

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

August 3, 2021

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
 Assistant County Manager Micah Benson
 County Attorney Chris Leahy
 Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

The Public Hearing scheduled for 11:00 a.m. will be continued to August 10 to 1:00 p.m.

Commissioner Cimino moved to approve the minutes of the Regular Meeting of the Board of Commissioners of July 27, 2021.

The motion passed.

General Public Comments

Citizen Mariette McGrath is concerned that children will be going back to school. Ms. McGrath is concerned over requiring vaccines and masks for children in school. Ms. McGrath would like the Board to discuss informed consent during the Board meeting.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on July 28, 2021, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on July 27, 2021, for payment on July 28, 2021, 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 28, 2021, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on July 27, 2021, for payment on July 28, 2021, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner Cimino moved to approve wire payment and vouchers presented on July 27, 2021, for payment on July 28, 2021, for Grand County.

The motion passed unanimously.

	Pandemic and Fire Costs 8/3/2021		East Troublesome Fire	
	COVID-19	Paid	Unbilled but expected	Total Fire
2020 Cares Act/ETFire Reimbursement Allocation	\$701,883	\$20,388		\$20,388
Less:				
2020 Personnel costs	\$381,135	\$137,487		\$137,487
2020 Grand Foundation programs funded	\$230,000			\$
2020 Rural Health grant	\$10,000			\$
2020 Other operating costs	\$115,852	\$205,974	\$ 44,592	\$250,566
Total 2020 costs	\$736,987	\$343,461	\$ 44,592	\$388,053
Net 2020 (costs) after reimbursements	(\$35,104)	(\$323,073)	\$ (44,592)	(\$367,665)
2021 Reimbursements Requested	\$50,540	\$9,000	\$ -	\$9,000
Less:				
2021 Personnel costs	\$ 240,882	\$118,563		\$118,563
2021 Grand Foundation programs funded	\$			\$
2021 Rural Health grant	\$			\$
2021 Other operating costs	\$15,165	\$133,988		\$133,988
Total 2021 costs	\$256,047	\$252,551	\$ -	\$252,551
Net 2021 (costs) after reimbursements	(\$205,507)	(\$243,551)	\$ -	(\$243,551)
Total Costs after reimbursements	(\$240,611)	(\$566,624)	\$ (44,592)	(\$611,216)

Unrestricted Fund Balance calculation	
2020 Operating Revenues	\$27,100,000
2020 Operating Expenditures	\$21,176,000
2020 Unrestricted Fund Balance	\$10,760,000
% of Operating Revenues	40%
% of Operating Expenses	51%

Departmental Contracts, Comments, Issue

Commissioner Cimino moved to approve and authorize the Chair to sign the Granby-Grand County Airport Hangar Ground Lease between Grand County Board of Commissioners and Jeffrey S. Aley II, Jessica C. Aley, Jeffrey S. Aley and Janet M. Aley for Hangar No. 24.

The motion passed unanimously.

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

Commissioner Cimino moved to approve and authorize the Chair to sign the Contract between Grand County Colorado Department of Human Services Office of Early Childhood, Division of Community and Family Support in the amount of \$41,263 from October 1, 2021 through September 30, 2022.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign the Memorandum of Understanding by and between Better Tomorrow d/b/a Brighter World, Child Advocacy Center and Moffat County Sheriff's Office, Craig Police Department, Routt County Sheriff Office, Hayden Police Department, Oak Creek Police Department, Steamboat Springs Police Department, 14th Judicial district Attorney's Office, Moffat county Department of Human Services, Routt County Department of Human Services, Grand County Department of Human Services, UCHHealth Yampa Valley Medical Center, Sophie Berkley, L.P.C., Dr. Kathy Gibbs, Mind Springs Mental Health, Child Wellness Center, Open Heart Advocates, Advocates of Routt County.

The motion passed unanimously.

Commissioner Cimino moved to approve and authorize the Chair to sign the Purchase of Core Services Program Contract between Grand County Board of Human Services and Denver Children's Home in an amount not to exceed \$26,400 for a period of time between June 16, 2021 and May 31, 2022.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign the Purchase of Core Services Program Contract between Grand County Board of Human Services and East Grand School District in an amount not to exceed \$35,000 for a period of time between August 1, 2021 and May 31, 2022.

The motion passed unanimously.

Commissioner Cimino moved to approve and authorize the Chair to sign the Purchase of Service Intergovernmental Agreement between Board of County Commissioners, Board of Human Services and Board of County Commissioners of Jackson County to be effective through December 31, 2022.

Commissioner Linke announced the Board is sitting as the Board of County Commissioners.

Upon recommendation of County Sheriff, the County will remain in Stage 2 Fire Restrictions.

Manager & Attorney Items

The discussion regarding informed consent for COVID-19 vaccinations will be during the August 10, 2021 meeting.

The Board reviewed the following:

As members of the Board of Commissioners of Grand County, we are writing in response to the recent letter from Colorado Wild Public Lands published in the "Grand Gazette." We want to address some misconceptions that apparently exist about BLM's proposed Blue Valley Land Exchange.

The letter stated that the "proposal could privatize many miles of Blue River front". That is not true. The fact is the public gains much greater walk-in access to fish the gold medal Lower Blue River; 1.65 miles of new access in Lower Green Mountain Canyon. To be fair, there is a small trade off. The public will no longer be able to scramble down a steep embankment to access

0.3 mile of the river near Trough Road, nor stop on a land locked parcel when floating the river. Those "losses" are more than off-set by the benefits of the exchange.

There is more good news for anglers. Under the land exchange, there will be close to two miles of additional access near the confluence of the Lower Blue and the Colorado River. This access will be a feature of the Confluence Recreation Area, a project that will provide a sorely needed recreational feature that will benefit the families we represent. We want to be sure these benefits are understood. There will be substantial stream improvements to a stretch of the river here to enhance fish habitat, making it much more productive trout water. Along with the stream improvements, trails, picnic areas, a new floater takeout and wheelchair accessible fishing platforms on the river will be constructed, providing the disabled with fishing access that is not available anywhere else on the Blue River.

The 2.3 miles of new trails, two parking lots, and restroom facility at the Confluence Recreation Area will also offer other opportunities for other kinds of public recreation near the river close to Kremmling.

There is a concern expressed in the letter, that there is nothing guarantying these benefits will be realized. We understand some skepticism, but let us assure you, on page 17 of the Final Environmental Impact Statement, BLM states that Blue Valley Ranch and the BLM will enter into a Binding Exchange Agreement, "with the assured construction of the proposed improvements covered by a bond that BVR would provide, and funding for future management of the proposed improvements set aside in the nature of an endowment funded by BVR." These assurances will all be in place before an exchange of lands takes place. It is important to know that not only will Blue Valley Ranch be committed to deliver the Confluence Recreation Area, but it will also be committed to provide, through an endowment or trust, funding for the ongoing maintenance of the area.

As for river access to the Lower Blue River, absolutely nothing changes under the land exchange. Floaters will enjoy the same access they've always had, only better. Blue Valley Ranch will convey an easement in perpetuity, that doesn't exist now, at the Spring Creek Bridge

takeout and new rest stop. The ranch will provide a seasonal toilet, picnic tables and expanded parking, and again, it will provide funding set aside now for ongoing operations and maintenance.

Here's more the land exchange does for floaters; a brand-new rest stop about three miles downstream from Spring Creek Bridge. Called the Pump Station Rest Stop, it will also have a seasonal toilet. Once again, Blue Valley Ranch pays for construction, operation, and improvements.

In addition, upon completion, the land exchange will result in two new large blocks of public land. The first is at San Toy Mountain, an area with excellent big game habitat, and abundant hunting and other forms of upland recreation, including hiking, camping, and wildlife viewing. This area of Grand County just off Trough Road will gain over 2500 acres of public land with new and enhanced access for big game hunting and dispersed recreation.

As part of the exchange the public will also receive nearly all of Green Mountain (including its actual summit) which also has excellent big game habitat and a wide variety of recreation opportunities. As mentioned above, the public will have greatly enhanced access to the lower (northernmost) part of Green Mountain Canyon which not only has great fishing but is home to a wide variety of wildlife along with its spectacular scenery.

Understandably, much of the focus on the land exchange has been on recreational activities directly associated with the Blue River. However, the public benefits associated with the gain in access to approximately 3,250 upland acres with its valuable wildlife habitat and wide variety of recreation opportunities is equally impressive.

Taken together, all the access detailed above means the public will have greater access, better access to the Lower Blue River and adjacent uplands. The public will have more opportunity to enjoy the diverse recreational features of this valley.

There is another benefit to the Blue Valley Land Exchange that is important to the residents of Grand County and we know is of particular concern to our neighbors in Summit County. The

exchange guarantees the preservation of Green Mountain. The transfer of private land to public ownership, ensures this landmark and its vistas will never be developed. This is landscape level conservation.

This land exchange is the result of give and take, tough negotiations between the BLM and Blue Valley Ranch, with the participation of Grand and Summit Counties and stakeholders who live, work, and play in the Lower Blue River Valley. It is overwhelmingly in the interest of the public.

That is why it is supported by: Grand County
Summit County
Colorado Division of Parks & Wildlife
Town of Kremmling
Colorado Whitewater Association Blue Valley Sportsman's Club Friends of the Lower Blue

Before you criticize or object to the Blue Valley Land Exchange, we ask you to take a fresh, fair-minded look at the Final Environmental Impact Statement. Please understand how much everyone who loves the Blue River Valley will benefit from the exchange.

Sincerely,
Merrit Linke, Chairman
Kristen Manguso, Commissioner
Richard Cimino, Commissioner

Commissioner Cimino moved to approve the above letter and have the signatures stamped.
The motion passed unanimously.

Consent Agenda

Resolution No. 2021-7-33, "APPROVING THE NOTICE TO PROCEED FOR IMPROVEMENTS TO EMILY WARNER FIELD / GRANBY – GRAND COUNTY AIRPORT NORTHWEST DEVELOPMENT TAXILANE"

Resolution No. 2021-7-34, "APPROVING THE LETTER OF ACCEPTANCE FOR FUNDING PURSUANT TO THE 2021 EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG)"

Resolution No. 2021-7-35, "APPROVING THE MCELROY AIRFIELD AIRPORT LAYOUT PLAN"

Resolution No. 2021-7-36, "APPROVING A SERVICES CONTRACT BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS AND WIRELESS RESEARCH CENTER OF NORTH CAROLINA FOR A WORKFORCE DEVELOPMENT CENTER"

Resolution No. 2021-7-37, "APPROVING THE CORE SERVICES PROGRAM PLAN"

Resolution No. 2021-7-38, "APPROVING THE HEADWATERS RESCUE AUTHORITY INTERGOVERNMENTAL AGREEMENT"

Resolution No. 2021-7-39, APPROVING A FIXED COST AGREEMENT BETWEEN THE U.S. GEOLOGICAL SURVEY AND GRAND COUNTY FOR AN ALERT RAIN GAUGE NETWORK"

Resolution No. 2021-7-40, "APPROVING AND AUTHORIZING WHITE AND JANKOWSKI, LLP TO EXECUTE AN APPLICATION FOR FINDING OF REASONABLE DILIGENCE AND TO MAKE ABSOLUTE CONCERNING THE LANDFILL WELL NO. 1 AND LANDFILL EXCHANGE, AND APPROVING AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE THE VERIFICATION FOR DISTRICT COURT, WATER DIVISION 5, COLORADO CASE 21CW__ (06CW217, 14CW3116, 15CW3106)

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

Board Business / Correspondence / Calendar

Commissioner Manguso moved to approve the Workshop Policy for the Board of Commissioners as written.

Commissioner Manguso	aye
Commissioner Cimino	no
Commissioner Linke	aye

The motion passed.

The term limit questions will be presented on the August 17, 2021 agenda.

Commissioner Manguso moved to approve the letter to the Bureau of Land Management regarding the Blue Valley Land Exchange. This retroactively approving the letter.
The motion passed unanimously.

Commissioner Cimino signed a letter of support for the Winter Park Transit Authority to apply for a grant.

Calendar

- Aug 5 Commissioner Cimino Zoom Meeting with R.D. Sewald, and Steve Burns and Shaun Egan with Iron Woman Construction, 9 to 9:30 am
- Aug 6 American Rescue Plan Affordable Housing Task Force Input Meeting via Zoom 2 to 3 pm
- Aug 7 Middle Park Fair & Rodeo events, to include the Jr. Livestock Show and Commissioner Cookie Jar, at the Kremmling Fairgrounds
- Aug 9 Counties & Commissioners Acting Together (CCAT) Committee via Zoom noon to 1 pm
- Aug 12 Utility Coordinating Committee at Java Lava Café in Granby, 7:30 to 9 am.
- Aug 12 Colorado Counties, Inc. (CCI) Leading In Times of Great Change Meeting, via Zoom 2 to 3 pm
- Aug 18 Commissioner Linke Wolf Technical Committee Conference Call 8 am to 4 pm

Commissioner attended the appreciation dinner for the Southern Baptist for the work performed on the East Troublesome Fire.

Commissioner Linke testified at the Wild Fire Matters committee meeting. Commissioner Linke attended the Club 20 meeting.

Fire Recovery Update

Emergency Manager Joel Cochran stated that Southern Baptist teams demobilized and will be out of the area until the 15th or 16th of August. Of the work that needs to be completed, 73 jobs were completed and four jobs remain. There are a couple of new jobs for sifting.

Mr. Cochran suggested that the weekly updates be discontinued and become part of the department updates. The Board agreed that the updates from Emergency Management can change its reporting schedule to every other week.

Grand County Board of Equalization Decisions, Resolutions

The Board of County Commissioners sitting as the Board of Equalization.

Commissioner Manguso moved to approve the following Resolutions:

- 2021-BOE-1, Schedule No. R064736, for John G. Brant
- 2021-BOE-2, Schedule No. R056120, for Walter E. & Linda M. Heinz
- 2021-BOE-3, Schedule No. R055940, for Donna J. & P. Michael Sargent
- 2021-BOE-4, Schedule No. R036822, for WP Props. Ltd. CO
- 2021-BOE-5, Schedule No. R024931, for ARC FDKRMCO001, LLC
- 2021-BOE-6, Schedule No. R058800, for Leslie J. & Kathleen M. Jardine Revoc Trust
- 2021-BOE-7, Schedule No. R180770, for Gail E. Garey
- 2021-BOE-8, Schedule No. R300834, for Adam E. & Sarah M. Howell
- 2021-BOE-9, Schedule No. R301504, for James A. & Judith A. Dunckley
- 2021-BOE-10, Schedule No. R164861, for IRA Capital Funding, LLC
- 2021-BOE-11, Schedule No. R205190, for Eric and Anida Ray Wheatley
- 2021-BOE-12, Schedule No. R307483, for Nicholas & Aspasia Kyriazi
- 2021-BOE-13, Schedule No. R059080, for LIMOGES, LLC
- 2021-BOE-14, Schedule No. R307581, for Carroll C Martin Family Trust
- 2021-BOE-15, Schedule No. R027894, 1st Net Real Estate Services
- 2021-BOE-16, Schedule No. R107570, for L Rothberg & Michael P Kearney
- 2021-BOE-17, Schedule No. R032890, for Laura L Barnhardt
- 2021-BOE-18, Schedule No. R143280, for C. B Oliver Revocable Family Trust
- 2021-BOE-19, Schedule No. R173342, Thomas R. O'Donnell
- 2021-BOE-20, Schedule No. R301240, RTA GL Lodge (Alliance Tax Advisors)

2021-BOE-21, Schedule No. R038450, Carl M. & Rhonda K. Buss
2021-BOE-22, Schedule No. R173670, for KKTNW Trust
2021-BOE-23, Schedule No. R302073, for Kelly & Ronald Wawrzynek
2021-BOE-24, Schedule No. R305541, for James & Martina Kastengren
2021-BOE-25, Schedule No. R301475, for Joseph Wetzal and Sharon Scott
2021-BOE-26, Schedule No. R306922, for Charles Bailey Jr. and Tamara Bailey
2021-BOE-27, Schedule No. R060530, for Charles Yenglin Trust
2021-BOE-28, Schedule No. R165690, for Eliot & Pamela Hardy
2021-BOE-29, Schedule No. R209733, for Jeffrey Schott
2021-BOE-30, Schedule No. R310682, for John & Kristin Schiechl
2021-BOE-31, Schedule No. R039540, for Smith Bros. Tax Detective
2021-BOE-32, Schedule No. R169871, for Skaff Tax Detective
2021-BOE-33, Schedule No. R205090, for James R Addison Revocable Trust
2021-BOE-34, Schedule No. R065600, for Chris & Julie Jakubson
2021-BOE-35, Schedule No. R301083, for David M. Brown Living Trust
2021-BOE-36, Schedule No. R044660, for Belle Fourche LLC
2021-BOE-37, Schedule No. R086036, for Fraser Valley Center
2021-BOE-38, Schedule No. R207317, for WP Base LLC
2021-BOE-39, Schedule No. R207249, for WP Base, LLC
2021-BOE-40, Schedule No. R044670, for Belle Fourche LLC
2021-BOE-41, Schedule No. R035160, for Fraser Valley Center
2021-BOE-42, Schedule No. R169920, for CWC Holdings LLC
2021-BOE-43, Schedule No. R302833, for Fraser Properties LLC
2021-BOE-44, Schedule No. R002940, for James & Kathleen Domenico
2021-BOE-45, Schedule No. R300052, Stephen & Carrie Stolte
2021-BOE-46, Schedule No. R305095, for John & Layla Schnacke
2021-BOE-47, Schedule No. R302925, for Richard Jeffrey
2021-BOE-48, Schedule No. R174494, for Smith Family Trust
2021-BOE-49, Schedule No. R035140, for Fraser Valley Center
2021-BOE-50, Schedule No. R035151, for Fraser Valley Center
2021-BOE-51, Schedule No. R001413, for David & Karen Hammer
2021-BOE-52, Schedule No. R198130, for Peak Ranch Inc.
2021-BOE-53, Schedule No. R309533, for Peak Ranch Inc.
2021-BOE-54, Schedule No. R176925, for Sydney & Ardith A. White
2021-BOE-55, Schedule No. R087625, for Mary Catherine & Tommy Tindle
2021-BOE-56, Schedule No. R310068, for Thomas & Stephanie Hawkinson
2021-BOE-57, Schedule No. R303533, for F & N Walker Co Tste
2021-BOE-58, Schedule No. R119890, for William & Rochelle Foland
2021-BOE-59, Schedule No. R162980, for Michael & Pamela Golden
2021-BOE-60, Schedule No. R306701, for Edward & Margaret Sanders
2021-BOE-61, Schedule No. R209201, for William Anderson
2021-BOE-62, Schedule No. R171060, for Judy R. Brooks Revocable Trust
2021-BOE-63, Schedule No. R203650, for Adrianakos c/o Stevens & Assoc
2021-BOE-64, Schedule No. R174351, for Fallin Childrens Trust
2021-BOE-65, Schedule No. R002930, for James & Kathleen Domenico
2021-BOE-66, Schedule No. R309292, for Vasquez Creek c/o Sansone Co.
2021-BOE-67, Schedule No. R193860, for Vasquez Creek c/o Sansone Co.
2021-BOE-68, Schedule No. R080312, for DTR/CO Mtn. Resorts Investors c/o Sanson Co.
2021-BOE-69, Schedule No. R310185, for DTR/CO Mtn. Resorts Investors c/o Sansone Co.
2021-BOE-70, Schedule No. R141421, for L.G. Broderick, Grand 1900 c/o Sansone Co.
2021-BOE-71, Schedule No. R308609, for L.G. Broderick, Rivendell DuLac c/o Sansone Co.
2021-BOE-72, Schedule No. R086034, for RM Inn & Hostel, CMR Investors c/o Sansone Co.
2021-BOE-73, Schedule No. R028560, for RM Inn & Hostel, CMR Investors c/o Sansone Co.

The motion passed unanimously.

Public Hearing – Special Use Permit for byers Peak Properties, LLC Mobile Concrete Plant (continued from July 13, 2021)

Commissioner Cimino moved to continue the public hearing to August 10, 2021 at 1:00 p.m.
The motion passed unanimously.

Short-Term Rentals (STRs), Continued Discussion and Possible Moratorium on New STR Applications, Permits and Renewals

On July 27, 2021, the Board of County Commissioners hosted a workshop focusing on the county's short term rental program. At the conclusion of the workshop, a decision was made to hold a discussion at the August 3, 2021 meeting of the Board of County Commissioners to weigh the possibility of enacting a moratorium on new Short Term Rental (STR) permits in unincorporated Grand County.

The specific proposal would be to place a moratorium on any new STRs and consider the same for renewals. The Commissioners were concerned with unintended consequences to STR bookings. It would seem that with a moratorium, the BOCC could allow existing STRs to continue to book stays until the time their current STR Permit expires. After expiration, STRs would not be allowed to operate until the moratorium is lifted. For example, if the county were to enact a three month (3) moratorium effective August 31 there would be 123 permits expiring between August 3 and November 3.

Staff has analyzed possible positives and negatives of this idea. Below is a list of pros and cons relative to enacting a moratorium on STRs.

Pros

- Enacting a moratorium will send a strong message to owners and prospective buyers that change is coming and to get your property registered as soon as possible,
 - Since the July 27 workshop, a significant number of property owners have registered their properties as short term rentals, presumably to secure a permit before the potential moratorium. July 29 alone saw a **record 27 submitted applications and**

\$6,575 in fees.

- If the Board enacts the moratorium, and if the Board expects to raise permit fees during that time, it is possible to prevent the loss of the corresponding difference in revenue between the old and new fees.
 - We can reasonably assume that those unable to register for a permit during that period will register once the moratorium was lifted, and the county would see a gain of revenue overall.
- A moratorium would also allow the Board the opportunity to take the time to reorganize the fee structure to allow for funds to potentially funnel a portion of that revenue into a future affordable housing fund.

Cons

- Given the county's compliance rate of less than 50%, the decision to enact a moratorium is complex. If we suspend permit approval for however many days the Board decides, we will not be able to raise the compliance rate, and all revenue from the program will halt during that period.
- Many owners of these unregistered units may continue to operate.
- Given the number of STRs in unincorporated Grand County, it is unlikely that much harm will come from letting them continue on while the County plans for the next policy consideration. It may not be worth the effort to have a moratorium. A moratorium takes time-for drafting, maybe some legal advice, and the expenditure of political capital in most cases-and may cause some push back from those already renting, all of which may cost more than the planning pause is worth.

Going After Unregistered STRs

As discussed during the July 28 workshop, staff has reached out to our permit management system provider Host Compliance to inquire about adding a service to our contract that would send out letters automatically to owners not in compliance. The quote we received was for \$10,000 per year. Staff has high confidence this system will pay for itself several times over with drastically improved compliance rates; we have historically had very high compliance with sending physical letters (by hand) in the past.

This service could also be used to enforce any proposed moratorium by sending custom letters informing owners that the county has temporarily halted issuing short term rental permits and that operating a short term rental without a permit is a zoning violation.

Staff is preparing an analysis of raising additional STR fees other than those needed to pay for the enforcement feature associated with the Host Compliance software. For example, if the County raises pillow fees by \$3 from \$25 to \$28 a pillow, we estimate that would alone pay for the software enforcement feature while not reducing revenues to the General Fund. Additional fees would be associated with costs are related to any proposed Fire District inspection services, or to create a nexus for an affordable housing fund. Staff may examine what additional fees would be needed to pay for the other costs mentioned above.

Affordable Housing

STRs increase the stock of furnished, short-term accommodations. Because many of the rentals involve renting a room in a permanently occupied dwelling, they are often less expensive and provide a unique experience for the visitor than commercial lodging. The benefit for home owners or long-term tenants who host STR guests is additional income, which can help offset mortgage or rent payments.

The October 2015 issue of Zoning Practice (APA) states that STRs may exacerbate the shortage of lower cost rentals because landlords, attracted by the higher revenue stream from STRs, are taking apartments out of long-term rentals. Others say high tenant demand and demographics are the cause of the problem, not STRs, which are a small share of the market.

Staff feels that a portion of STR fees can be used to help implement affordable housing in the county. More work is needed to determine the actual and specific use of funds that would be derived from STR registration fees.

Recommendation

Staff sees merit in enforcing a moratorium but is not convinced a moratorium is necessary. A moratorium is probably not going to stop people from renting their homes, it could create additional enforcement issues and the compliance rate would not increase during the moratorium period.

Commissioner Cimino stated that he opposes a moratorium at this time.

Commissioner Manguso stated that a moratorium would give the County to look at what is going on in the county with regard to short term rentals.

Commissioner Linke noted that what the County is doing now is not working. He would like to see a moratorium to look at making changes.

Robert Blea owns Stay Winter Park. He has about 20 percent of the registered rentals in unincorporated Grand County. Mr. Blea stated that the County does not have a short-term rental problem; it has an enforcement problem. He asked that the County enforce the rules.

Mr. Blea stated that he is not getting any complaint calls from Grand County. The County should not punish the industry. It needs to enforce the rules.

Mr. Blea stated that he believes there are no corporations buying large number of properties in Grand County.

George Roberts has a cleaning service and he has about 25 employees. He has about 200 clients in unincorporated Grand County. Not one of his clients is a corporation.

Mr. Roberts stated short-term rentals are highly unregulated. The rules are not enforced.

Kyle Jenkins is the operations manager for Winter Park Escapes. Mr. Jenkins asked the Board to allow for more time to come up with more data. Mr. Jenkins stated that license numbers do not show on line. It would be helpful to have that information in order to determine what is not registered.

Mr. Jenkins stated that he has not seen corporations buying up homes. He has seen a group of people purchasing a home together as a LLC. Mr. Jenkins asked that County to enforce the fines.

Al Falone of Winter Park Lodging Company agrees with what has been said. There are mostly issues with listings. There was a system change and renewals did not get sent out. Ask that the permit number required to be posted.

Christy Warren of Grand Mountain Rentals stated that a moratorium would greatly impact her business in a negative way.

Gary Bumgarner, citizen of Grand County, stated that he would like to know how many big "corporations" are buying up property. People cannot afford to own long-term rentals. Short-term rentals are more likely to cash flow for owners.

Lindsey Morrow stated as real estate agent she is not seeing corporations buying up property. Ms. Morrow asked the Board not to set a moratorium.

Sarah Bradford owns Winter Park Lodging stated that she agrees with what has been said. She add that she does not believe there are institutional investors.

George Roberts stated that he would be happy to form a committee to present ideas to help with enforcement.

The Board would like to reconsider a moratorium in 30 days. This will give staff time to look at regulations, enforcement, notification, etc. Commissioner Cimino asked that a moratorium policy be written.

Mr. Cimino would like to approve a budget to consider hire a contractor to look into this matter.

The Board agreed that the annual review of short-term rentals will not take place on August 24, 2021.

There being no further business to come before the Board, the meeting was adjourned at 3:05 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 17th day of August 2021.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder