed change to the language. This accommodates for supplementary regulations for Private Camping as a permitted use.

Mark Esposito, 2005 County Road 73, Fraser asked if this affects 35 + acre parcels and the answer is that it is for 35+ acre parcels.

Stan Spenser, of 1380 County Road 64, stated that clarification needs to be made in the new sections.

Ms. Lyons stated that there will be two different definitions. The second definition (private camping) will only be defined in supplementary regulations as outlined.

Mandy Hanifen, of 113 County Road 452, noted that there are many opportunities for camping in Grand County. Mobile homes should not be considered camping units.

Ms. Hanifen stated that the camping needs to be by special review not a use by right.

Louise Powers, of 18 County Road 731 asked if all zone districts are affected and Ms. Lyons stated that all zone districts are affected. Ms. Lyons stated that the requirements do not affect property owners camping on their own property.

Ray Miller, of 200 County Road 451, stated that he shares the concerns of the other speakers.

Stan Spencer wants to make sure that he will continue to have a right to comment on commercial storage facilities.

Mandy Hanifen agrees that there needs to a right for public review for commercial storage facilities.

James Newberry, manager of Trail Ridge Marina asked if existing facilities will be grandfathered in.

Ms. Lyons stated that the property would be grandfathered unless the use was changed.

Mr. Moyer stated that Grand County has not required any additional permitting for the marinas along Highway 34 unless the use is expanded.

Mr. Newberry stated that part of the marina business is storage.

Mr. Moyer stated that part of the business of the marinas today is storing boats in the winter time. If the use is expanded the business will fall into the special use permit regulations if in the tourist zone. If in the business zone, it would be a use by right with some site plan review.

If there is a blight, there are regulations to deal with that and Mr. Newberry does not want to see additional regulations to deal with problems.

Mr. Newberry believes that marinas should be a use by right in the tourist zone and should be moved into that zone.

Ms. Lyons recommends that marinas be in the tourist zone and be a use special review.

This will go to the Planning Commission on April 10, 2019 at 6:30 p.m.

Commissioner Manguso moved to continue the public hearing for Grand County Zoning Regulations Proposed Amendments: Indoor and Outdoor Storage and Private Camping to April 23, 2019 at 2:00 p.m.

The motion passed unanimously.

Public Hearing – Grand County Assessor Abatements

Fairways at Pole Creek, Lot 3-19 for David & Tina Hay, Schedule No. R076147, Abatement No. AB19-02.

Presented by Assessor Tom Weydert:

The subject property is within the Fairways at Pole Creek subdivision. The area was platted in 1997 in four phases with 263 residential lots. The median lot size is 2.028 acres.

Mr. Hay protested his value in 2017, was denied at the Assessor level, and did not appeal that decision. Mr. Hay filed an abatement for both 2017 and 2018, but since he had already protested 2017, we did not accept his request for 2017 but have allowed him to file for 2018.

Mr. Hay's lot is in Phase 3 (3-19).

In 2017, the developer of the Fairways protested the value of 25 lots in Phase 3.

No adjustment to value was made to any of the 25 lots at the Assessor level protest.

Not adjustment to value was made to any of the 25 lots at the C.B.O.E. level.

The value of \$59,000/lot was deemed appropriate at both the Assessor level and after review, by Hearing Officer at C.B.O.E. level.

Mr. Hay is requesting evaluation of \$44,000.

(value to remain unchanged from the 2015-2016 valuation).

(which is based on sales that occurred from 7/1/2012-7/30/2014)

By statute, values for 2017 and 2018 must be the same unless there are unusual conditions".

No such "unusual conditions" as defined by statute have occurred to Mr. Hay's property.

Based on the information provided, it is recommended that the determination of the Assessor's Office be upheld and the Abatement petition be denied.

Mr. David Hay stated that he did a full search and he provided a copy of that search. The search indicated that there were no sales.

Mr. Hay stated that Mr. Weydert encouraged him to file a petition and he did so for 2017. Mr. Hay forgot to file the 2018 Board of Equalization petition. Mr. Hay then filed the abatement.

Commissioner Manguso moved to deny Mr. Hay's request for abatement and uphold the Assessor's value of \$59,000 for Lot 3-19, Phase 3, Fairways at Pole Creek.

The motion passed unanimously.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

Commissioner Manguso moved to deny the petition for Abatement No. AB19-D1.

The motion passed unanimously.

Mr. Weydert stated that every year the Forest Service sends a listing of properties that have met the requirement for forest/ag classification or have been disqualified.

Mr. Weydert stated that one property was missed last year.

Commissioner Manguso moved to authorize the Chair to sign and accept the approval of the authorization for the Assessor to complete the tax roll correction in the amount of \$5,935.48 for Schedule No. R309248.

The motion passed unanimously.

Commissioner Manguso moved to close the Public Hearing.

The motion passed unanimously.

Commissioner Manguso moved to convene an Executive Session at 3:39 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)(e) determining negotiating strategies and positions and instructing negotiators on for the acquisition of property. Present for the session were the Board of Commissioners and members of the Kremmling Memorial Hospital District Board: Gary Bumgarner, Carol Petersen, Bernie Murphy and Jodi Docheff.

The motion passed unanimously.

The executive session ended at 5:00 p.m.

I, Richard Cimino, hereby attest that the minutes of this executive session were recorded in accordance with CRS 24-6-402 and confined to the topic authorized for discussion in the executive session.

There being no further business to come before the Board, the meeting was adjourned at 5:00 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 26th day of March 2019.

Richard Cimino, Chair

Attest:

Sara L. Rosene, Clerk and Recorder