

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

May 17, 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
County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Finance

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on May 18, 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 May 17, 2022, for payment on May 18, 2022, for the Grand County Housing Authority.

The motion passed unanimously.

Commissioner Cimino moved to approve the vouchers presented on May 17, 2022, for payment on May 18, 2022, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner Cimino moved to approve wire payment and vouchers presented on May 17, 2022, for payment on May 18, 2022, for Grand County except check number 93234 in the amount of \$13,632.08 which will be voided because it is a double billing.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Assistant County Manager Micah Benson stated that Road and Bridge Department had an opportunity for a water truck for \$99,999. The County Manager signed the sales order. The truck is a 2015 Peterbilt with 30,000 miles on it. The Board has no objection to the purchase.

Commissioner Manguso announced the Board is sitting as the Board of Human Services.

Commissioner Linke moved to approve the Contract with the State of Colorado Department of Human Services for Grand County Human Services to utilize Work Number in the amount of \$1,403.15 starting June 1, 2022 and ending May 31, 2023 and authorize the Chair to sign via DocuSign.

The motion passed unanimously.

Commissioner Manguso announced the Board is sitting as the Board of Commissioners.

County Manager Moyer stated that Grand Fire is moving forward with the construction of the north station on County Road 40. The location of the proposed station is zoned forestry and open. Forestry and open allows for different public facilities. A fire station is not one of the listed facilities but the other items listed in forestry and open are similar in nature to a fire station.

The County has allowed a different fire district to build a station without a special use permit in forestry and open so Mr. Moyer would like to follow the same practice with this location.

The Board has no objection to the request.

Commissioner Linke moved to waive the building permit fees for the fire station for Grand Fire to be built on County Road 40.

Commissioner Linke added that the County will waive any fees for a driveway permit.

The motion passed unanimously.

Mr. Moyer stated that the Board approved the Windy Gap Enterprise Funding Agreement that was between Northern Water, Windy Gap Enterprise, and Grand County for the \$1,025,000 of River District dollars to the project as well as Grand County's OLRT dollars.

The Board agreed to approve the document and authorize the Chair to execute the document. Northern Water has since asked that the County do the signing by Docusign.

County Attorney LaBarre-Krostue stated that the manner that the document is signed does not matter. The Board already agreed to approve.

County Manager Moyer stated the Corps of Engineers requested a site visit to look at the wetland impacts and the proposed wetland mitigation site in conjunction with County Road 522. This will be a site visit for the entire length because it is under the first permit.

The total wetland impacts for the entire project from Tabernash to County Road 73 are 3.95 acres of wetlands. The mitigation is 4.05 acres of wetland mitigation plus another 2.03 acres of wetland enhancement. The total of mitigation enhancement of 6.08 acres and a total wetland impact of 3.95 acres. That is what was approved in the 404 Permit.

The Corps of Engineers will be in the County near the end of June. Mr. Moyer will be obtaining property owner approval for the day that the Corps comes to the County.

Mr. Moyer stated that Senate Bill 22-65 was approved this year. It sets the salary of the County Coroner's pay along with the other elected officials in Category 3B (except the Sheriff and Surveyor). Mr. Moyer stated that the decision needs to be on the agenda. It will be in the budget for 2023.

Commissioner Cimino moved to waive the \$200,000 requirement (approve the reduction of \$200,000 insurance requirement to \$100,000) for the Wildfire Council for the activity on Grand County's land and direction to staff to get the contractor to name Grand County as additional insured.
The motion passed unanimously.

Commissioner Cimino left the meeting for another meeting. He will be joining by WebEx.

Mr. Moyer stated that he has received a contract for Cold Creek Excavation in the amount of \$25,720 to replace the sewer line at CSU Extension.

Commissioner Linke moved to approve the Services Contract and allow the County Manager to sign the Contract between Grand County and Cold Creek Excavation in the amount of \$25,720 for sewer line replacement at the CSU Extension Hall.
The motion passed.

Commissioner Linke moved to approve Resolution No. 2022-5-12, "WAIVING THE PURCHASE OPTION FOR LOTS 1 THROUGH 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, BLOCK 59, PINE AIR ADDITION TO HOT SULPHUR SPRINGS, COUNTY OF GRAND, STATE OF COLORADO"
The motion passed unanimously.

Consent Agenda

Resolution No. 2022-5-8, "APPROVING A PLAN FOR EMPLOYEE RECRUITMENT AND RETENTION"

Commissioner Linke moved to approve the Consent Agenda.
The motion passed unanimously.

Board Business

The Board discussed appointment an individual to the Fraser River Valley Housing Partnership and the following applied:

Gene Walter
Robin Wilson
Steven Skinner
William Schlueter
Sandra Scanlon

Commissioner Linke moved to appoint Robin Wilson to the Fraser River Valley Housing Partnership as the County representative.

Commissioner Manguso aye

Commissioner Linke aye

Commissioner Cimino no

The motion passed.

Public Hearing – GCR 4811 Right-of-Way Vacation

The public hearing scheduled to begin at 9:30 am was called to order by Chair Manguso at 9:37 am. County Attorney Maxine LaBarre-Krostue set the record as follows:

- A Grand County Application
- B Applicant's Narrative
- C Site map
- D Title Commitment dated October 5, 2020
- E Public Notice – Town of Grand Lake, Middle Park Times News dated 04.14.2022
- F Proof of Publication in the Middle Park Times News dated 04.21.2022
- G Grand County Memo mailed to interested parties dated 03.11.2022
- H Grand County Planning Commission Staff Certificate dated 05.17.2022
- I Public Comment Email from Dick Moss dated 04.06.2022

PROJECT NAME: Grand County Road 4811 Right-of-Way Vacation

APPLICANT: Town of Grand Lake

LOCATION: 195 GCR 48; Parcel: 119101100001

REGULATIONS: C.R.S. 43-2, Part 3 (Road Vacation Proceedings)

EXHIBITS:

A. Application Packet

- (1) Title Commitment
- (2) Matthews Annexation Map
- (3) Narrative

C. Improvement Survey Plat, recorded at Book 359, Page 95

D. Right-of-Way Deed, recorded at Book 92, Page 150

STAFF PLANNER: Taylor Schlueter, County Planner

REQUEST: Approval of the vacation of the unbuilt portion of the GCR 4811 right-of-way located on property owned by the Town of Grand Lake known as 195 GCR 48.

I. STAFF COMMENTS

The Town of Grand Lake (the 'Town') recently purchased a 21.06 acre, metes & bounds parcel in March 2021, addressed as 195 GCR 48. This parcel lies directly west of the existing town limits of Grand Lake. Though the parcel has a GCR 48 address, it is in fact accessed from GCR 4811 through Foxy Lane or Mad Moose Lane, both of which are roads owned and maintained by the Town. GCR 4811 begins where each of the aforementioned town roads culminate.

The Town plans to annex the subject parcel; the intention of this ROW vacation is to allow the Town to annex the entire property. The portion of GCR 4811 that is proposed to be vacated was deeded to the Board of County Commissioners in 1944. The Town wishes to vacate this unbuilt ROW in order to allow additional flexibility for potential development on this parcel.

The portion of the GCR 4811 ROW proposed to be vacated is surrounded on both sides by the Town's parcel; therefore the entire ROW will be granted to the Town should this vacation be approved. The remaining portion of GCR 4811 beyond the property line of the subject parcel will not be affected; this road is used by multiple property owners to access their properties

Summary of Regulations

The State Statute entitled "Vacation Proceedings: Roads, Streets, Highways" (C.R.S. 43-2- Part 3) governs the vacation of roads. Included in this statute is the authority for the BOCC to vacate roadways. If this request is approved, the County will surrender all of its interest in the road and the associated right-of-way.

C.R.S. 43-2-Part 3 states that once vacated, title in the vacated roadway shall vest in the owners of the abutting land. Each abutting owner typically takes ownership to the center line of the roadway adjacent to their property. In this case, the ROW proposed to be vacated is surrounded on both sides by a metes and bounds parcel owned by the Town of Grand Lake; therefore, the Town will gain ownership over the entire ROW being vacated.

In review of the proposed road vacation, staff makes the following findings:

- The portion of GCR 4811 proposed to be vacated is located entirely within the county and may be vacated by the BOCC.
- No land adjoining the GCR 4811 right-of-way or connected to GCR 4811 by access easement will be left without access, as all property adjacent to the proposed vacation is owned by the Town, and the property will maintain access from the unvacated portion of GCR 4811.
- Correct notice has been made that allows the BOCC to consider the proposed vacation.

The proposed vacation request complies with the applicable criteria necessary to approve a road vacation.

II. STAFF RECOMMENDATION

It has been determined that this proposed road vacation meets the requirements of the State Statute. Staff recommends the approval of the vacation of a portion of GCR 4811.

1. The Applicant shall provide a quit claim deed describing the new legal description to be recorded along with the Resolution approving this vacation.

Grand Lake Town Manager John Crone stated that the Town has no final plans for this property. It is in a planning process.

Commissioner Linke moved to approve the County Road 4811 Right-of-Way vacation with staff recommendations.

The motion passed unanimously.

Commissioner Linke moved to close the public hearing.

The motion passed unanimously.

Board Business

Calendar

May 17	State of the River Meeting at River Run Resort in Granby, starting at 5:30 pm
May 18-20	National Association of Counties (NACo) Interstate Region (Hybrid) Conference in Anchorage, Alaska
May 19	Associated Government of Northern Colorado (AGNC) Legislative Call via Zoom, starting at 8:30 am
May 19	CCAT from 3 to 5 via Zoom
May 19	Peak Health Alliance Executive Committee Meeting via Zoom, 2 to 3 pm
May 19	Colorado Naming Advisory Board from 6 to 8
May 20	Health Insurance Affordability Enterprise Board Meeting via Zoom, 8 to 10 am
May 22	Club 20 meeting with CU leadership
May 23	Colorado Basin Roundtable via Zoom, starting at noon
May 23	GC BOCC Bi-Annual Update to the Town of Grand Lake Board of Trustees at Grand Lake Town Hall, 4:30 to 6 pm
May 23	Fraser Arts Committee from 9 to 11
May 24	Colorado Counties, Inc. (CCI) Electric Vehicle Charging Station Webinar via Zoom, 3:30 to 5 pm
May 24	GC BOCC Bi-Annual Update to the Town of Granby at Granby Town Hall, 5:30 to 7 pm

Commissioner Manguso attended the TPR meeting last week. The committee granted money to Winter Park.

Commissioners Cimino and Manguso met with Congressman Neguse, Senator Dylan Roberts and Representative Julie McCluskie last week.

Commissioner Linke moved to approve Resolution No. 2022-3-8, "APPROVING AMENDMENTS TO SECTION XIX AND READOPTING THE GRAND COUNTY ZONING REGULATIONS"

The motion passed unanimously.

Public Hearing – GC Zoning Regulation Amendments, Section 18 Enforcement

The public hearing scheduled to begin at 9:45 am was called to order by Chair Manguso at 9:52 am. County Attorney Maxine LaBarre-Krostue set the record as follows:

- A Staff Certificate dated 05.17.2022
- B Public Notice to Middle Park Times News dated 04.21.2022
- C Proof of Publication in Middle Park Times News dated 04.21.2022
- D Grand County Planning Commission Resolution 2022-2-4, Reception Number 2022001857

TO: Board of County Commissioners
FROM: Grand County Community Development
DATE: May 17, 2022
SUBJECT: Zoning Amendments – Changes to the Enforcements Section 18

As you are aware, the County Attorney advises amending the Zoning Regulations to reflect statewide statute changes in county court actions for civil penalties including zoning violations. The new state statute will change the penalty section of the Zoning Regulations by removing language related to criminal penalties and replacing it with language for civil penalties. The state statute change went into effect on March 1, 2022.

The revised CRS 30-28-124 (1) (a) states:

It is unlawful to erect, construct, reconstruct, or alter any building or structure in violation of any regulation in, or of any provisions of, any zoning resolution, or any amendment thereof, enacted or adopted by the board of county commissioners under the authority of this part 1. Any person, firm, or corporation violating any such regulation, provision, or amendment thereof, or any provision of this part 1 commits a civil infraction ~~is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars, or by imprisonment in the county jail for not more than ten days, or by both such fine and imprisonment.~~ . Each day during which such illegal erection, construction, reconstruction, or alteration continues shall be deemed a separate offense.

(b)(I) It is unlawful to use any building, structure, or land in violation of any regulation in, or of any provision of, any zoning resolution, or any amendment thereto, enacted or adopted by any board of county commissioners under the authority of this part 1. Any person, firm, or corporation violating any such regulation, provision, or amendment thereof commits a civil infraction ~~is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars, or by imprisonment in the county jail for not more than ten days, or by both such fine and imprisonment.~~ Each day during which such illegal use of any building, structure, or land continues shall be deemed a separate offense.

Planning Commission Meetings February 9, 2022 and April 13, 2022

The Planning Commission discussed the question of how violations and penalties changed since 2014 in the Zoning Regulations and discussed the difficulty of enforcing STR violations. The Planning Commission asked staff look at the years 2014 through 2017 to see if violations and penalty language in the regulations had changed since then.

There was discussion as to whether the new CRS statute also mandated a response time for correcting violations and if so, the County should consider edits to Section 18.1 as well. Looking at the Zoning Regulations from 2014, it stated that a correction of violations was to be done within 30 days. It was noted between the years 2014 and 2017 that the language was changed in the 2017 Zoning Regulations from 30 days to ten (10) days.

The Planning Commission asked staff to see if they could find a resolution approving the change to 10 days and instructed that after staff had done its review, and if relevant information was found, that staff should then include recommended changes in its recommendation to the BOCC. The Planning Commission then advised that the TEN (10) days language found Section 18.1 (1) referencing time to correct violations be edited. As such, the Planning Commission recommended that any changes to Section 18 Enforcement as a direct result of changes to necessary for CRS 30-28-124 be made. This is reflected in Planning Commission Resolution No. 2022-2-4.

The County Attorney found BOCC Resolution No. 2017-5-23 which changed the notice requirement from 30 days to 10 days. The change was made in 2017 to a Short-term Rental Resolution approving amendments to zoning districts and notice requirements. The STR workgroup recommended changing the notice period to 10 days from 30 days and it appears the process was done correctly. The CRS statute (30-28-124 (II)) provides for a 10-day notice period.

The BOCC approved changes to Sections 18.1 Enforcement and Section 19.2 Penalties at its March 15, 2022 regular meeting. The Planning Commission recommended bifurcated changes to the Enforcement section of the

Zoning Regulations with 10 days provided for Short-term Rental violations and 30 days for other violations not specified.

Please find 'Exhibit A' identifying strikeouts and added language. **The areas where the font color is red in Exhibit A indicates proposed changes.**

Exhibit A

SECTION XVIII ENFORCEMENT

18.1 ENFORCEMENT

These regulations or any amendment thereto shall be administered by the Board of County Commissioners of Grand County or its authorized representatives who are hereby empowered: to withhold building permits to prevent violation of these regulations, or any amendment thereto; to request issuance of summons and complaint by the Grand County Sheriff to violators of these regulations; to cause any building, other structure or tract of land to be inspected or examined; and to order, in writing, the remedying of any condition found to exist therein or threat in violation of any provision of these regulations or any amendment thereto.

(1) The Board of County Commissioners of Grand County or its authorized representatives upon obtaining personal knowledge of a violation of these regulations, or any amendment thereto, may request the Sheriff of Grand County to issue a summons and complaint to any violator; provided, however, if the violation is of section 19.1 of these regulations the Board of County Commissioners or its authorized representatives shall, prior to requesting the issuance of a summons and complaint, first give written notice to the violator to correct such violation within TEN (10) **THIRTY (30)** days after the date of such notice and if the alleged violation is not corrected within said TEN (10) **THIRTY (30) days**, then request the Grand County Sheriff to issue a summons and complaint to the violator. **Short Term Rental violations shall have TEN (10) days after the date of such notice to correct a violation.**

(2) One (1) copy of the summons and complaint shall be served upon the violator by the sheriff of the County in the manner provided by law for the service of a criminal summons. One (1) copy shall be retained by the sheriff, and the Board of County Commissioners or its authorized representatives, and one (1) copy shall be transmitted by the sheriff to the clerk of the county court. Additional copies of any such summons and complaint may be delivered to the County Attorney and District Attorney offices.

(3) It is the responsibility of the County Attorney to enforce the provisions of these regulations. In the event that there is no County Attorney or in the event that the Board of County Commissioners of Grand County deems it appropriate, the Board of County Commissioners may appoint the District Attorney of the judicial district to perform such enforcement duties in lieu of the County Attorney.

(4) In addition to the above procedures, in case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, or used, or any land is or is proposed to be used, in violation of this regulation, or any amendment thereto, the County Attorney, in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, or use. In the event that there is no County Attorney or in the event that the Board of County Commissioners deems it appropriate, the Board of County Commissioners may appoint the District Attorney of the judicial district to perform such enforcement duties in lieu of the County Attorney.

Commissioner Linke moved to approve the Grand County Zoning Regulation Amendments Section 18 as described.

The motion passed unanimously.

Commissioner Linke moved to close the public hearing.

The motion passed unanimously.

Public Hearing – Great Divide Lettuce Colony, Inc. Marijuana Cultivation, New Special Use Permit

The public hearing scheduled to begin at 10:15 am was called to order by Chair Manguso at 10:17 am. County Attorney Maxine LaBarre-Krostue set the record as follows:

- A Grand County Application
- B Applicant's Narrative Exhibit A Business Overview
- C Site Map
- D Public Notice Great Divide Lettuce Colony Inc to Middle Park Times News dated 04.21.2022
- E Proof of Publication to Middle Park Times News dated 04.21.2022

F Grand County Memo mailed to interested parties dated 04.22.2022
G Grand County Planning Commission Staff Certificate dated 05.17.2022
H Grand County Planning Commission Resolution 2022-04-03
I Email Steff Davis dated 04.01.2022
J Email Steff Davis dated 04.06.2022
K Email Steff Davis dated 04.11.2022
L State of Colorado Well Permit Number 18671
M Email from Brian Blumenfeld dated 05.16.2022
N Avigation Hazard and RPZ easement recorded June 2, 2005 at reception number 2005005608
O Email from Josh Schroeder dated 05.17.2022

PROJECT NAME: Great Divide Lettuce Colony, Inc., Cannabis Cultivation - SUP
APPLICANT: Peter Doerken; Represented by Brian Blumenfeld, RZA Legal
LOCATION: 1851 GCR 60
REGULATIONS: Grand County Zoning Regulations
EXHIBITS: A. Application Packet
• Application
• Title Commitment
• Narrative
• Letter to DWR
B. Site Plan
C. Sign Photos
D. Public Notice in Middle Park Times dated April 28, 2022
E. DWR Well Permit No. 18671
F. Email dated April 7, 2022, from Katie Randall (approving short term augmentation water contract)
G. Email from Steph Davis dated April 1, 2022
H. Email from Steph Davis dated April 6, 2022
I. Planning Commission Resolution 2022-4-3
J. Substitute Water Supply Plan Application to DWR dated February 25, 2022.
K. Mineral Estates Owner Verification
L. Proposed Building Preliminary Design
STAFF PLANNER: Taylor Schlueter, County Planner
REQUEST: A recommendation of approval of a Special Use Permit to allow for the cultivation of cannabis

DISCUSSION

Great Divide Lettuce Colony, Inc., has leased a portion of the property at 1851 GCR 60 from Granby Development Company, LLC in order to build a new warehouse building to cultivate cannabis.

The subject property is zoned Forestry & Open, which allows for a Special Use Permit to be considered for a cultivation facility within the proposed warehouse building.

The Board of County Commissioners adopted Resolution No. 2014-1-26 and Ordinance #14 recorded at Reception No. 2014000484 of the Grand County Records which reads as follows:

“A Resolution by the Board of County Commissioners of the County of Grand, State of Colorado approving and adopting Grand County marijuana licensing ordinance, effective February 1, 2014, and re-approving and re-adopting the Grand County marijuana Licensing Regulation.”

STAFF COMMENTS

It is Staff's opinion that the applicant's specifications exceed that of all state requirements, as well as requirements laid out in Section 11 of the Grand County Zoning Regulations.

Courtesy notification of this SUP hearing before the Planning Commission has been sent out to all property owners within a 500' radius. Proper public notice for the Board of County Commissioners shall be made in accordance with Section 11.3.

STAFF RECOMMENDATION

Staff recommends approval of the Great Divide Lettuce Colony, Inc., Special Use Permit with the following conditions to be met:

1. The Applicant shall pay all fees prior to any issuance of any Special Use Permit. This includes the cost of certified mailings and public notification fees.
2. The permit shall be conditioned upon all other required licenses from the County of Grand and State of Colorado being obtained.

3. All necessary building permits shall be obtained.
4. The area must be properly maintained and the area shall be kept neat and orderly.
5. The Applicant shall manage odor emissions such that odor emissions shall not be detected at or beyond the property boundary of the licensed premises. The permittee is placed on notice that the operation is able to be shut down with ten (10) days' notice and a hearing before the Board of County Commissioners.
6. The permit terms shall be for one (1) year from the date of approval by the Board of County Commissioners.
7. All required County and State Licenses shall be obtained and copies provided to the Department of Planning and Zoning.
8. Compliance with Board of County Commissioners Resolution No. 2014-1-26 and Ordinance #14 recorded at Reception No. 2014000484 is required.
9. That all standard language and conditions of Grand County Special Use Permits shall be made part of any approved permit for this request, under the following headings, as follows:
 - * Site maintenance
 - * Storage of abandoned equipment and materials
 - * Compliance with State and County Regulations
 - * Limitation of Liability
 - * Alteration of Terms and Conditions
 - * Binding Contract
 - * Violation of Permit
 - * Right of County to enter site
10. The Applicant shall provide an approved Substitute Water Supply Plan. This plan, and the Middle Park Water Conservancy District Augmentation Plan, will not injure Grand County Mutual Ditch & Reservoir Company (or adjacent property owners) shares in the Grand County Irrigated Land Company, including shares in the Granby No.1 Ditch and the Willis Ditch. Said evidence shall be provided and accepted prior to issuance of an approved Special Use Permit.
11. A lease agreement with the owner of the property must always be valid for the length of any approved Special Use Permit.
12. All components of the Substitute Water Supply Plan must be kept on file with the Division of Planning and Zoning.
13. Any approved Special Use Permit shall require downward facing lighting while maintaining compliance with the Applicant's Marijuana Business License with the State of Colorado.

The applicant applied for a substitute water plan and received a contract from the Middle Park Water Conservancy.

The following Exhibit was added:

P Amendment to the Avigation Hazard and RPZ Easement dated 10.05.2021

Kristina Wynne is the water attorney for the applicant. The substitute water supply plan was submitted to allow some flexibility to use the well any time of the year. It is definitely to allow irrigation water during the winter.

When the cannabis operation is up and running and needs water in the winter time, it would be supplied by the wells.

The replacement supply water will come from the Middle Park short term contract.

A substitute water supply plan was submitted to the state. The applicant will use domestic water when the Vail water is not flowing.

The following condition number 14 will be added:

“Armstrong Consultants shall review the SUP of proposed new warehouse as it relates to the Granby Airport and the avigation easements prior to issuance of SUP and Building Permit.

Condition Number 10 will be changed to read:

“The applicant shall provide an approved substitution water supply plan or court approved water augmentation plan or another alternative source of water to be approved by the Board of County Commissioners. Prior to the issuance of the SUP, the SUP will not injure the Grand County Mutual Ditch and Reservoir Company or adjacent property owner shares in the Grand County Irrigated Land Company including shares in the Granby No 1 Ditch and the Willis Ditch.”

Community Development will issue the permit with a note saying no Certificate of Occupancy until water issue is resolved. The County will not issue the SUP until the well permit is issued.

Commissioner Linke moved to issue the Great Divide Lettuce Colony, Inc., Cannabis Cultivation - SUP with modified condition 10 and additional number 14
The motion passed unanimously.

Commissioner Linke moved to close public hearing
The motion passed unanimously.

Commissioner Linke moved to approve Resolution No. 2022-5-13 changes to the enforcement section
The motion passed unanimously.

Board of Human Services

Mind Springs Mental Health is celebrating 50 years of operation on the western slope. Mind Springs started in Grand County.

Mind Springs provides out-patient services for mental health and substance use needs. That includes individual therapy, case management, psychiatric services for medication management. They also provide mobile crises response.

Mind Springs would like to raise awareness to the prevalence of mental health issues and help reduce the stigma.

Colorado is ranking high in mental health and substance use disorder issues. One in four adults are experiencing a behavior health issue.

Mobile crisis services are available 24/7 365 days per year.

Mind Springs has served 20 individuals from the East Troublesome Fire.

Mr. Moyer reported that Thomas Johnson was selected as a member on a Colorado Cyber Advisory Committee under Homeland Security Advisory Committee.

Public Hearing – Jerome & Cheryl Helmicki dba Bar Lazy J Guest Ranch, New Liquor License Application

The public hearing scheduled to begin 11:15 am was called to order by Chair Manguso at 11:15 am. County Attorney Maxine LaBarre-Krostue set the record as follows:

- A Application for a Retail Liquor Store License
- B Individual History Record for Jerome Joseph Helmicki
- C Individual History Record for Cheryl Amos Helmicki
- D Diagram of Premises
- E Colorado Sales Tax License
- F Warranty Deed
- G Sheriff's Letter
- H Proof of Posting on Property
- I Notification Letter to Applicant
- J Proof of Publication of Legal Notice in the Middle Park Times 05.05.2022
- K Copy of Fee Checks
- L GIS Maps showing the nearest County issued liquor license as well as the neighbors in the two-mile radius
- M Tax Check Authorization Waiver and Request to Release Information

Commissioner Linke moved to set the neighborhood for the license at two miles.
The motion passed.

County Clerk and Recorder Sara Rosene stated there are no liquor licenses within the two-mile radius. This is for a new liquor store at Bar Lazy J Guest Ranch. Ms. Rosene recommends approval of this license.

Commissioner Linke moved to approve the Retail Liquor Store Licenses for Bar Lazy J Guest Ranch as presented.
The motion passed.

Commissioner Linke move to close the public hearing.

The motion passed.

GC Treasurer, National forest Reserve Apportionment

Grand County Treasurer Frank DeLay stated that he has three resolutions for the Board.

The first resolution is to provide for the distribution of the National Forest Reserve Apportionment Fund. The County will be receiving \$1,666,233.55. It is approximately \$200,000 more than last year.

Mr. DeLay suggested the money be divided between the two school districts as follows:

West Grand School District	\$390,000
East Grand School District	\$1,276,000

Commissioner Manguso stated if the County is not fully reimbursed, the County will likely go back to the 50 / 50 split.

Commissioner Linke moved to approve Resolution No. 2022-5-9, "A RESOLUTION PROVIDING FOR THE DISTRIBUTION OF THE NATIONAL FOREST RESERVE APPORTIONMENT"

The motion passed.

Commissioner Linke moved to approve Resolution No. 2022-5-10, "A RESOLUTION AUTHORIZING THE GRAND COUNTY TREASURER TO DISBURSE FUNDS FROM THE ACCOUNT 'PAYMENT IN LIEU OF EAST GRAND SCHOOL LAND'"

The motion passed.

Commissioner Linke moved to approve Resolution No. 2022-5-11, "A RESOLUTION AUTHORIZING THE GRAND COUNTY TREASURER TO DISBURSE FUNDS FROM THE ACCOUNT 'PAYMENT IN LIEU OF WEST GRAND SCHOOL LAND'"

The motion passed.

Ridge Point Condominiums Preliminary

PROJECT NAME: Ridge Point Condominiums - Preliminary Plat
APPLICANT: Ryan T. Pellet and Scott J. Neuenschwander
LOCATION: Lot 27, Block 1 Winter Park Ranch Second Filing Replat, 798 GCR 834 (aka Cranmer Ave).

APPLICABLE

REGULATIONS: Grand County Master Plan, Grand County Zoning Regulations, Grand County Subdivision Regulations
ZONING: R – Residential District

ATTACHMENTS:

- a) Vicinity Map
- b) Preliminary Plat
- c) Application and Narrative letter
- d) Phase III Drainage Report dated June 5, 2019
- e) Ridge Point-Phase II Stormwater Report
- f) Ridge Point-Phase II Traffic Impact Analysis
- g) Rocky Ridge Slope Stability Report (CTL)
- h) CGS Review Letters dated April 6, 2022 and May 3, 2022
- i) CTL Response to CGS Comments
- j) Construction Drawings
- k) National Resource Conservation Service (NRCS) Soils Report

I. BACKGROUND

Proposal Ryan T. Pellet and Scott J. Neuenschwander, representing Ridge Point Partners, the Applicant, are proposing an eight (8) unit condominium subdivision. The proposed eight-unit building will have three (3) units per floor with a building footprint of 3,458 sq. ft. A parking garage is also proposed bringing both the building and garage areas to 5,094 sq. ft. and contained within proposed Tract B (6,077 sq. ft.). The Preliminary Plat provides for 18 parking spaces per Regulations. Tract A is the 31,905 sq. ft. open space portion of the site and represents 74% of the total site. The 31,905 sq. ft. of open space is largely a southerly sloping hill.

Additionally, the development will require new utility connections and infrastructure, a new asphalt access drive and parking lot, and new storm and infrastructure improvements. At the northern portion of the site much

of the infrastructure improvements will occur. 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.

The plan substantially meets the development criteria for being located within the Winter Park Ranch Urban Growth Area. The UGA includes all filings of the original Winter Park Ranch Plat. Below is a vicinity map and site plan of the proposed development.

a. HISTORY

The initial plat for all of Winter Park Ranch which was completed in six separate filings platted between 1965 and 1980. Along with these filings, the original Winter Park Ranch was a covenant-controlled community, although Staff understands the owner's association dissolved in the 1990's.

This lot lies within the Second Filing which was recorded in Grand County at Reception No. 103408 in September 1965. The lots within the Second Filing range in size from .51 acres (22,216ft²) to 1.10 acres (47,916ft²) occupying 95.5 acres of the 112.82 of the whole filing.

The Planning Commission reviewed an application from the applicant during their regular meeting on November 18, 2020. The Applicant then proposed to construct six (6) units in two buildings at a density of 5.35 du/acre. This differs from the current proposal in that only one building is now being proposed but with an increase of three units.

A concern which several Commissioners brought up was related to analysis and engineering concerns related to the slope.

Snow Storage

The snow storage area required is 30% of the total area and shall be a minimum of four feet (4") measured from the edge of road. The construction drawings show two snow storage areas in Tract B. Thirty -two percent of the parking area of 6,595 sq. ft. or 2146 sq. ft. is for snow storage. Snow storage areas are not to be located at discharge points into the Stormwater Detention facility. Preliminary Plat Below is the submitted Preliminary Plat for the Ridge Point Condominiums. The title of the plat shall be changed to Preliminary Plat, Ridge Point Condominiums prior to producing the Final Plat.

III. PLANNING COMMISSION RECOMMENDATION

The Grand County Planning Commission recommended approval of the Ridge Point Condominiums Preliminary Plat with conditions based on Planning Commission Resolution 2022-4-1 attached.

IV. STAFF RECOMMENDATION

Recommendation

Staff recommends approval of the Ridge Point Condominiums Preliminary Plat with the following conditions:

1. Address all County Engineer comments prior to submission of the Final Plat
2. Plans must address erosion protection, be included in the project design and an annual slope observation and maintenance plan approved by the County Engineer be developed for this site prior to Final Plat.
3. The title of the plat shall be changed to Preliminary Plat, Ridge Point Condominiums prior to being presented to the BOCC.
4. Calculated open space tables and a land use table shall remain on the Final Plat.
5. Site data, including the number of residential units and typical floor plans shall be provided with the Preliminary Plat.
6. The Preliminary Plat shall provide the names of abutting property owners except for condominiums which may be accomplished by having the condominium name, unit and building listed.
7. Planting and revegetation shall be shown in the Landscape Plan. Cost estimates should for reseeding and vegetation shall be provided prior to Final Plat
8. The proposal has slopes equal to or greater than 30%, and they shall be delineated as a "non-build zone" on the Final Plat [5.2 (1&2)].
9. A plat note shall be added recommending Radon mitigation measures be integrated into all proposed structures.
10. An address table shall be included on the Final Plat Mylar.
11. Mountain Parks Electric language shall be placed on the plat.
12. An Emergency Impact Fee shall be paid at building permit application consistent with the provisions outlined in Section 3.3 of the Subdivision Regulations.
13. School Fees shall be paid prior to approval of the Final Plat.
14. 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 are encouraged.

15. Earthen tone colors and materials that blend with the natural environment shall be used on the exterior of all structures, including but not limited to, facades, roofs, doors, and trim.
16. 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 [§2.7(3)].
17. Addresses for lots shall be determined before approval of the Final Plat [§2.3 (5)].
18. The Applicant shall enter into a Subdivision Improvement Agreement (SIA) to protect the County interest while completing required improvements.
19. Quality/Wastewater Agreement with the county for the contribution of \$500.00 per unit.
20. Reflective high visibility signs created by the local fire district shall be placed on each property being created by the proposed plat upon completion of construction. The sign installation shall be at the expense of the developer.
21. The addressing plan shall be reviewed by Grand Fire Protection District No. 1 and Grand County Office of Emergency Management (OEM) to help support tracking and response to new properties. The Applicant shall comply with Subsections 2-3.
22. Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat.
23. 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. The drawing shall include either a data dictionary to explain the layers, or a self-explanatory layering system.
24. The applicant shall meet all Final Plat requirements.

Mr. Davis suggested the following requirements be removed:

2, 4, 5, 10, 13, 14, 15

Commissioner Manguso stated that number 2, the erosion requirement, should not be taken away. It should state "An Erosion Protection Plan has been developed. This shall be included in covenants."

Number 13 needs to be changed to "School Fees shall be determined prior to final plat and paid prior to recording of the final plat."

Commissioner Linke moved to approve the Ridge Point Condominiums Preliminary Plat with changes to Recommendations 2 and 13 remove 5, 11, 14, 15, 16, 17.

The motion passed.

Amended and Restated Ordinance No. 20 Establishing Fire Restrictions

The following was read during the meeting:

ORDINANCE NO. 20

AMENDED AND RESTATED ORDINANCE ESTABLISHING FIRE RESTRICTIONS ON OPEN FIRES UNDER CERTAIN CONDITIONS, ESTABLISHING A RESTRICTION ON THE USE OF OTHER INCENDIARY DEVICES, ESTABLISHING A RESTRICTION ON THE SALE AND USE OF FIREWORKS, PROVIDING A PROCEDURE FOR INSTATING AND RESCINDING ANY OR ALL OF THE RESTRICTIONS HEREOF FROM TIME TO TIME BY RESOLUTION, ESTABLISHING CRIMINAL PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL PRIOR ORDINANCES IMPOSING FIRE RESTRICTIONS, BANNING INCENDIARY DEVICES AND BANNING FIREWORKS IN GRAND COUNTY, COLORADO WHEREAS, section 30-15-401(1) (n.5), C.R.S. authorizes the Board of County Commissioners of the County of Grand, State of Colorado ("Board") to restrict/ban open fires to reduce the danger of wildfire within those portions of the unincorporated areas of Grand County ("County") where the danger of forest or grass fires is found to be high based on competent evidence. "Competent evidence" may include, but is not limited to, the use of the national fire danger rating system and any other similar indices or information; and

WHEREAS, pursuant to section 30-15-401(1) (n.7), C.R.S., the Board may prohibit or restrict the sale, use, and possession of fireworks, including permissible fireworks, within all or any part of the unincorporated areas of the county, except that such an ordinance shall not be in effect between May 31 and July 5 of any year unless the ordinance includes an express finding of high fire danger based upon competent evidence; and

WHEREAS, "open burning" and /or "open fires" can be a prime cause of forest and brush fires in Grand County; and

WHEREAS, fireworks and /or "incendiary devices" can be a prime cause of forest and brush fires in Grand County; and

WHEREAS, Grand County's climate is arid or semi-arid at least part of any year; and

WHEREAS, sixty-six percent of Grand County's 1.195 million acres of landmass is forest or has forest cover vegetation; and

WHEREAS, insect and parasitic infestations in Grand County have and will continue to result in large areas of unhealthy or dead standing and fallen trees; and

WHEREAS, Grand County has large areas of grass and brush that are dry a substantial part of each year; and

WHEREAS, the portion of the year considered to be "fire season" has lengthened substantially; and

WHEREAS, factors evidencing high danger of forest or grass fires are subject to rapid change; and

WHEREAS, the County's power to restrict or ban open fires is a power to be exercised by ordinance, and the procedure for regularly enacting ordinances can delay the beneficial effect of a fire restriction, exposing citizens to the deleterious effects of wildfire on public health, safety, and welfare for an undue additional period of time each fire season; and

WHEREAS, the Board has considered competent evidence regarding the underlying, on-going dangers of forest and grass fires in Grand County; and

WHEREAS, the Board of County Commissioners has determined that the public health, safety and welfare will be best served by enacting by ordinance a restriction or ban on open fires, which is instated and rescinded by resolution of the Board as conditions dictate; and

WHEREAS, the County's power to regulate fireworks and/or incendiary devices is a power to be exercised by ordinance, and the procedure for regularly enacting ordinances can delay the beneficial effect fireworks regulation, exposing citizens to the deleterious effects of wildfire on public health, safety, and welfare for an undue additional period of time each fire season; and

WHEREAS, the Board has determined that fireworks and/or incendiary devices shall be regulated only upon competent evidence supporting an express finding of high fire danger; and

WHEREAS, the Board has determined that the public health, safety and welfare will be best served by enacting, by ordinance, a restriction upon sale and use of fireworks, and/or upon incendiary devices, which restriction is instated and rescinded by resolution of the Board as conditions dictate; and

WHEREAS, any restriction or ban on open fires or restriction on fireworks and/or incendiary devices shall be instated whenever and only whenever the Sheriff determines, based on competent evidence, as further described herein, that the danger of fire or forest fire or grass fire is high; and

WHEREAS, competent evidence to be considered in instating any restriction or ban on open fires or restriction on fireworks and/or incendiary devices includes, but is not limited to, factors of recent weather conditions, fuel moistures, preparedness levels and the potential for destructive forest or grass fires in Grand County and the western region, the existence of an imminent threat of widespread or severe damage, injury or loss of life or property resulting from fire which requires action to avert danger or damage, and the existence of a fire danger emergency within Grand County; and

WHEREAS, the Board further finds, based upon competent evidence, the danger of widespread or severe damage, harm or injury to life or property may necessitate immediate action to avoid such damage, harm or injury and protect the health, safety and welfare of the citizens of Grand County; and

WHEREAS, the Board finds that passage of this ordinance is necessary to protect against human caused fires; and

WHEREAS, the Board also finds that open fire restrictions or bans and fireworks and incendiary device restrictions are not required on a year-around basis in each year; therefore, this Ordinance provides that such bans or restrictions may be instated or rescinded by resolutions of the Board, each of which shall be based upon competent evidence developed at the time of the resolution through consultation with appropriate local government, state, and federal offices, agencies and departments and which resolutions may allow certain activities enumerated herein as may be determined at the time of instating restrictions.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY, COLORADO, THAT:

A. Open Burning, Incendiary Devices and Fireworks Regulated

1. Open burning and/or open fires within unincorporated Grand County are restricted or banned effective upon passage of a resolution of the Board that competent evidence of high danger of forest or grass fire then exists and that the restriction or ban should be instated. Any declaration of an open fires restriction or ban made pursuant to this section shall specify whether Stage 1 Restrictions, Stage II Restrictions, or Stage III Restrictions are to be included in the restriction or ban as well as specify the duration of the fire ban or restriction, as may be determined at the time of instating restrictions.
2. Use of incendiary devices within unincorporated Grand County is restricted effective upon passage of a resolution of the Board that competent evidence of high fire danger and/or high danger of forest or grass fire then exists and that the restriction should be instated. Any declaration of an incendiary devices restriction or ban shall specify the duration of the restrictions or ban, as deemed necessary and appropriate.
3. Use of fireworks and the sale of fireworks within unincorporated Grand County are restricted effective upon passage of a resolution of the Board that competent evidence of high danger of forest or grass fire then exists,

and that the restriction should be instated. Any declaration of a fireworks restriction or ban shall specify the duration of the restrictions or ban, as deemed necessary and appropriate.

B. Definitions

1. "Open burning" and/or "open fires" means:

- a. Building, maintaining, attending or using any fire including: campfires, recreational fires, cooking fires, portable outdoor fires, bonfires, or warming fires.
 - b. Burning of any material or substance, including wastepaper, wood, vegetative material or any other flammable material, in the ambient air on any open premises, or on any public street, alley, or other land adjacent to such premises.
 - c. Fire that is intentionally used for grassland or forest management, including vegetative, habitat or fuel management. This includes broadcast and pile burning, as well as air burning curtain.
 - d. The burning of ground cover vegetation on agricultural land, as defined in section 39-1-102(1.6), C.R.S., for the purpose of preparing the soil for crop production and livestock grazing, weed control, or maintenance of water conveyance structures related to agricultural operations.
 - e. Liquid or gas fueled appliances, including stoves, ovens, fire pits, grills, camp stoves and refrigerators that burn liquid or gaseous fuels and can be shut off.
 - f. Smoking, except within an enclosed vehicle or building or while stopped in an area of at least three feet in diameter that is barren or cleared of all combustible material.
 - g. Welding or cutting with any welding or cutting torch appliance, including: an open-flame torch or device such as an acetylene torch or a gas cylinder mixture torch or device, or an electric or electric arc device, and/or portable powered welders and cutting appliances, which produce heat, flame, sparks, molten metal slag, etc.
2. "Incendiary devices" means any fused explosives, exploding ammunition, exploding targets, tracer ammunition, fireworks, permissible fireworks, model rockets, or sky lanterns. This includes any object that is combustible, flammable, explodes or is designed to or may cause fire.
3. "Fireworks" means the same as the word is defined in section 24-33.5-2001(5)(a) C.R.S. 4. "Permissible fireworks" means the same as the word is defined in section 24-33.4-2001(11)(b), C.R.S.

C. Activities That May Be Excluded from Bans or Restrictions

A resolution instating any fire ban or fireworks or incendiary device restriction may, by specific determination by the Board reflected in the resolution, exclude from the restriction any of the following fire and burning activities:

1. Use of liquid or gas fueled appliances.
2. Use of approved wood pellet grills and stoves.
3. Use of permanent or portable outdoor fireplaces, fire pits, chimineas, barbeque pits, or charcoal barbeque grills at private residences.
4. Use of permanently constructed fire pits at private residences or in a developed park, campground, or picnic area.
5. Welding and cutting torch appliances.
6. Permitted fires by persons with a permit specifically authorizing the prohibited act such as professional fireworks.
7. Fire department / district training fires.
8. Burning of explosive wastes by manufacturer of explosives in areas zoned for industrial use, when the burning is supervised by the fire protection district.
9. Open fires or open burning by any federal, state or local fire official in the performance of fire suppression functions.
10. Fires used to inflate commercial hot air balloons.

D. Fire Prevention

Individuals operating under any of the above exemptions shall take adequate measures to prevent uncontrolled fires. Possible measures include, but are not limited to:

1. Containers of adequate water or dry soil nearby.
2. Shovels, fire extinguishers, or other extinguishing agents nearby.
3. Locating open fires more than 30 feet from any structure or undeveloped area.
4. Keeping recreational fires to a maximum area of three feet in diameter and less than two feet high.
5. Extinguishing all smoking materials and disposing them in places where they cannot be a source of ignition.
6. Operating in an area barren of any vegetation or other combustible material, which area has a radius of at least ten feet measured from any welding or cutting activity.
7. Coordination with the local fire department or district to be on scene or standby during an activity.
8. Ensuring constant attendance by a competent adult at all times while open burning or embers are present.
9. Ensuring complete extinguishment of any open burning by means of quenching to a degree where there is no smoke, emissions or embers of any kind when a fire is to be left unattended for any time to eliminate the chance of re-kindling or spread.

E. Enforcement

This Ordinance may be enforced by the Grand County Sheriff's Office and any other Peace Officer with authority in Grand County, Colorado.

F. Penalties

1. Any person who knowingly, recklessly or carelessly violates a Fire Restriction/Ban issued under this Ordinance commits a civil infraction as classified and allowed under C.R.S. § 30-15-402, et seq., and upon a finding thereof, shall be punished by a fine of not more than One Thousand and 00/100 Dollars (\$1,000.00) for each separate offense, or the maximum fine allowed per statute, whichever is less.
2. The penalty assessment procedure provided in section 16-2-201, C.R.S., may be followed when enforcing the provisions of this Ordinance. If a penalty assessment ticket is issued, the fines imposed shall be Two Hundred Fifty and 00/100 Dollars (\$250.00) for the first offense, Five Hundred and 00/100 Dollars (\$500.00) for the second offense; Seven Hundred Fifty and 00/100 Dollars (\$750.00) for the third offense; One Thousand and 00/100 Dollars (\$1,000.00) for each additional offense.
3. In addition to the penalty described in this Ordinance, persons convicted of a violation of this Ordinance are subject to a surcharge of Ten and 00/100 Dollars (\$10.00). This surcharge shall be paid to the Clerk of the Court by the defendant. The Clerk shall transmit the moneys to the Court Administrator of the judicial district in which the offense occurred for credit to the victims and witness assistance and law enforcement fund established within the 14th Judicial District pursuant to C.R.S. § 24-4.2-103. Any other fees required by statute shall be assessed in addition.
4. Anyone starting, maintaining, or permitting burning, open burning and/or open fires in violation of this Ordinance shall be responsible for all costs associated with extinguishing the fire and for all damages caused as a result of the fire.

G. Repealer

Resolution No. 2007-7-1 and Ordinance No. 8, Resolution No. 2012-6-5 and Ordinance Number 9, Resolution No. 2012-6-11 and Ordinance Number 10, Resolution No. 2012-7-27 and Ordinance No. 11, and Resolution No. 2013-6-28 and Ordinance No. 12, and Ordinance No. 16, Resolution No. 2018-5-33, and any and all prior open burn ordinances and resolutions are hereby repealed.

H. Savings Clause/Severance

If any part or parts of this Ordinance are for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE BOARD OF COMMISSIONERS OF GRAND COUNTY, COLORADO, THIS 17th DAY OF May, 2022.

Commissioner Linke moved to have a second reading of Amended and Restated Ordinance No. 20 establishing fire restrictions and have the public hearing set for June 7, 2022 at 10:45 am.

The motion passed.

Short-term Rental Update

Short-term Rental Coordinator Christian Hornbaker provided an update.

Mr. Hornbaker stated that the County has had some issues with its current vendor – Host Compliance.

Mr. Hornbaker suggested the Board move forward with a contract with GOVOS to replace the services of Host Compliance.

Mr. Hornbaker stated the GOVOS has an integrated system for its complaint system.

Mr. Schlueter stated that Host Compliance has been very difficult to deal with. He would like the County to find a different company to help manage short-term rentals.

Colorado River Water Conservation District – Wolford Reservoir Update

Presented by Andy Mueller, Hunter Causey, and Mike Ritschard.

Mr. Mueller stated that the operations last year going back into June, the Colorado River was remarkably low and hot. That was around June 10. The River District voluntarily stopped filling Wolford.

The River District is not expecting to fill Wolford this year. They are looking at filling to 10 feet down.

Mr. Causey stated that the Ritschard Dam has settled more than anticipated. It is anticipated that the dam will settle six inches to one foot. There has been up to 2.5 feet of settling.

Mr. Causey stated that there is no significant movement in the short term. The movement of the dam is a long-term issue.

There being no further business to come before the Board, the meeting was adjourned at 3:20 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 14th day of June 2022.

Kristen Manguso, Chair

Attest:

Sara L. Rosene, Clerk and Recorder