

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

July 5, 2022

Present: Commissioner Richard D. Cimino, Commissioner District 1
Commissioner Merrit S. Linke, Commissioner District 2 (joined remotely)
Commissioner Randal F. George, 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

Commissioner Linke welcomed Commissioner Randy George as the new commissioner.

Commissioner Cimino moved to approve minutes of the Regular Board of Commissioners meeting of May 24, 2022 as presented.

The motion passed unanimously.

General Public Comments

Mariette McGrath read a portion of Declaration of Independence of the United States of America.

Daniella Gosselva came to discuss water rights and protecting the rights in Grand County.

Finance

Commissioner Cimino moved to approve Resolution No. 2022-6-21, "AMENDING A PORTION OF RESOLUTION No. 2022-1-5 AND APPROVING THE STANDARD MILEAGE RATE OF REIMBURSEMENT" to \$0.625 per mile.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on July 7, 2022, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner George moved to approve the checks presented on July 5, 2022, for payment on July 7, 2022, for the Grand County Housing Authority.

The motion passed unanimously.

Commissioner George moved to approve the vouchers presented on July 5, 2022, for payment on July 7, 2022, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner George moved to approve wire payment and vouchers presented on July 5, 2022, for payment on July 7, 2022, for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Emergency Manager Joel Cochran stated that Team Rubicon has brought in about 241 different volunteers over the time of their operation in Grand County. They have served 187 residents, worked on 193 properties, completed 101 home ignition zone assessments, and completed 63 work orders. Team Rubicon has removed 13,000 cubic feet of debris and cleared over 35 acres of property. This was funded by the American Red Cross.

On behalf of the Emergency Management Office and Board of County Commissioners, Mr. Cochran recognized Duane Paulsley (Incident Commander) and thanked him by presenting him a Grand County challenge coin.

EMS Chief Robert Good submitted a provider grant to the State of Colorado for about \$600,000 worth of equipment and the Department was granted \$300,000. The other part of the grant is covered by the Department.

Commissioner Cimino moved to approve and authorize the Chair to sign the Colorado Division of Aeronautics Discretionary Aviation Grant Resolution and authorize Josh Schroeder as the project director and authorize Mr. Schroeder to act on behalf of the County except that any amendments will come back to the Board of Commissioners for approval.

The motion passed unanimously.

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

Commissioner Cimino moved to approve the application for exemption of the Restrictive Covenants for Dustin Robert Hailey, Karen Marie Hailey, Adam Paul Lugo, and Joy Hannah Lugo for Lot 21, Unit 7, Coyote Creek at Winter Park Subdivision as presented.

The motion passed unanimously.

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

Commissioner George moved to approve the Subscription Order for the Clerk and Recorder with DaySmart Appointments as presented.

The motion passed unanimously.

Commissioner George moved to approve Resolution No. 2022-2-7, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT, LOT 54 AND 55, TRINDER SUBDIVISION, RECORDED AT RECEPTION NO. 63921 OF THE GRAND COUNTY REAL PROPERTY RECORDS, LOCATED IN THE S1/2 N1/2 OF THE SE ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO" and authorize Commissioner Cimino to sign the plat and all other applicable documents.

The motion passed unanimously.

Commissioner George moved to approve Resolution No. 2021-11-26, "A RESOLUTION APPROVING THE LIBBYCLAIRE RANCH OUTRIGHT EXEMPTION LOCATED IN A PART OF THE SE ¼ OF SECTION 19 AND THE SW ¼ OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO" and authorize Commissioner Cimino to sign the plat and all other applicable documents.

The motion passed unanimously.

Sheriff Brett Schroetlin reported to the Board that the fire conditions remain low.

Manager and Attorney Items

County Manager Ed Moyer reported that county staff met with the Corps of Engineers on County Road 522.

With regard to the Windy Gap Connectivity Channel, the project plan EA still has not been authorized by the NRCS Chief.

The Board agreed that the requirement to comply with \$1.2 million for insurance will not be waived beginning in January 2023.

Consent Agenda

Resolution No. 2022-06-18, "APPROVING AN OFFICE OF EMERGENCY MANAGEMENT BUDGET INCREASE FOR WORK RELATED TO THE EAST TROUBLESOME FIRE"

Resolution No. 2022HA-06-19, "APPROVING AN APPLICATION FOR EXEMPTION FROM THE AFFORDABLE HOUSING TRANSFER FEE REQUIRED PURSUANT TO THE RESTRICTIVE COVENANTS FOR COYOTE CREEK AT WINTER PARK SUBDIVISION AS TO LOT 21, UNIT 1"

Resolution No. 2022-06-20, "APPROVING A REDUCED INSURANCE REQUIREMENT UNDER THE SERVICES CONTRACT WITH WENDY NADOLNY, LCSW, LLC FOR JAIL BASED BEHAVIORAL SERVICES"

Commissioner Cimino moved to approve the Consent Agenda.

The motion passed unanimously.

Extension Request From Jeffery Walker on Stipulation to Remove Blight – Blighted Boathouse

Presented by Community Development Director Kris Manguso.

August 30, 2019 Jeffrey Walker became owner of the property known as Cairns Docking Area Lot 1-2 from his father by Warranty Deed recorded at Reception No. 2019006874

November 12, 2019 Warning letter sent to Mr. Walker stating the blighted boathouse must be removed. Mr. Walker responded he would remove the boathouse

- July 22, 2022 An email from Community Development was sent to Mr. Walker stating the blighted boathouse had not yet been removed
- July 15, 2021 A warning of potential violation was sent to Mr. Walker.
- August 3, 2021 A notice of violation was sent extending the 30 day deadline to have the blighted boathouse removed until July 15, 2021, allowing an additional 30 days to remove the blight.
- November 29, 2021 Final Notice of Violation was issued and mailed to Mr. Walker.
- December 20, 2021 County filed a Summons at the Grand County Court requiring Mr. Walker to appear on February 2, 2022 at 4pm to address the fact that the blighted boathouse had not yet been removed. He was notified that failure to remove the cause of blight or blighting factors constitutes a violation of Ordinance No. 6 and is a Class 2 Petty Offense and, upon conviction, a person who violation the Ordinance shall be punished by a fine of not more than \$1,000 for the violation, together with a continuing penalty not to exceed \$100.00 for each day that the violation continues after issuance of the County Court Order, together with a \$10.00 surcharge.
- February 9, 2022 A stipulation to resolve Blight Violation was entered into with the following conditions, summarized in part, below:
- Jeffrey Walker is allowed to tear down the existing dangerous building yet retain its pre-existing non-conforming status and to replace the boathouse with a new boathouse as long as the new boathouse is located within the exact foundation of the exiting boathouse. Jeffrey Walker has until June 30, 2022 to apply for a demolition permit and submit an application for a new building permit to Grand County. He has until August 15, 2022 to complete the construction of a new boathouse.
- In the event he is unable to obtain consent from the Forest Service or meet the above timelines, he must remove any existing structure and restore the property to vacant land status. The property will lose its pre-existing non-conforming status and all current regulations will apply. Mr. Walker understands the under current regulations, a boathouse is not allowed on this property.
- June 29, 2022 Jeffrey Walker submitted a request to extend the above deadline. He states that on June 7, 2022, he filed an application with the United States Forest Service (USFS) for a replacement structure and has not yet heard back.

The Board authorized staff to extend the time to December 31, 2022 for Mr. Walker.

Second Amended Final Plat, Lots 4 & 5, Block 21, Innsbruck – Val Moritz

- PROJECT NAME Second Amended Final Plat, Lots 4 & 5, Block 21, Innsbruck-Val Moritz
- APPLICANT GG Drywall, Inc., represented by Hector Galaviz
- LOCATION Amended Final Plat, Lot 5A, Block 21, Innsbruck-Val Moritz Address: 468 GCR 8952
- ZONING Residential (Granby Urban Growth Area)
- APPLICABLE REGULATIONS Grand County Zoning Regulations, Grand County Subdivision Regulations, Grand County Master Plan
- ATTACHMENTS
- A. Vicinity and Detail Map
 - B. First Amended Final Plat, Reception No. 2016004264
 - C. Proposed Second Amended Final Plat
 - D. Innsbruck-Val Moritz Final Plat (Original), Reception no. 127907
- STAFF PLANNER Taylor Schlueter, County Planner
- REQUEST Approval of a Second Amended Final Plat to separate two subdivided lots which were combined with the First Amended Final Plat.

BACKGROUND & HISTORY

Hector Galaviz, owner of GG Drywall, Inc., (The “Applicant”) is requesting a separation of Lot 5A, Block 21, of Innsbruck-Val Moritz Subdivision which was originally recorded in April 1971 (Reception No. 127907). Innsbruck-Val Moritz lies just outside the southeasterly limits of the Town of Granby, just over the hill from Granby Ranch, east of U.S. Highway 40. Lot 5A, comprising an area of 0.680 acres, was created in 2016 with an Amended Final Plat (Reception No. 2016004264), which combined Lot 4 and Lot 5 into combined Lot 5A; this proposal would return each lot to its original size of 0.340 acres. These parcels, as well as all adjacent properties, are located in the Residential District. The existing parcel is vacant, located in the Granby Urban Growth Area, and is able to be serviced by central water and sewer from the Silver Creek Water and Sanitation

District. The ability to be serviced by both public water and sewer requires parcels in the Residential District to have a minimum lot size of 7,000 square feet. This proposal complies, with each proposed lot containing approximately 14,810 square feet.

STAFF COMMENTS

Both of the lots subject to this application are vacant. This project would restore original density in a Subdivision located within a Growth Area by effectively vacating the effects of the first Amended Final Plat. This proposal is compliant to the purpose of Growth Areas as outlined in the 2011 Grand County Master Plan, which encourages density through maintaining smaller parcels.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval of this Second Amended Final Plat on May 11, 2022, via Resolution 2022-5-3.

STAFF RECOMMENDATION

Staff recommends the approval of the Second Amended Final Plat, Lots 4 & 5, Innsbruck-Val Moritz, with the following conditions to be met prior to recording of the plat:

1. 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 4.3 (2) (y).
2. The Final Plat Mylar shall be provided on a 24" x 36" sheet, at a minimum scale of 1"=100' consistent with the proposed plat.
3. A quit claim deed shall be filed concurrently and following the Final Plat Mylar to correct the Legal Description within the Real Estate Records of Grand County.
4. Reference to Title Commitment No. J60015691-3 shall be added to the Plat.
5. All recording fees shall be paid by the Applicant at the time of recording.

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

Commissioner Cimino moved to approve the Second Amended Final Plat, Lots 4 & 5, Block 21, Innsbruck-Val Moritz with the five conditions as presented.

The motion passed unanimously.

Ridge Point Condominiums – Final Plat

PROJECT NAME: Ridge Point Condominiums –Final Plat
APPLICANT: Ryan T. Pellet and Scott J. Neuenschwander
LOCATION: Lot 27, Block 1, Replat of Winter Park Ranch Second Filing, 798 GCR 834 (aka Cranmer Ave).
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Subdivision Regulations, Master Plan; Road and Bridge Standards, Storm Drainage Manual
ZONING: R –Residential District
ATTACHMENTS: Vicinity Map
Final Plat
STAFF PLANNER: Kristen Manguso
REQUEST: The Applicant is requesting Final Plat approval for an eight (8) unit condominium subdivision in one building on 0.989 acres of land.

DISCUSSION

The applicant is the current owner of Lot 27, Block 1, Replat of Winter Park Ranch 2nd filing by Ryan T. Pellet and Scott J. Neuenschwander by General Warranty Deed recorded at Reception No. 2020-007964 of the Grand County Records. The Warranty Deed shows ownership shown above, however, the Final Plat refers to Ridge Point Partners, LLC as the owner.

- ✓ A deed conveying the property from individual ownership to Ridge Point Partners, LLC must be provided and recorded prior to any recording documents approving this request. This request is for approval of a single condominium building that will contain eight (8) condominium units. The proposed eight unit building will have three (3) units each on the first and second floor and two units on the third floor.

The building footprint will be 3,458sq. ft.

There will be twelve (12) surface parking spaces and a proposed parking garage will provide six (6) additional spaces for a total of eighteen (18) parking spaces. Winter Park Ranch 2nd filing was originally platted in

October of 1965 at Reception No. 103408 and re-platted in November under Reception No. 103582 of the Grand County records. The Winter Park Ranch area is located just outside of the Town of Fraser boundaries and is served by central water and sewer. This infrastructure has allowed the area to be developed into multi-family units over the years.

PLANNING COMMISSION

The Planning Commission reviewed the Final Plat during their regular meeting on June 8, 2022 an unanimously recommended approval by Resolution No. 2022-6-4. The only discussion resulted in and added condition to obtain East Grand Fire Department approval of addressing.

STAFF RECOMMENDATION

Staff recommends approval of the Ridge Point Condominiums Final Plat with the following conditions to meet or sufficiently addressed prior to recording of any Final Plat:

1. A deed conveying the property from individual ownership to Ridge Point Partners, LLC must be provided and recorded prior to any recording documents approving this request.
2. If the developer is considering placing an identification sign on the property, it shall comply with the requirements within the Grand County Zoning Regulations, and be included within the Land use table.
3. A final executed copy of the Restrictive Covenants, Articles of Incorporation and Bylaws of the homeowners association shall be provided prior to recording.
4. The applicant is required to assure and guarantee construction of all required improvements through a Subdivision Improvements Agreement with Grand County.
5. The applicant shall enter into a Water Quality Agreement and pay \$500.00 per unit for a total of \$4,000.00
6. School fees in the amount of \$61,649.29 shall be paid prior to recording the Final Plat.
7. A 14" by 18" black-lined Mylar with approved addresses for each unit shall be provided prior to recording
8. 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.
9. All draft deeds and documents shall be reviewed and accepted by the County Attorney prior to recording.
10. The applicant shall meet all Final Plat requirements.

Commissioner George moved to approve the Ridge Point Condominiums –Final Plat as presented with 10 conditions.

The motion passed unanimously.

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| July 7 | Associated Governments of Northwest Colorado (AGNC) Legislative Call via Zoom, 8:30 to 9:30 am |
| July 7 | Ground breaking event for the Lift bus barn at 3:30 pm |
| July 11 | Mayors / Managers / Commissioners Meeting with Town of Grand Lake as host, 10 am to noon |
| July 11 | Fraser River Valley Housing Partnership Board Meeting at Winter Park Town Hall, starting at 3 pm |
| July 13 | GC BOCC to attend County Manager Department Head Meeting in the Administration Building, Hot Sulphur Springs, 8 to 9:30 am |
| July 14-15 | Club20 Summer Policy Committee Meetings (Hybrid), All Day |
| July 14 | Utility Coordinating Committee Meeting at Java Lave Café in Granby, starting at 7:30 am |
| July 14 | AGNC Legislative Call via Zoom, 8:30 to 9:30 am |
| July 15 | Colorado Counties, Inc. (CCI) Proposed 2023 Legislative Issues Discussion via Zoom, 8:30 am to noon |
| July 21-24 | National Association of Counties (NACo) Annual Conference at Gaylord Rockies Resort in Aurora, All Day |
| July 21 | AGNC Legislative Call via Zoom, 8:30 to 9:30 am |
| July 21 | Peak Health Alliance Executive Committee Conference Call, 2-3 pm |

Winter Park Horsemen's Association would like to buy old water truck. The County cannot donate and cannot sell for only \$1. The County will need to sell for market value.

Business Correspondence Policy

Micah Benson presented a draft Business Correspondence Policy.

Business correspondence is any written document between Grand County and other parties as a necessary means of conducting daily business. Business correspondence includes printed and electronic documents such as newsletters, emails, letters, etc.

Business correspondence from County employees should include the following information:

- Name
- Title
- Department
- Contact information, including addresses

Email signatures must be set up using the template provided through the Communications Director, approved by the County Manager.

Instructions for creating an email signature block, which automatically adds employees' business information to emails, is stored on the online Help Desk at <https://helpdesk.co.grand.co.us/AddSolution.do?submitaction=viewsolution&fromListView=true&solutionID=158>, use your County login/password to access. Once the email signature has been created using the template, copy and paste it into the signature block.

Email signatures may not include links to external websites that are not relevant to the direct business function of Grand County and the department. Links to the Grand County website and County department pages are encouraged.

Employees and departments are encouraged to utilize the Grand County logo on all business correspondence, including email signature blocks. Some departments have specialized logos, those logos may be used if they pertain to the direct business function of the department, see examples. No other logos, insignias, or pictures maybe included in Grand County business correspondence. All printed letters must be on official County letterhead.

The Board would like to review with the County Department Heads.

There being no further business to come before the Board, the meeting was adjourned at 10:39 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 19th day of July 2022.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder