

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

July 9, 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
County Manager Kate McIntire
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 June 18, 2019, of the County Board of Commissioners with corrections.

The motion passed unanimously.

Commissioner Linke moved to approve the Meeting Minutes of June 25, 2019, of the County Board of Commissioners.

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 Richard J. and Sally LaRocco in the amount of \$10,000 as paid in the form as a cashier's check as presented by Sheena Darland.

The motion passed unanimously.

Commissioner Manguso moved to authorize Commissioner Linke to go to Grand Mountain Bank and become an authorized signer for wire transfer for down payment assistance loan account for the Grand County Housing Authority.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Chair to sign Warranty Deed between the Housing Authority of Grand County and the Department of Transportation, State of Colorado and sign all applicable documents.

The motion passed unanimously.

Commissioner Cimino asked if it would be possible to have a county-wide meeting to consider the following:

1. Declare results that would like to be seen between the County and the towns as far as affordability and stock
2. Update zoning regulations changes across the towns and county
3. Seek agreed upon policies that would achieve the results that all want; such as infrastructure, revenue source, driving development toward the towns
4. Consider moving toward a multi-jurisdictional housing authority

Ms. Darland agrees with the suggestions and wants to find ways to work with the municipalities and ways to move forward.

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

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on July 10, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the checks presented on July 9, 2019 for payment on July 10, 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 July 10, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the vouchers presented on July 9, 2019, for payment on July 10, 2019, for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Linke moved to approve the wires payment and vouchers presented on July 9, 2019, for payment on July 10, 2019 for Grand County.

The motion passed unanimously.

Commissioner Manguso moved to accept a Request for Proposal from George K. Baum as recommended by the Finance Director and authorize the County Manager to sign any applicable documents as required.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Community Development Director Robert Davis presented an Agreement to share Building Inspection Services between the County and Winter Park.

Winter Park Town Manager Keith Riesberg stated that this agreement is of mutual benefit to the Town and the County. This agreement is for one year with automatic renewals for five years. There is the ability to terminate the agreement. The Town of Winter Park has approved the agreement.

Commissioner Manguso moved to approve the Agreement for Shared Building Inspection Services between the Town of Winter Park and Grand County, Colorado, and authorize the Chair to sign.

The motion passed unanimously.

Commissioner Manguso moved to approved Resolution No. PER2019-3-32, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, AS THE GRAND COUNTY PERMIT AUTHORITY, GRANTING SUN RIVER RUN RANCH RV, LLC A PERMIT TO ENGAGE IN AN ACTIVITY PREVIOUSLY DESIGNATED AS AN ACTIVITY OF STATE INTEREST PURSUANT TO RESOLUTION NO. 1978-5-4 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-7-1, "A RESOLUTION CHANGING THE PERMITTEE FROM MPEI SOLAR 2, LLC TO MOUNTAIN PARKS SERVICES INC. LOCATED ON A TRACT OF LAND BEING IN A PORTION OF THE WEST ½ OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 76 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-9-33, "A RESOLUTION APPROVING THE BOYD- SIDELL OUTRIGHT EXEMPTION SITUATED IN A PORTION OF SECTION 28 & 33, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO" and authorize the Chair to sign applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-1-44, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT AMENDED LOT 3A, MOOSE RUN SUBDIVISION, A REPLAT OF LOT 3, MOOSE RUN SUBDIVISION LOCATED IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 76 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign the plat.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No 2019-5-26, "A RESOLUTION APPROVING THE BERTAGNOLLI OUTRIGHT EXEMPTION A TRACT OF LAND SITUATED IN THE NORTHEAST ¼, NORTHWEST ¼ OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign the Bureau of Land Management Financial Assistance Cooperative Agreement proposal as presented by Amy Sidener of Grand County Natural Resources. The proposal is in the amount of \$50,000.

The motion passed unanimously.

Commissioner Linke moved to approve out-of-state travel for DiAnn Butler for the Freeport McMoRan invitee conference called Convening Community Partners in Globe, Arizona, in August. Expenses will be paid for by Freeport McMoRan as Ms. Butler is a speaker at the conference.

The motion passed unanimously.

Water Quality Specialist Katherine Morris stated that the Three Lakes Watershed Association is asking for follow-up on the Grand Ditch breach.

Andy Miller, President of the Upper Colorado River Watershed Group, stated that he is happy to see this pursued. Sediment is getting into Shadow Mountain Reservoir. Mr. Miller stated that Dan Gibbs is the head of the State Natural Resources and it might be a good idea to include him in correspondence. The Board agreed with the request.

Assistant County Manager Ed Moyer provided a funding agreement from Denver Water specific to the Jim Creek Pipeline Project for the Winter Park Water and Sanitation District and the Fraser River Small pump back and Fraser River Pump back and Discovery Pond. In the CRCA a total of \$3.95 million is identified to the projects. The first disbursement right after the CRCA was approved, \$1.95 million came to Grand County for this project. An escrow has been set up for the funds.

The Agreement says that the District is going utilize the remaining dollars, the \$1.394 million for their projects. If the additional \$2 million comes in, the District could utilize the funds for the Jim Creek project. Any remaining funds would go to the ski area.

The ski area is moving forward with the project. They will keep track of all the reimbursement requests. They will still submit the reimbursement requests but until the Jim Creek project is finalized, they will not receive any reimbursement. The ski area understands the risk of moving forward. All the money may go to the District.

Commissioner Manguso moved to approve and authorize the Chair to sign the 1st Amendment to the Funding Disbursement Agreement for the Colorado River Cooperative Agreement Financial Contribution Infrastructure Projects in Grand County as presented by Ed Moyer.

The motion passed unanimously.

Mr. Moyer asked for a Letter of Support to the Colorado River Basin Roundtable as well as the Colorado River Water Conservation Board. The Letter of Support in favor of Trout Unlimited's application as one of the partners of the Granby Diversion Structure and Improvement Project.

Commissioner Manguso moved to approve the Letter of Support to the Colorado River Basin Roundtable in support of a grant for the construction of the Granby Diversion Structure Improvement Project.

The motion passed unanimously.

The Board is in support of having a team interview an applicant for CSU Extension as the current agent, Travis Hoesli, is moving away from Colorado. If the applicant review team is not in favor of the applicant, Mr. Moyer will ask CSU to open up the interview process.

Manager and Attorney Items

County Manager Kate McIntire presented her weekly update.

Commissioner Manguso moved approve and authorize the Board to sign the letter to Clark Lipscomb and Town of Fraser regarding the application of magnesium chloride on Old Victory Road.

The motion passed unanimously.

Commissioner Manguso moved to approve the letter to Berkadia Commercial Mortgage LLC in support of 204 rental units in Fraser.

The motion passed unanimously.

Consent Agenda

Resolution No. 2019-6-19, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A CORE SERVICES PROGRAM CONTRACT BY AND BETWEEN DR. LISA MARR AND THE BOARD OF HUMAN SERVICES"

Resolution No. 2019-6-20, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A CORE SERVICES PROGRAM CONTRACT BY AND BETWEEN HEALING HEARTS COUNSELING CENTER, LLC AND THE BOARD OF HUMAN SERVICES"

Resolution No. 2019-6-21, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE AMENDMENT NO. 5 TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE STATE OF COLORADO, DEPARTMENT OF HEALTH CARE POLICY AND FINANCING AND THE GRAND COUNTY BOARD OF HUMAN SERVICES CONCERNING A MEDICAID INCENTIVE PROGRAM"

Resolution No. 2019-6-22, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A SERVICES AGREEMENT BY AND BETWEEN THE NORTHWEST COLORADO COUNCIL OF GOVERNMENTS AND THE GRAND COUNTY BOARD OF HUMAN SERVICES"

Resolution No. 2019-6-23, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE AN OPTION LETTER 2 BY AND BETWEEN THE NORTHWEST COLORADO COUNCIL OF GOVERNMENTS AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO CONCERNING CONGREGATE SENIOR NUTRITION SERVICES"

Resolution No. 2019-6-24, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE AN APPLICATION AND RELATED DOCUMENTS TO THE COLORADO DIVISION OF HOUSING FOR A SINGLE FAMILY OWNER OCCUPIED REHABILITATION REVOLVING LOAN FUND"

Resolution No. 2019-6-25, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO AUTHORIZING OUT-OF-STATE TRAVEL FOR THE COUNTY MANAGER"

Resolution No. 2019-6-26, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A SERVICES CONTRACT BETWEEN GROUND ENGINEERING CONSULTANTS, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ASPHALT TESTING SERVICES ON COUNTY ROAD 53"

Resolution No. 2019-6-27, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A GRANT AGREEMENT BETWEEN THE FEDERAL AVIATION ADMINISTRATION AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR IMPROVEMENTS TO THE KREMMLING-MCELROY AIRFIELD COUNTY AIRPORT"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

Treasurer's Report

County Treasurer requested approval of publication of the Treasurer's Semi-Annual Report. Ms. Whitmer also presented her monthly report.

Ms. Whitmer stated that a security for \$1 million was called last week.

Commissioner Manguso moved to authorize the Grand County Treasurer to publish the Semi-Annual Treasurer's Report.

The motion passed unanimously.

Attorney Items

County Attorney Chris Leahy stated that Teri Mordick put together a briefing and proposed plan regarding Short Term Rentals and personal property protests.

Mr. Leahy is working on the ground lease for Winter Park.

Mr. Leahy stated that he is working on the increase in the surcharge on phones. The request is the most aggressive in the state at \$2.65 per month.

Board Business

Commissioner Manguso attended the Legislative Breakfast. All three commissioners attended the Mayor and Manager's meeting.

Commissioner Linke attended the Colorado Rural Workforce Consortium on June 26 and 27 in Salida. Commissioner Linke attended the Senior Law Day at the Granby Community Center.

All three commissioners attended the Flyin at the Granby Airport on July 6.

Commissioner Cimino met with the Mountain Family Center on June 26. Commissioner Cimino attended an insurance meeting regarding the Health Alliance.

Commissioner Cimino attended the Universal Health Care Annual Conference at the Pipefitters Union Hall in Arvada.

Commissioner Cimino met with a member of the State Bar Association regarding a statewide broadband initiative.

Commissioner Cimino attended a meeting on July 2 regarding the mental health crisis in Grand County.

July 11	UCC meeting
July 11	TPR meeting in Steamboat Springs – Commissioner Manguso
July 11	Commissioner Linke will participate in the Ride for History
July 12	Commissioner Linke will attend the Club 20 Summer Policy meeting in Snowmass
July 13	Headwaters Water Museum Grand Opening at 2:00 p.m. – All three commissioners
July 22	Needs Assessment Workshop from 8:30 a.m. to noon at the Board of County Commissioner's meeting room
July 29	Water Workshop from 1:00 p.m. to 5:00 p.m.
July 30	Special Board of Commissioners meeting from 8:30 a.m. to 5:00 p.m.
August 5	Special Board of Commissioner's Meeting from 8:30 a.m. to noon
August 6	Strategic Plan Workshop at the Boardroom from 8:30 a.m. to 5:00 p.m.

Commissioner Manguso moved to send a letter in support of the BUILD transportation grant and authorize the use of the signature stamp for each Board member.

The motion passed unanimously.

Grand County Assessor – List of Protests and Appeals

County Assessor Tom Weydert presented the Board with the Abstract of Assessment (value of the County), list of personal property accounts where declarations were not filed, and listing of all who protested and the decisions by the Assessor.

Public Hearing – Grand County Housing Authority, Community Development Block Grant Application

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

The public hearing scheduled to begin at 11:15 a.m. was called to order by Chair Cimino at 11:15 a.m.

Housing Authority Manager Sheena Darland stated that the hearing is required by the Colorado Department of Local Affairs, Division of Housing. The hearing must be held in order to apply for a Community Development Block Grant.

Ms. Darland stated that the funds can be used on a first come and first serve basis for home rehabilitation up to \$24,999 for each individual.

The County can apply for funds every year. The loans will be zero percent deferred loans until the property is sold.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

Public Hearing – GC Rural Health Network Special Events Permit

County Clerk and Recorder Sara Rosene stated that the property has been posted and no remonstrance have been received.

Ms. Rosene stated that Jen Fanning, Executive Director of the Grand County Rural Health Network, is requesting a Special Events Permit. The event will be held at B Lazy 2 Ranch & Event Center at 454 County Road 5, Fraser, Colorado 80442 on August 15, 2019.

They will sell malt, vinous and spirituous liquor from 5:30 p.m. to 10:00 p.m. on August 15, 2019.

All fees have been paid to the State and to Grand County.

Commissioner Linke moved to approve the Special Events Permit for the Grand County Rural Health Network to sell malt, vinous and spirituous liquor from 5:30 p.m. to 10:00 p.m. on August 15, 2019.

The motion passed unanimously.

DA Matt Karzen – Introduction, Budget Preview

District Attorney Matt Karzen stated that there will be a budget increase for Grand County because Grand County grew and Moffat County did not. The total contribution for Grand County will increase by one percent from 28 percent to 29 percent. That will be a 4.7 percent increase for Grand County in an amount of approximately \$22,000.

Public Hearing – Grand County Zoning Regulations, Indoor Storage, Outdoor Storage, Site Plan Review, and their Definitions

The continued public hearing scheduled to begin at 1:00 p.m. was called to order by Chair Cimino at 1:03 p.m. County Attorney Leahy set the record as follows:

- L Grand County Board of County Commissioner Meeting Minutes dated June 11, 2019
- M Courtesy Notice to interested parties dated July 5, 2019
- N Certification of Recommendation dated July 9, 2019
- O Letter from Ron Jones on behalf of Mountain Storage Management, LLC dated July 9, 2019

TO: The Grand County Board of County Commissioners
FROM: Joan Lyons, Planner I
DATE: July 9, 2019

ATTACHMENTS: A. Grand County Proposed Zoning Regulations Proposed Amendments
SUBJECT: Grand County Zoning Regulations Proposed Amendments: Indoor and Outdoor Storage

I. DISCUSSION

a. Background: After various discussions throughout 2018 and 2019 before the Planning Commission (October and November of 2018 and February and May of 2019), 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 Storage Facilities as a use by right in the Tourist District and Business District. They will also allow Outdoor Storage Facilities as a use by special review in the Tourist District and a use by right in the Business District. Regulation changes were presented during a Public Hearing on June 11, 2019. During the Public Hearing, concerns mainly surround permitted uses and uses by right in the Districts. Some members of the community expressed concern with outdoor storage being a use by right, while others expressed concern with overregulation. Common ground was achieved throughout the Public Hearing and Staff was prompted to work with the County Attorney's office to develop sound definitions for Indoor and Outdoor Storage, and clean up language to reflect a comprehensive body of regulations.

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. Following the Planning Commission meeting on February 20, 2019, Staff brought forward regulations regarding Indoor and Outdoor Storage, and Private Camping on March 19, 2019. During the Public Hearing in March, the Board of County Commissioners directed Staff to start the process of meetings with an Ad Hoc Zoning Steering Committee comprised of community members that were concerned about regulation changes brought forth with a plan of action to bring regulations back to the Planning Commission in April.

Staff met with the Ad Hoc Zoning Steering Committee throughout the month of March and April to determine changes to both the proposed Indoor and Outdoor Storage regulations as well as Private Camping regulations. During that process, expansive amounts of concerns were brought forth regarding the Private Camping regulations. Because of time constraints in meetings, no conclusions were drawn for Indoor and Outdoor Storage regulations and their changes. This then required Staff to continue meetings regarding Indoor and Outdoor Storage with the Ad Hoc Zoning Steering Committee into late April in order to bring forth to the Planning Commission in May.

At the Planning Commission meeting in May, Staff proposed separate regulations for a site plan review process that included Indoor and Outdoor Storage regulations. At the meeting, the Planning Commission expressed confusion with the site plan review process regulations. Commissioners were under the impression that regulations that were previously brought forth to them in February were approved, and that the Board of County Commissioners did not have adequate time to review the proposed changes because they were grouped with

Private Camping regulations. With this in mind, Staff found it relevant to bring the proposed changes approved by the Planning Commission in February 2019 back to the Board of County Commissioners following the May 2019 Planning Commission meeting.

Regulation changes were presented during a Public Hearing on June 11, 2019. Proposed amendment additions and their individual explanations are outlined below:

a. Amendment Wording Explanations

Section VIII Tourist District

Uses Permitted

(7) Outdoor recreational areas provided all such uses retain natural environmental conditions, and are not obnoxious, offensive or objectionable because of excessive noise, odors, dust or vibration;

(11) Commercial uses, including but not limited to the following provided that all previous listed uses do not allow objectionable or obnoxious amounts of noise, odor, dust, smoke, vibration or other similar causes to be disseminated beyond individual lots lines including:

- Antique Stores
- Bakeries
- Banks
- Barber and Beauty Shops
- Clothing Stores
- Drug Stores
- Eating and Drinking Establishments
- Florists
- Grocery Stores
- Home Improvement Stores
- Mini-Storage Warehouse Facilities
- Retail and Rental Sporting Goods Stores
- Indoor Theatres
- Indoor storage facilities and warehouses, consistent with the terms, conditions, and requirements set forth in Section XIV, 14.10 Supplementary indoor and outdoor storage regulations
 - o In order to allocate for current and future storage Tourist District, Indoor Storage was added as a use permitted by special review based on comments in the June 11, 2019 Public Hearing before the Board of County Commissioners.

Uses Permitted by Special Review

(15) Commercial outdoor storage facilities

(16) Indoor Light Manufacturing

- In order to allocate for current and future storage and manufacturing in the Tourist District, both Outdoor Storage and Indoor Light Manufacturing were added as a use permitted by special review based on comments in the June 11, 2019 Public Hearing before the Board of County Commissioners. Section IX Business District Uses Permitted

(17) Commercial outdoor storage facilities, consistent with the terms, conditions, and requirements set forth in Section XIV, 14.10, Supplementary indoor and outdoor storage regulations

(18) Indoor Storage Facilities, Warehouses and Indoor Light Manufacturing consistent with the terms, conditions, and requirements set forth in Section XIV, 14.10 Supplementary indoor and outdoor storage regulations

- 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 supplementary review criteria is outlined in Section XIV, 14.10. All regulation changes, with this exception, were presented to Board of County Commissioners on March 19, 2019. Based on discussion with the public, Staff deemed it necessary to alleviate confusion with the use being permitted with reference back to the special use permit process. This prompted Staff to create a separate section in XIV, 14.10 to accommodate for other considerations individuals shall consider in the process of starting an entrepreneurial endeavor in the storage business.

Section XI Uses Permitted by Special Review and Temporary Uses:

11.8 (10)

(a) Proximity of property to recreational lakes, reservoirs (over 100 acre feet in size) rivers, and streams

- This portion was added to accommodate for streams pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners.

(o) Submittal of a detailed site plan with identified uses and accessory uses of adjacent and contiguous land. In the event that an application is for use on a property leased from others, an executed lease agreement shall be

provided prior to issuance of any Special Use Permit. This shall include contact information for property owner/landlord.

- 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 (11)

All of Section XI 11.8 (11) 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 (10), unless specified below.

(a) Proximity of property to recreational lakes, reservoirs (over 100 acre feet in size) rivers, and streams

- This portion was added to accommodate for streams pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners.

(c) 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.

(f) 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.

(g) On-site management plans regarding access for emergency services personnel pursuant to Grand County emergency services standards

- See explanation outlined in 11.8 (11) (c).

(h) Whether the proposed use would violate the Grand County Blight Ordinance

- This portion was added to diminish blight, junk yards, and salvage yards pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners.

(i) Whether the proposed use would constitute a junk yard, as defined by the Grand County Zoning Regulations, which shall not be considered a permitted use

- This portion was added to diminish blight, junk yards, and salvage yards pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners.

(p) Submittal of a detailed site plan with identified uses and accessory uses of adjacent and contiguous land.

In the event that an application is for use on a property leased from others, an executed lease agreement shall be provided prior to issuance of any Special Use Permit. This shall include contact information for property owner/landlord.

- See explanation outlined in 11.8 (10) (n).

(q) On-site management plans regarding access for emergency services personnel pursuant to Grand County emergency services standards

- See explanation outlined in 11.8 (11) (c).

(r) Compliance with the Grand County Blight Ordinance

- This portion was added to diminish blight, junk yards, and salvage yards pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners.

Section XIV Supplementary Regulations:

All of Section XIV 14.10 is new to our regulations, as there is no review process for Indoor and Outdoor Storage as a permissible use.

(14.10) Supplementary indoor and outdoor storage regulations

A. Intent: The purpose of this section is to minimize impacts to view corridors along Colorado Scenic and Historic Byways and other adverse impacts within any zoning district where indoor and outdoor storage is a permissible use. The Grand County Community Development Department shall consider the following in the Building Permit process:

1. Landscaping/berming/fencing/screening/or enclosure
2. Three Lakes Design Review criteria (if applicable) as outlined in Section XIV, 14.5 Design Review Area
3. Downward-Facing and Hooded Lighting
4. Highway or County Road Access Permit

- All regulation changes, with this exception, were presented to Board of County Commissioners on March 19, 2019. Based on discussion with the public, Staff deemed it necessary to alleviate confusion with the use being permitted with reference back to the special use permit process. This prompted Staff to create a separate section in XIV, 14.10 to accommodate for other considerations individuals shall

consider in the process of starting an entrepreneurial endeavor in the storage business to alleviate concern along Colorado Scenic and Historic Byway corridors.

- Downward-Facing and Hooded Lighting was added as a condition to all sections in the Grand County Zoning Regulations that references lighting for storage facilities based upon discussions at the June 11, 2019 Public Hearing before the Board of County Commissioners.

Section XX Definitions

Commercial Indoor Storage Facilities: The keeping of materials or other items indoors for a fee which are not incidental to normal use of property including but not limited to merchandise, goods, supplies and equipment, parts, vehicles, junk, scrap, timber, trash, debris, or goods that are not incidental to a use by right. Mini-Storage Warehouse, as defined under these regulations, shall not be considered Indoor Storage, as defined herein.

- Routt County's Zoning Regulations in Section 5-1.5 has an extensive definition of Commercial Indoor Storage almost identical to this definition. The following sentence was altered from Routt County to accommodate for differentiation of Mini-Storage Warehouse, a separate use type in the Grand County Zoning Regulations: Mini-Storage Warehouse, as defined under these regulations, shall not be considered Indoor Storage, as defined herein.

Commercial Outdoor Storage Facilities: outdoor storage of any materials, including but not limited to equipment, parts, vehicles, timber, or goods that are not incidental to a use by right or an approved permitted use. Provided, however, that the outdoor storage facility's use does not include a junk yard, as defined herein. This section also does not apply to materials used for farming or ranching purposes.

- 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: Provided, however, that the outdoor storage facility's use does not include a junk yard, as defined herein. This sentence was added based upon the Public Hearing on June 11, 2019 before the Board of County Commissioners to insure outdoor storage does not turn into blight, junk yards, or salvage yards.

Junk: The term junk means all scrap metals or materials, fabrics, rubber, paper, glass, waste, recyclable materials, rubbish made up of furniture, furnishings, clothing, bottles, ropes, rope, books, magazines, newspapers, and other articles, and discarded automobiles, machines, apparatus and parts thereof which are no longer in use or objects for sale or trade for the purposes for which they were originally made, fabricated, assembled, manufactured, or sold.

- This portion was added to diminish blight, junk yards, and salvage yards pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners. Staff worked with the Grand County Attorney to create the definition outlined herein.

Junk Yard: A junk yard is an open area, which may or may not be fully or partially enclosed by a fence or wall, where any junk, waste, used or secondhand materials are stored, collected, bought, sold, exchanged, bailed, parked, disassembled, or handled with the intention for resale in the normal course of said occupant's business. Junk yards do not include farm tractors, farm and ranch equipment, or vehicles used for farming and ranching purposes.

- This portion was added to diminish blight, junk yards, and salvage yards pursuant to discussions from the Public Hearing on June 11, 2019 before the Board of County Commissioners. Staff worked with the Grand County Attorney to create the definition outlined herein.

Uses Permitted: The term 'Uses Permitted', also known as 'Use by Right' refers to a property owner's use of property and structures in manners consistent with that which is listed as permissible in zoning districts in which his or her property is located. 'Uses Permitted' are not subject to special review.

- Upon further review, Staff found that uses permitted, and uses permitted by special review were not defined in the Grand County Zoning Regulations. Staff worked with the Grand County Attorney to create the definition outlined herein.

Uses Permitted by Special Review: The term 'Use Permitted by Special Review' refers to uses allowed zone districts provided that Public Hearings and the final approval of the Board of County Commissioners is granted. If approved, such uses may require additional conditions and safeguards as may be imposed by the Board of County Commissioners to ensure compatibility with surrounding areas.

- Upon further review, Staff found that uses permitted, and uses permitted by special review were not defined in the Grand County Zoning Regulations. Staff worked with the Grand County Attorney to create the definition outlined herein.

Members of the public expressed concerns over inconsistencies in the changes.

The Board committed to provide direction on how it would like to make the appropriate changes.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

Needs Assessment, Sheriff's Office and Detention Facilities

Bob Johnson of Reilly Johnson Architects stated that he would like to discuss the half block that has the Judicial Center and the current detention facility, the half block south of the Judicial Center, and the half block that contains the Sheriff's garage and parking two blocks east of the Judicial Building.

The current Sheriff's building has 11,206 gross square feet. For about three weeks, Mr. Johnson has been working with the Sheriff's Department to "hammer" the space requirements. In that work, they were able to lower the space requirements from 36,856 to 28,988 square feet. That excludes a new garage which needs to be 4,400 square feet.

The average daily population in the jail now is in the low 30s. The new capacity will be 52. That does not double bunk all the cells. If all the cells were double bunked and the multi-purpose room was converted to a dormitory housing unit for trustees, it could be pushed to 66 beds.

There was a conversation of a tunnel under Moffat Avenue from the Detention Center to the Judicial Center. The gross square footage did not include the tunnel. The dollars will include the cost for building the tunnel.

Mr. Johnson stated that the cost for remodeling the current Sheriff's Building for offices is quite high. Newer construction will be of higher quality. The current Sheriff's Office is wood framed roof and wood framed exterior walls and floors. The floor has gypcrete. The building has no envelope with any thermal quality. The building will need a new roof, new windows and new doors. When all is done, it will cost more than to build new.

With the Sheriff's building demolished, there will be room to park 60 cars. That parking lot can be used for future expansion of the courts.

Commissioner Manguso moved to convene an Executive Session, pursuant to CRS 24-6-402, Sections (4)(e)(I), (4)(a), and (4)(b) – to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators; for the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; And for Legal Advice (if needed) RE: Facility Needs. Present for the meeting will be the Board of Commissioners, County Manager, County Attorney, Assistant County Manager, Assistant County Attorney, Director of Human Services and Director of Public Health.

The motion passed unanimously.

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.

I, Richard Cimino, hereby attest that the portion of the executive session during which no minutes were taken was confined to a topic authorized for discussion in an executive session.

I, Christopher Leahy, hereby attest that the portion of the executive session during which the Recorder was directed to take no minutes constituted a privileged attorney-client communication.

Complete Count Committee Meeting

Alexis Kimbrough and Robert Davis attended a meeting of the Complete Count Committee in Jefferson County. It was a good learning experience. Mr. Kimbrough and Mr. Davis put together a list of community members to invite to the meeting today.

Brian Minhart from the US Census Bureau presented information to the Board.

Mr. Minhart noted that the census is a constitutional mandate. There is to be a physical count of every resident within the United States every ten years for the purposes of congressional apportionment in the U. S. House of Representatives. It is very important because the members in the House are capped at 435. Every time a state picks up a seat, some other state loses a seat.

The Colorado General Assembly also uses this information. Both the State Senate and State House will be redistricted.

There is \$675 billion in Federal funding that makes it way to local communities that is based on census data. The potential cost of an under count would be approximately \$1,200 per person in Colorado on average. That will vary by community.

Mr. Minhart stated that individual census information is confidential.

The Census Bureau will send out an invitation to respond. Those will go out early next March. People can complete the census report using a paper document, on-line, by phone, or in-person with a census enumerator.

July 24, 2020 is the last day for people to respond.

Questionnaires will not be sent to post office boxes or to cluster boxes. The questionnaires will be hand-delivered to most of Grand County.

There will be a number of part-time jobs available with the Census Bureau.

The Complete Count Committee is made up of local representatives of the local community that is going to identify local hard to count populations. The Committee will put together an outreach and education strategy for the hard to count populations.

The Board of Commissioners left the meeting for an executive session.

Commissioner Linke moved to convene an Executive Session at 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)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on a specific legal question. The topic of the meeting is the employment matters and property.

The motion passed unanimously.

I, Richard Cimino, hereby attest that the portion of the executive session during which no minutes were taken was confined to a topic authorized for discussion in an executive session.

I, Christopher Leahy, hereby attest that the portion of the executive session during which the Recorder was directed to take no minutes constituted a privileged attorney-client communication.

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 16th day of July 2019.

Richard Cimino, Chair

Attest:

Sara L. Rosene, Clerk and Recorder