

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

October 1, 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
Assistant County Manager Ed Moyer
County Attorney Chris Leahy

Those present recited the Pledge of Allegiance.

Commissioner Linke moved to approve the Meeting Minutes of September 24, 2019, of the Board of Commissioners with one change.

The motion passed unanimously.

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

Commissioner Manguso moved to approve the Down Payment Assistance Loan for Mitchel S. Gillard in the amount of \$9,300.

The motion passed unanimously.

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 October 2, 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 October 1, 2019 for payment on October 2, 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 October 2, 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 October 1, 2019, for payment on October 2, 2019 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Linke moved to approve the wire payment and vouchers presented on October 1, 2019, for payment on October 2, 2019 for Grand County.

The motion passed unanimously.

General Public Comments

Hot Sulphur Springs resident Richard Johnson commented on Grand County Ballot Issue 1A and the proposed detention facility

Departmental Contracts, Comments,

Commissioner Manguso moved to approve and sign Ordinance No. 6, "ORDINANCE FOR THE PREVENTION OF ENVIRONMENTAL BLIGHT, COUNTY OF GRAND, STATE OF COLORADO" as amended effective October 5, 2019.

The motion passed unanimously.

Commissioner Manguso moved to approve the renewal of the Hotel and Restaurant Liquor License for Robert Nicholls, President and manager of SD & AD, Inc. dba Roadhouse Bar & Grill as presented by the County Clerk and Recorder.

The motion passed unanimously.

Manager and Attorney Items

County Manager Kate McIntire presented the weekly update.

Consent Agenda

Resolution No. 2019-9-19, "A RESOLUTION APPROVING AND AUTHORIZING EDWARD T. MOYER, ASSISTANT COUNTY MANAGER AND DAVID C. TAUSSIG TO EXECUTE AND SUBMIT A STATEMENT OF OPPOSITION CONCERNING THE APPLICATION FOR WATER RIGHTS BY SUN RIVER RANCH RV, LLC AND THE TOWN OF GRANBY"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

Commissioner Manguso moved to convene an Executive Session at 9:05 a.m., 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.

The Executive Session ended at 9:53 a.m.

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

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.

Board Business / Correspondence / Calendar

Fraser Town Planner for Catherine Trotter came before the Board to request funding from the County's Conservation Trust Fund for a Fraser River Corridor project.

The Town has received several grants and Ms. Trotter is requesting \$75,000 for the project.

Commissioner Manguso moved to approve the Town of Fraser Conservation Trust Fund Application in the amount of \$75,000 solely for construction of the project. There will be \$25,000 allocated from each of the three commissioner districts.

The motion passed unanimously.

Grand County was awarded the Growing Water Smart grant from the Sonoran Institute.

Commissioner Linke attended the 9 Basin Roundtable in Fraser.

All three Commissioners met with Mayor Vandernail of the Town of Fraser.

Commissioner Manguso attended the legislative breakfast in Gilpin County.

Commissioner Cimino attended the Visioning 2050 meeting.

Calendar

- October 1 Open meeting with Senator Gardner at 2:30 – all three Commissioners
- October 1 Board will attend the Town of Winter Park Board meeting at 5:30 p.m. to discuss the County Ballot Questions (All three commissioners)
- October 2 Tour of Freeport mine (Commissioners Manguso and Cimino)
- October 2 Orphan easement call at 10:00 a.m. – Commissioners Linke
- October 2 Peak Health Alliance at the Keystone Policy Center from 10 am to 12:30 pm – Commissioner Cimino
- October 2 Mountain Family Center Ribbon Cutting at 4:00 p.m. – All three commissioners
- October 3 Club 20 meeting in Eagle at 11:30 a.m. – Commissioner Linke
- October 3 Club 20 Grand County Caucus at Mountain Parks Electric – Commissioner Linke
- October 3 Meeting with BLM at 680 Blue River Parkway at 2:30 p.m. – all three commissioners
- October 3 TPR meeting in Steamboat Springs – Commissioner Manguso
- October 3 Judging 4H Kids at the CSU Extension Hall at 6:00 p.m.– Commissioner Manguso
- October 7 Budget Hearings for the week of October 7 – all three commissioners
- October 8 Board will attend the Town of Granby Board meeting at 6:00 p.m. to discuss the County Ballot Questions
- October 11 Legislative Committee to meet at CCI Office in Denver
- October 14 Board will attend the Town of Grand Lake Board meeting at 7:00 p.m. to discuss the County Ballot Questions
- October 16 Board will attend the Town of Kremmling Board meeting at 6:00 p.m. to discuss the County Ballot Questions
- October 17 Board will attend the Town of Hot Sulphur Spring Board meeting at 6:30 p.m. to discuss the County Ballot Questions
- October 17 Department Heads meeting at 8:30 a.m. at the Board room

Lots 72 & 73, Winter Park Highlands Unit 1, Amended Final Plat

- PROJECT NAME: Amended Final Plat, Lots 72 and 73, Winter Park Highlands Unit 1
APPLICANT: Gregory and Pamela Counts
LOCATION: Lots 72 and 73, Winter Park Highlands Unit 1, 173 and 81 Grand County Road 8507 (Blue Jay Road)
ZONING: Residential District (R)
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations
ATTACHMENTS:
A. Vicinity Map
B. Community Development Application
C. Winter Park Highlands Unit 1 Subdivision Plat Rec. No. 109677
D. Lots 72 and 73, Winter Park Highlands Unit 1, Proposed Amended Final Plat
E. Title Commitment
STAFF PLANNER: Joan Lyons, Alexander Taft, LEED Green Associate
REQUEST: Approval of an Amended Final Plat for a boundary line adjustment to allow for the construction of a new garage.

I. DISCUSSION

a. Background:

Gregory and Pamela Counts, the Applicants, are the owners of the subject lots. The Applicants were conveyed title to the property via Warranty Deeds recorded at Reception No. 2014000259 and 2016007889. The Applicants are proposing the construction of a garage on the northern portion Lot 73 adjacent to the existing single family dwelling.

Approval of this Amended Final Plat will accommodate for setback requirements and will allow a new detached garage to be built on the same lot as the Applicant's primary structure without causing encroachment.

b. History:

Winter Park Highlands Unit 1 was platted in 1968 and contains approximately 149 lots in 300 acres with average lot sizes of roughly 2 acres or 87,120 ft². Subdivided lots require a well and septic system, since no

public water and sewer is provided. Electric service is provided overhead in the 10 foot easement adjacent to the Right-Of-Way on County Road 8507, also known as Blue Jay Road.

II. STAFF COMMENTS AND ANALYSIS

The Applicant is proposing this boundary line adjustment with the future intention of constructing a new garage on Lot 73. The individual platted lots are 1.61 acres or 70,131.6 ft² for Lot 73, and 1.36 acres or 59,241.6 ft² for Lot 72 lying in the Residential District. Under current County Zoning Regulations, minimum area of a lot is 30,000 ft² and minimum width is one hundred twenty (120) feet. This boundary adjustment, or moving the northern boundary of Lot 73 further north, will accommodate for setback requirements and will allow new detached garage to be built on the same lot as the Applicant's primary structure.

1. A statement of taxes that shows all taxes have been paid shall be submitted (4.3 (2) (u)).
2. An electronic copy of the Final Plat shall be submitted and corrections must be made on the plat prior to submittal (4.3 (2) (y)).
3. All recording fees are to be paid by the Applicant.
4. All applicable building and sanitation permits shall be obtained through the County prior to construction.
5. Draft Quit Claim Deeds to amend legal description of the lots shall be submitted for review by the County Attorney's Office and recorded with Final Plat.
6. A 24"x36' mylar for recording shall be submitted (4.3(2) (a)).
7. A surveyor's certificate shall be submitted (4.3(2) (l)).

The following conditions are additional that shall be corrected prior to submittal of a Final Plat for recording.

8. Width of Rights of Way shall be provided (4.3(2) (e)).
9. A lien holders certificate shall be added (4.3(2) (j)).
10. A Board of County Commissioners Certificate shall be corrected (4.3(2) (m)).
11. Plat notes from the original plat should carry over to the new plat. All notes on the final plat still apply.

Commissioner Manguso moved to approve Amended Final Plat, Lots 72 and 73, Winter Park Highlands Unit 1 with staff recommendations.

The motion passed unanimously.

Tracts 58 & 59, Trinder Tracts Subdivision, Amended Final Plat

PROJECT NAME: Amended Final Plat, Tracts 58 and 59 Trinder Tracts Subdivision
APPLICANT: David J. and Carleen M. Trepasso
LOCATION: Tracts 58 and 59, Trinder Tracts, 328 County Road 476 (Agnes Drive)
ZONING: Residential District (R)
APPLICABLE
REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Grand County Subdivision Regulations

ATTACHMENTS:

- A. Vicinity Map
- B. Community Development Application
- C. Trinder Tracts Subdivision Plat Rec. No. 63921
- D. Tracts 58 and 59, Trinder Tracts Proposed Amended Final Plat
- E. Title Commitment

STAFF PLANNER: Joan Lyons, Alexander Taft, LEED Green Associate

REQUEST: Approval of an Amended Final Plat for a boundary line adjustment to allow for the construction of a new garage.

I. DISCUSSION

a. Background:

David and Carleen Trepasso (the "Applicant") is the owner of the subject tracts transferred via Warranty Deed recorded at Reception No. 2004008357 and 2006000301. The Applicant is proposing the construction of a garage to replace the existing garage on Tract 59. Approval of this Amended Final Plat will accommodate for setback requirements and will allow new detached garage to be built on the same lot as the Applicant's primary structure.

b. History:

Trinder Tracts Subdivision was platted in 1946 and contains approximately 60 tracts in 60 acres with average tract sizes of roughly one acre, or 43,560 ft². These subdivided tracts are within the service area of Three Lakes Water and Sanitation District and require a well. There are existing easements within the County rights-of-way for sewer.

Electric is provided in overhead easements, but are located underground in adjacent tract lines, or side setbacks per Mountain Parks Electric.

The Applicant brought forward a similar Amended Final Plat Application in May of 2019. The Applicant, however, decided after the Amended Final Plat had been approved that they wanted to keep the tracts separate, and instead do a boundary line adjustment to accommodate for building a larger garage on the same tract his primary residence is currently located on. As such, a hearing for the AFP was accomplished but a Resolution and recording was not accomplished for this request.

II. STAFF COMMENTS AND ANALYSIS

The Applicant is proposing this boundary line adjustment for Tracts 58 and 59 with the future intention of constructing a new garage on Tract 59. The individual platted tracts are 1.06 acres or 46,173.6 ft² (Tract 58), and 1.05 acres or 45,738 ft² (Tract 59) lying in the Residential District. Under current County Zoning Regulations, minimum area of a tract is 15,000 ft² and minimum width is sixty (60) feet. This boundary adjustment will accommodate for setback requirements and will allow new detached garage to be built on the

The subject parcel is bordered by Residential zoning on all sides. The south and east of the parcel is surrounded by single-family dwellings. Immediately north and west exist vacant land.

Staff finds this proposal consistent with the applicable Grand County Regulations. With moving the southern boundary line of Tract 59 further south, the resultant tracts are 1.18 acres or 51,400.8 ft² for Tract 59 and .92 acres or 40,075 ft² for Tract 58. Therefore, both resultant tracts comply with the 15,000 ft² minimum area of a tract lying in the Residential District. It is Staff's opinion that, the land area is a suitable area for a garage. Staff believes that the proposal is consistent with keeping low density where there are not public water or sewer services.

III. RECOMMENDATION

During the regular meeting of Planning Commission September 11, 2019, this application was presented for review. Staff presented the proposal and clarified a question from the Planning Commission about the request. This project had previously been reviewed as an application to combine the two tracts creating a single buildable tract which would contain a new garage where one existed. The Applicant changed their plans for construction of the proposed garage to remove and enlarge an existing garage on Tract 59 (Amended Tract 59A). To accomplish this, they needed more space on the property to avoid encroachment into setbacks, triggering the boundary adjustment.

Planning Commission unanimously recommended approval of the Amended Final Plat for Amended Tracts 58A and 59A, Trinder Tracts Subdivision with the following conditions to be met prior to the recording of the Amended Final Plat.

1. A statement of taxes that shows all taxes have been paid shall be submitted (4.3 (2) (x)).
2. An electronic copy of the Final Plat shall be submitted and corrections must be made on the plat prior to submittal (4.3 (2) (y)).
3. All recording fees are to be paid by the Applicant.
4. All applicable building and sanitation permits shall be obtained through the County prior to construction.
5. Draft Quit Claim Deeds to amend legal description of the lots shall be submitted for review by the County Attorney's Office and recorded with Final Plat.
6. A 24"x36' Mylar for recording shall be submitted (4.3(2) (a)).
7. A surveyor's certificate shall be submitted (4.3(2)(l)).
8. The final plat drawing should eradicate the join symbol between the two subject lots and depict revised boundary lines.

Commissioner Manguso moved to approve Amended Final Plat, Tracts 58 and 59 Trinder Tracts Subdivision with the understanding that the home is in the front setback and that will be addressed.

The motion passed unanimously.

Grand County Health Plan – Stop Loss

Commissioner Manguso moved to approve the stop loss plan through Optum as recommended by HUB and authorize the Board to sign outside the meeting.

The motion passed unanimously

There being no further business to come before the Board, the meeting was adjourned at 11:00 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 8th day of October 2019.

Richard Cimino, Chair

Attest:

Sara L. Rosene, Clerk and Recorder