

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

February 6, 2018

Present: Commissioner Richard D. Cimino, Commissioner District 1
Commissioner Merrit S. Linke, Commissioner District 2 - Chair
Commissioner Kristen Manguso, Commissioner District 3

Also Present: Clerk and Recorder Sara Rosene
County Attorney Alan Hassler
County Manager Lee Staab

Those present recited the Pledge of Allegiance.

Commissioner Manguso moved to approve the minutes of the meeting of January 16, 2018 as presented.

The motion passed unanimously.

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

Commissioner Cimino moved to approve Resolution No. 2018HA-2-1, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, ACTING IN THE CAPACITY AS THE GRAND COUNTY HOUSING AUTHORITY BOARD, APPROVING AND AUTHORIZING THE GRAND COUNTY HOUSING AUTHORITY TO PERFORM ALL ACTIONS NECESSARY TO DISSOLVE FOX RUN HOLDINGS, INC., IN ACCORDANCE WITH C.R.S. §7-90-908"

The motion passed unanimously.

Commissioner Cimino moved to authorize the Chair to sign over a check for insurance claim to have a building repaired on the Taylor and David Perry property.

Discussion: County Attorney Hassler noted that Colorado's law does not require that the money be used to complete the work.

The motion passed unanimously.

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

Finance Department

Commissioner Cimino moved to approve Resolution No. 2017-1-49, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO RESTRICTING THE ALLOCATION OF INTEREST EARNED BY THE COUNTY TREASURER TO THE GENERAL FUND, EXCEPT AS PROVIDED HEREIN"

The motion passed unanimously.

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on February 7, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Manguso moved to approve the checks presented on February 6, 2018 for payment on February 7, 2018 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 February 7, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Manguso moved to approve the vouchers presented on February 6, 2018, for payment on February 7, 2018 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Manguso moved to approve the wires payments and vouchers payments presented on February 6, 2018, for payment on February 7, 2018 for Grand County.

The motion passed unanimously.

Commissioner Manguso moved to approve release of capital in the amount of \$19,750.60 to replace the County's Sonicwall firewall as presented by Information Technology Director Kirk Magnusson.

Discussion: Western NRG is a single-source vendor for this solution as they are the Sonicwall's Western Region channel partner and provides the engineering support, installation, configuration, technical support and hardware replacement for Sonicwall. This is a approved 2018 expense.

The motion passed unanimously.

Commissioner Linke announced that the Board is sitting as the Grand County Department of Human Services.

Commissioner Cimino moved to approve a Services Contract with Ytime Now, LLC in the amount of \$1,431.30 as presented by Human Services Director Deb Ruttenberg.

The motion passed unanimously.

Commissioner Manguso moved to approve the IGA with Jackson County Commissioners for Ms. Ruttenberg to be the Director of Human Services for Jackson County.

The motion passed unanimously.

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

Commissioner Manguso moved to approve and authorize the Chair to sign the Services Contract between Grand County and Colorado Tire Recyclers, LLC in an amount not to exceed \$5,000.

The motion passed unanimously.

Commissioner Cimino moved to approve and authorize the Chair to sign the grant application for the Colorado Parks and Wildlife Impact Assistance Grant in the amount \$8,429.10.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Board to send a letter of support to Hahns Peak – Bears Ears Ranger District regarding the Mad Rabbit Trail Project on Rabbit Ears Pass.

The motion passed unanimously.

Commissioner Cimino moved to approve the renewal of the Hotel and Restaurant License for Jean Claude Cavalera, Owner / Manager of Stillwater Grill, LLC dba Stillwater Grill as presented by Clerk and Recorder Sara Rosene.

The motion passed unanimously.

Commissioner Cimino moved to approve the renewal of the Hotel and Restaurant License for Randal George, President and Manager of Latigo Corporation dba Latigo Ranch as presented by Clerk and Recorder Sara Rosene.

The motion passed unanimously.

Commissioner Cimino moved to approve the renewal of the Hotel and Restaurant License with optional premises for Devil's Thumb Ranch Operating Company dba Devil's Thumb Ranch as presented by Clerk and Recorder Sara Rosene.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign a five year Services Contract between Grand County and Air Gas for medical oxygen as presented by EMS Chief Ray Jennings.

The motion passed unanimously.

Manager and Attorney Items

Grand County EMS has been asked to provide a standby ambulance at the Denver Water Third Annual Water Scramble Ice Fishing Tournament at Williams Fork Reservoir on February 24, 2018 from 6:00 a.m. to 4:30 p.m. The Board supported this request.

Commissioner Manguso moved to appoint Ray Jennings and Todd Holzwarth to 911 Telephone Authority Board for terms to end December 31, 2019.

The motion passed unanimously.

Commissioner Cimino moved to authorize a grant of \$2,000 to the Middle Park High School Post Prom Committee.

The motion passed unanimously.

Commissioner Manguso moved to approve a fee waiver request and authorize the County Manager to sign the fee waiver request for the Kremmling Preschool fundraiser on April 6, 2018.

The motion passed unanimously.

Commissioner Manguso moved to approve the fee waiver request and authorize the County Manager to sign the fee waiver request for the West Grand FFA Recruitment Dance.

The motion passed unanimously.

Commissioner Cimino moved to appoint Robert S. Gnuse as a Planning Commission member representing District 1.

The motion passed unanimously.

County Manager Staab presented his weekly update.

Consent Agenda

Resolution No. 2018-1-39, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE CONTRACT AMENDMENT #1 BY AND BETWEEN THE STATE OF COLORADO, DIVISION OF YOUTH SERVICES AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO CONCERNING COST REIMBURSEMENT OF SENATE BILL 94 AND SENATE BILL 215 PROGRAM REQUIREMENTS"

Resolution No. 2018-1-40, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE AN AGREEMENT BY AND BETWEEN NORTHERN COLORADO WATER CONSERVANCY DISTRICT; THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS; COLORADO RIVER WATER CONSERVATION DISTRICT; COLORADO RIVER HEADWATERS CHAPTER OF COLORADO TROUT UNLIMITED; WINTER PARK WATER AND SANITATION DISTRICT; THE TOWN OF WINTER PARK; AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR SHARED FUNDING FOR 2017 MACROINVEREBRATE MONITORING"

Resolution No. 2018-1-41, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT ANNUAL REPORT FOR DISCHARGES FROM THE APPLICATION OF PESTICIDE"

Resolution No. 2018-1-42, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE APPOINTMENT OF MARK CAMPBELL AS THE AT-LARGE REPRESENTATIVE TO THE GRAND COUNTY EMERGENCY TELEPHONE SERVICE AUTHORITY BOARD"

Resolution No. 2018-1-43, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING A CAPITAL RELEASE BY GRAND COUNTY EMS FOR THE PURCHASE OF IV PUMPS"

Resolution No. 2018-1-44, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO ACCEPTING THE BID FROM MOTOROLA SOLUTIONS, INC. FOR THE DESIGN, INSTALLATION, IMPLEMENTATION, TRAINING, AND SUPPORT OF AN IP BASED NEXT GENERATION 9-1-1 SYSTEM"

Resolution No. 2018HA-1-45, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, ACTING IN THE CAPACITY AS THE GRAND COUNTY HOUSING AUTHORITY BOARD, TO EXECUTE A STANDARD FORM TO CONFIRM ACCOUNT BALANCE INFORMATION WITH FINANCIAL INSTITUTIONS"

Resolution No. 2018-1-46, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE RE-APPOINTMENT OF CAROL CULBREATH AS A REPRESENTATIVE TO THE MIDDLE PARK FAIR AND RODEO BOARD"

Resolution No. 2018-1-47, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE RE-APPOINTMENT OF MARCUS DAVIS AS A REPRESENTATIVE TO THE GRAND COUNTY LIBRARY DISTRICT BOARD OF TRUSTEES"

Resolution No. 2018-1-48, "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 LOUD EXAMPLE LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ADMINISTRATIVE SERVICES"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-2-2, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AND ADOPTING A FEE SCHEDULE FOR THE LICENSING OF RETAIL MARIJUANA ESTABLISHMENTS AND MEDICAL MARIJUANA ESTABLISHMENTS"

The motion passed unanimously.

Commissioner Manguso moved to approve the Contract between Grand County and the Grand Foundation for the County's Donor Advised Fund.

The motion passed unanimously.

Assistant County Manager Ed Moyer stated that he received an email from the County's Water Council. The County has been in a consolidated case with Denver Water regarding the Byers Peak Ranch water case. Grand County stipulated to be a friendly objector in the case to make sure that the future 1,000 acre feet of by-pass flows through the Colorado River Cooperative Agreement when future releases are not picked off by other entities.

Mr. Moyer related that Mr. Taussig is informing the County that it has the appropriate language and Mr. Taussig is requesting authorization to sign the stipulation in this case.

County Attorney Hassler stated that in the stipulation, it states that this stipulation and these agreements are for this case and this instance only. The stipulations are not to be construed or carried into other cases as being the position of the County.

Commissioner Manguso moved to authorize David Taussig (Grand County's Water Council) to sign on behalf of Grand County the stipulation on the Byers Peak Ranch case removing Grand County as a friendly objector.

The motion passed unanimously.

Board Business

January 24 Commissioner Cimino met with Superintendent of East Grand County School District from 9:00 a.m. to 10:00 a.m. regarding the school district's conversation with developers regarding money in lieu of land

- January 24 All three commissioners attended a tour of the Headwaters Center in Fraser
January 24 Commissioner Cimino attended a meeting of Health and Human Resources Coalition
January 29 Commissioner Linke attended the Economic Development work at the Granby Library. It was a very well attended meeting.

Commissioner Cimino attended meetings of CCI and CCAP and received an update on bills that are being introduced and considered.

Commissioner Cimino met with applicants for the Planning Commission.

Commissioner Cimino attended the first meeting of 2018 of Grand County Search and Rescue.

Commissioner Linke asked about the instrument approach in Granby. Mr. Moyer stated that through the Master Plan process at the Granby/Grand County Airport Emily Warner Field, the request has been made to the FFA to build an instrument approach.

Commissioner Linke attended the CCI Steering Committee meetings.

Commissioner Linke attended the Club 20 Voices of Rural Colorado in Denver. The focus was on the state elected officials.

- February 8 UCC at 6:30 a.m. at the Glory Hole – Commissioner Manguso
February 8 QQ meeting in Breckenridge from 10 a.m. to 3 p.m. – Commissioner Manguso
February 8 CPP meeting at the CSU Extension Hall in Kremmling at 10:00 a.m. – Commissioners Manguso and Linke
February 8 Mental Health issues meeting at the Granby Town Hall at 8:00 a.m.
February 8 & 9 Commissioner Cimino will attend legislative updates at CCI and CCAP
February 11 KC Becker at Rocky Mountain Roastery from 10 to noon – Commissioner Manguso
February 26 Mayor and Managers meeting in Hot Sulphur Springs

Public Hearing – Building Department Fee Hearing

- Exhibit A – Comparisons
- Exhibit B – Valuation Formula
- How to Estimate Building Permit Fees
- Permit Fee Comparison

Re: Proposed Change in Building Permit Fees

Community Development Director Tom Leatherwood stated that the Grand County Community Development Department is requesting changes to the department's fee schedule for building permit fees. The department is proposing that Grand County adopt a fee structure that conforms to the schedule adopted by the towns of Granby, Fraser and Winter Park. By adopting that fee schedule, including addition of a plan review fee, we will achieve three goals:

1. The department will continue to follow the same but updated Building Codes – which establish minimum requirements to safeguard the public safety, health and general welfare.
2. Establish a uniform fee structure throughout the county.
3. Assure the department revenues adequately cover the costs of providing these services to the building and construction industry, and residents of the county.

The proposed fee schedule is shown here. We have also provided a spreadsheet comparing Grand County's current and proposed fee schedule with, Granby, Fraser and Winter Park and with other nearby counties.

Grand County Building Services

- Types of Services
 - Website & Telephone
 - Improve online services – GC Website, ACCELA Software
 - Better “community engagement” software allows public to get answers and apply online – reduces incoming phone calls.
- Counter Services
 - Policies and Procedures * Counter Permits
 - Project concept and design – assist applicants on code questions, construction methods, etc.
 - Examples: contractors; WP Christian School; primarily - individual homeowners

- Plan Review
 - Zoning Review before Plan Review (20% of Planner's time during building season)
 - ACCELA – online plan review and markups
- Issue Permits - goal and standard is 2 week turnaround.
- Building Inspections - Timeliness, Accuracy, Consistency

SUMMARY : High Level of Professionalism and Customer Service

- Relationship to Grand County Community
 - Collaborative Relationship With Builders and Contractors
 - Established businesses in Grand County
 - Timeliness, Accuracy, Consistency
 - More “eyes” is better – higher confidence of quality product and code compliance
 - Businesses NEW to Grand County
 - Hold to same high standards – resist push-back on code compliance - GC inspectors also provide hands-on education and training
 - Pressures of peak building season – danger of cutting corners and rushing inspections
- Building Code Update
 - Collaboration with county/town building officials, contractors, builders and fire officials throughout Grand County
 - BOCC Hearing March 13 – Hearings in all towns completed except for Kremmling (21 Feb) and Grand Lake (Feb 12)
 - Relationship with Long-Time Homeowners and Residents
 - Remodels, roofing, decks, siding, HVAC, etc.
- Appreciation for hands-on advice and assistance

SUMMARY: Strong and Widespread Support for Grand County's Professional Building Inspectors & Staff

Proposal Summary

- Current Grand County Schedule and Valuation Formula
 - Grand County's fee schedule – construction costs and valuation formula - differs from Granby, Fraser and Winter Park.
 - Valuation formula weighted - higher fee valuation formula for higher priced homes – helps also to recover “lost” revenues because no plan review fee.
 - Lost Income - No plan review fee – sometimes CDD completes plan review and project is abandoned
 - Department revenues do not recover all costs for: a) Smaller Jobs and b) Building Inspections
- Proposed: Adopt Common ICC Fee Schedule – Construction Costs and Valuation Formula (Exhibits A and B)
 - Currently adopted by the towns of Granby, Fraser and Winter Park
 - Includes plan review fee @ 65% of the building permit fee
 - Grand County current valuation formulas and square foot construction costs are approximately 15% lower than 2017 ICC schedules.
 - Total costs would be identical for all towns and unincorporated areas
- Supporters of Fee Increase
 - Grand County Builder's Association – letter in Commissioner's packet
 - Public Officials – building officials, planners, town managers, mayors and others
- Compare to Other Counties: Example
 - 2500 square foot house based on valuation – with proposed fee increase
 - Grand County and Granby/Fraser/WP: \$3,300 * Eagle: \$4,359 / Summit: \$4,800 / Routt: \$6,166
 - NOTE - Other jurisdictions have additional fees: a) use tax, b) affordable housing fee etc.
 - Example - Total Fees –identical 1757 sf home - Grand County current fee: \$1,533
Summit County: \$12,738
- Related Goals – uniform policies to provide better service the building industry and property-owners
 1. Same building code throughout Grand County
 2. Same fee structure throughout Grand County
 3. Same online permit application, tracking and plan review software throughout Grand County (ACCELA)

Exhibit A

Table 1-11-2A
 Square Foot Construction Costs ^{a,b,c,d}

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2 Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2 Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	126.58	122.29	131.96	115.92	111.38
A-3 Assembly, churches	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53
A-3 Assembly, general, community halls, libraries, museums	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53
A-4 Assembly, arenas	173.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B Business	138.80	92.92	138.80	88.50	100.33	95.91	108.67	93.96	88.50
E Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1 Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2 Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1 High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.
H234 High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5 HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1 Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2 Institutional, hospitals	155.30	129.96	155.30	119.82	129.96	120.99	235.73	117.22	N.P.
I-2 Institutional, nursing homes	155.30	129.96	155.30	119.82	129.96	120.99	158.11	117.22	N.P.
I-3 Institutional, restrained	155.30	129.96	155.30	119.82	129.96	120.99	153.89	117.22	113.07
I-4 Institutional, day care facilities	155.30	129.96	155.30	119.82	129.96	120.99	139.98	117.22	113.07
M Mercantile	107.09	65.50	107.09	64.07	79.67	74.73	94.09	67.06	61.99
R-1 Residential, hotels	131.26	123.48	131.26	118.50	113.72	108.39	141.71	99.03	97.08
R-2 Residential, multiple family	141.92	141.59	135.89	130.41	125.15	120.11	125.15	115.27	106.57
R-3 Residential, one- and two-family	161.18	154.68	148.45	142.47	136.73	131.22	136.73	125.93	120.08
R-4 Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1 Storage, moderated hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2 Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	35.61	31.58
Decks									26.80

- a. Private Garages use Utility, miscellaneous
- b. Unfinished Basements (group R) = \$60.04
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Exhibit B

Table 1-11-2B
 BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$54.00
\$2,001.00 to \$25,000.00	\$54.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$376.00 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$628.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$978.50 for the first \$100,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,018.50 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,343.50 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

Other Inspections and Fees:

1. Plan review fee ¹	65% of Building Permit Fee as shown in Table 1-11-2B
2. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour ²
3. Inspections outside of normal business hours.....	\$47.00 per hour ²
4. Reinspection fee.....	\$47.00 per hour ²
5. Inspections for which no valuation is specifically indicated in Table 1-11-2A	\$47.00 per hour ²
6. For use of outside consultants for plan checking and inspections, or both	Actual costs ³

Footnotes

- ¹ When submittal documents are required to be reviewed, a plan review fee shall be assessed at sixty-five percent (65%) of the building permit fee as shown in Table 1-11-2B. The plan review fee is a separate fee and is in addition to the building permit fee.
- ² Minimum one hour.
- ³ Cost of consultants plus twenty percent (20%) administrative and overhead cost.

HOW TO ESTIMATE BUILDING PERMIT FEES

The Winter Park/Fraser/Granby Building Department is providing this guide to assist you in estimating building permit and plan review fees for your construction project. Please note – building permit and plan review fees are separate from any other fees you may incur during the review process. Also, fee schedules may change with Town Council/Board action.

Building permit fees are based on the construction value of a project. This value has nothing to do with the actual cost of project. The construction value set by the towns is based on a national standard with modifications for this region.

CONSTRUCTION VALUE

1. Calculate the square footage of each use (dwelling, garage, deck, etc.). Dimensions must utilize exterior measurements (outside wall to outside wall).
2. Using Table 1-11-2A, multiply the calculated square footage for each use by the matching construction value.
3. Add the values together to arrive at the project's construction value.

Example:	1.	2500 sq. ft. dwelling X \$120.08	=	\$300,200.00
	2.	576 sq. ft. garage X \$31.58	=	18,190.08
	3.	300 sq. ft. decks X \$26.80	=	8,040.00
		Total Construction Value		<u>\$326,430.08</u>

BUILDING PERMIT FEE

Using Table 1-11-2B, determine the building permit fee.

Example:

1. The value for this project falls within the \$100,001 to \$500,000 range (\$978.50 for the first \$100,000 plus \$5.10 for each additional \$1,000 or fraction thereof).
2. \$978.50 –for the first \$100,000
3. To calculate fee for remaining value: \$326,430.08

- 100,000.00
\$226,430.08
+ 1,000.00
226.43 (round to 227)
x 5.10
\$ 1,157.70
\$ 978.50
\$ 2,136.20

4. Add fees together to arrive at permit fee:

PLAN REVIEW FEE

A plan review fee is required in addition to the building permit fee. The plan review fee is 65% of the building permit fee. The sum of the fees is the total dollar amount required for permit issuance.

Example:	\$2,136.20 (Building Permit Fee)			
	x .65			
	\$1,388.53 Plan Review Fee	+	\$2,136.20	=
				<u>\$3,524.73 Total Fees</u>

If you have any questions about fees required by the Winter Park/Fraser/Granby Building Department, please call 970-726-8081 ext. 2.

4-30-10

Permit Fees Comparison: Proposed Change for Grand County						
Example: Single Family Dwelling of 2500 Sq. Ft.	Grand Current	Grand Proposed	Granby, Fraser & WP	Eagle	Routt	Summit
Dwelling Price per Sq. Ft.	\$112.65	\$120.08	\$120.08	\$157.71	\$198	\$143.38
Total Valuation	\$281,625.00	\$300,200.00	\$300,200.00	\$394,310.00	\$495,000.00	\$358,450.00
Fee Calculation: Formula for Building Permit Fee	\$1755 1st \$250,000 in valuation	\$978.50 1st \$100,000 plus \$5.10 each additional \$1000 valuation	\$978.50 1st \$100,000 plus \$5.10 each \$1000 valuation	\$993.75 1st \$100,000 plus \$5.60 each \$1000 valuation	\$1150 1st \$100,000 plus \$6.55 each \$1000 valuation	\$1169.55 for 1st \$100,000 plus \$6.73 each \$1000 valuation
First \$250K Valuation Fee Subtotal (1)	\$1,755.00	\$978.50	\$978.50	\$993.75	\$1,150.00	\$1,169.55
Valuation Above \$250K Subtotal (2)	\$317.00	\$1,021.00	\$1,021.00	\$1,648.00	\$2,587.00	\$1,739.00
Total Building Permit Fees	\$2,072.00	\$2,000.00	\$2,000.00	\$2,642.00	\$3,737.00	\$2,909.00
Plan Review Fee @ 65% Bldg Permit Fee	n/a	\$1,300.00	\$1,300.00	\$1,717.00	\$2,429.00	\$1,891.00
TOTALS	\$2,072	\$3,300	\$3,300	\$4,359	\$6,166	\$4,800

Commissioner Cimino stated that the Master Plan states that the County would like to drive development toward the towns which this policy does not do because it makes the fees equal. He believes a policy that would be reflective of the Master Plan would be fees that are higher than the towns.

Commissioner Manguso stated that there are other expenses with the towns so higher fees may not be a factor.

Mr. Leatherwood proposed approval of Exhibit A and Exhibit B to be in conformity.

Commissioner Cimino moved to approve the Exhibits for the Building Permit fees as presented.

Discussion: Commissioner Manguso believes this is too big of an increase at one time. It makes affordable housing difficult.

Commissioner Cimino	aye
Commissioner Manguso	no
Commissioner Linke	aye

The motion passed.

Veteran Service Officer Quarterly Update

Duane Dailey, Veteran Service Officer, presented an update.

A Veteran Service Officer is the first contact for veterans to begin the process of filing claims and benefits for the VA. They assist the veterans with all steps involved when filing for benefits. This job requires knowledge and compassion. The VSO partner with the Colorado State Division of Veterans Affairs is to insure a smooth claim process. This office is the gateway to federal dollars.

Officer Dailey presented a GDX, which he disputed the number of Grand County veterans listed.

VSO Dailey has been assisting Summit County on a part time basis every third Tuesday. He will be in the medical office building next to the hospital. Grand County receives 60 percent of Summit County's allotment of \$11,007.

The Veterans Trust Fund Grant, locally, is run through American Legion Post 88 and is funded by the Master Tobacco Plan. The veterans in Colorado get one percent of the total of that plan which goes into the Veterans Trust Fund. It is for non-profit organizations to assist vets and their families for health needs only. The past grant award was for \$20,000 is to be used for US veterans, but not necessarily Grand County veterans.

The Veterans Assistant Grant is through the Grand County Veterans Service Office and is in the amount of \$20,500 used primarily for mortgages, utilities and mental health. This is funded through the Colorado State Legislature. This grant also funds five veteran community living centers in Colorado.

The new Rocky Mountain Regional VA Hospital, located on East Colfax and I-225 in Denver, is scheduled to open in August of 2018. There will be a state of the art PTS treatment center in this new facility.

Mr. Dailey stated that veteran's suicide rate is 22 per day, with 14 of those never having been seen by a VA medical center.

The Project Sanctuary group in Grand County has a waiting list of 2,200 families.

On April 19, the annual Veterans Dinner at the CSU Extension Hall will be held. Previous to the dinner, the VA Town Hall event will be held.

Colorado Child Care Assistance Program

Human Services Director Deb Ruttenberg presented.

The Colorado Child Care Assistance Program (CCCA) helps families that are homeless, working, searching for work or in school find low-income child care assistance. Families enrolled in the Colorado Works program can also use CCCAP.

The program works by setting a monthly parent fee based on income and then DHS pays the provider the remainder of the monthly child care cost. Families no greater than 190 percent of FPL are eligible in Grand County.

The fees are based on monthly income and then the Department of Human Services pays the provided the remainder of the monthly child care cost. The families that are eligible are no greater than 190 percent of federal poverty level which is Grand County's standard.

The current program serves eight families, who are all single mothers, and provides care for thirteen children. The wait list had an additional eight families with nine children who may be eligible as of January 22, 2018.

The allocation is \$178,315.45, with only \$64,000 spent as of December 31, 2017.

If the County did not lose any clients, the County will have underspent its allocation by \$50,065. That money goes back to the state. Grand County needs the money.

If Grand County had to pay the most it possibly could per family, the County would spend an additional \$4,183 per month or \$20,950 for the remaining five months of the state fiscal year. That leaves money on the table.

JBC analyst concerns:

1. Waitlists are poor measures of need and highly susceptible to manipulation by the counties simply by changing the FPL.
2. Many counties have used other funding sources and reserves to prevent waitlists. If the JBC has approved allocating supplemental funds first to counties with waitlists – it would have created an incentive for counties to not spend local funds or reserve funds.

Going forward:

- Human Services will continue with no waitlist until the end of the state fiscal year and reassess based on new allocation amounts
- One factor to be considered in our FPL level used for eligibility and how changing that would impact our numbers served

The Colorado Work CCAP MOU hearing date has been moved to May 4, 2018.

Introduction of the Middle Fork Prescribed Burn – Presented by Jeremy Zamora

The one project in Grand County since Mr. Zamora became the District Ranger is the Wheatley Vegetation Analysis and they are on track to have the entire analysis by the end of the current federal fiscal year.

The Middle Fork Project is a prescribed fire project and is something that has not been done before. The area involved is about 12,500 acres with 3,000 acres having treatment of burning. There are no roads to access the area for cutting the timber and removing the wood, and adding roads is not economically feasible.

The proposal is for burning standing trees and stand replacement fires. There will be prescriptions in place and snow is a major part of the prescription. Letters will be sent to surrounding landowners for collaboration.

There was concern from the Board if the hunting season is being considered as part of the prescription.

Public Hearing for a Fraser Valley Community Media Tower Special Use Permit

The public hearing scheduled to begin at 1:30 p.m. was called to order by Chair Linke at 1:30 p.m. County Attorney Alan Hassler set the record.

- A. Letter of Application, dated August 18th, 2017
- B. Public Notice -dated December 12th, 2017
- C. Proof of Publication- Middle Park Times, dated December 21st, 2017
- D. Vicinity Map depicting the 750 foot Notification buffer as established by the Grand County GIS system
- E. Certified Mailings to all property owners within 750 feet as established by the Grand County GIS system
- F. Public Review Sheets with and without signatures
- G. Memorandum from Department of Community Development dated October 10th, 2017
- H. Memorandum from Department of Community Development regarding the applicants request for continuance, dated January 11th, 2018
- I. Staff Report dated January 16th, 2018
 - a. Application narrative
- J. Vicinity Map
- K. Letter from Robert Oatman, date unknown
- L. Letter from James D. Hulse, dated October 30th, 2017
- M. Letter from Jerome B. Hansen, dated October 31st, 2017
- N. Letter from Jerome B. Hansen, date November 4th, 2017
- O. Email from Meridee Cecil, dated November 5th, 2017
- P. Email from Barbara Grogan, dated November 6th, 2017
- Q. Letter from Mark & Jennifer Nassi, date unknown

- R. Letter from Ryan Arrington, dated November 8th, 2017
- S. Letter from Mary Guisinger, dated January 12th, 2018
- T. Email from Dan McCann, dated January 12th, 2018
- U. Letter from Michael Turner, dated January 12th, 2018
- V. Email from Gavin Dahl, dated January 9th, 2018
- W. Email from Lee Swidler, dated January 12th, 2018
- X. Letter from Patrick Brower, dated January 12th, 2018
- Y. Letter from Lydia Castiello, dated January 12th, 2018
- Z. Email from Rita Kungel, dated January 10th, 2018
- AA. Email from Amy Yoder, dated January 11th, 2018
- BB. Email from Ron Gotlin, dated January 10th, 2018
- CC. Letter from Ron Gotlin, dated July 7th, 2016
- DD. Email from Parker Thomson, dated January 10th, 2018
- EE. Email from Rita Kungel, dated January 10th, 2018
- FF. Email from Hopper Becker, dated January 10th, 2018
- GG. Email from Stacy Stein, dated January 12th, 2018
- HH. Letter from Ken McLaughlin & Elaine McLaughlin, dated November 2nd 2017
- II. Email from Elliott Leslie, dated November 8th, 2017
- JJ. Email from Bruce McCrea & Karen Littlefield, dated January 7th, 2018
- KK. Email from Hopper Becker, dated November 8th, 2017
- LL. Email from Sarah Bradford, dated January 12th, 2018
- MM. Letter from Jack DiCola requesting a continuance of the hearing from January 16, 2018 to February 6, 2016, dated January 11, 2018
- NN. Email from W. Elliot Leslie dated January 12, 2018
- OO. Email from Herbert Bolton dated January 15, 2018
- PP. Letter from Gordon K. Farley received January 16, 2018
- QQ. Letter from Jeff Durbin, Town Manager, Town of Fraser CO, on behalf of the Board of Trustees, dated January 18, 2018
- RR. Email from Ingrid Karlstrom, dated January 19, 2018
- SS. Email from Tim Urban dated January 20, 2018
- TT. Email from Darcy MacGregor dated January 22, 2018
- UU. Letter from Denis Moynihan, President of Fraser Valley Community Media, Inc., notifying property owners within 1000' of the proposed tower that the tower would be elevated to 90' for the purpose of demonstrating the visual profile of the proposed tower.
- VV. Letter from Stephen P. Mikol dated January 26, 2018
- WW. Letter from Elaine and Ken McLaughlin, with attachments, dated February 1, 2018.
- XX. Email from Elaine and Ken McLaughlin, with attachments, dated February 1, 2018.
- YY. Community Development Power Point Presentation
- ZZ. Ryan Turk & Turk Family letter dated January 12, 2018
- AAA. Email from Bob Oatman with attachments, dated February 3, 2018
- BBB. Email from Jeanette McQuade, dated February 5, 2018
- CCC. Letter from Denis Moynihan, dated February 6, 2018
- DDD. Summary of Radio frequency exposure conditions, dated February 5, 2018 Brown, Michael
- EEE. Email with letter attached from Anna Szczepanski dated February 6, 2018
- FFF. Moynihan – Parcel Viewer Aerial photo with index
- GGG. Moynihan – slide show
- HHH. Moynihan photos from surrounding area
- III. Smith, Douglas Statement
- JJJ. McLaughlin Photograph
- KKK. Oatman Slide/Power Point
- LLL. Tower Site Plan
- MMM. COW trailer Assembly
- NNN. Coverage diagram – Grand Lake included

PROJECT NAME: Fraser Valley Community Media Inc. Radio Tower Special Use Permit

APPLICANT: Fraser Valley Community Media -- Represented by Denis Moynihan

LOCATION: 517 County Road 8483

APPLICABLE

REGULATIONS: Zoning Regulations, Grand County Master Plan

ZONING: Forestry and Open

EXHIBITS: **EXHIBIT A** - Application Letter

EXHIBIT B - Tower Location

EXHIBIT C - Broadcast Region Maps,

EXHIBIT D - Balloon Test Photos,

EXHIBIT E - Alternative Site Analysis,

- EXHIBIT F - Site Plan**
- EXHIBIT G - Radio Tower Equipment Illustrations**
- EXHIBIT H - Vicinity Map**
- EXHIBIT I - RFI Study**
- EXHIBIT J - TOWAIR Determination**

STAFF PLANNER: Alexander Taft

REQUEST: The Applicant is requesting a special use permit to construct and operate a 90-foot tall radio broadcast tower.

I. DISCUSSION

The applicant is requesting a special use permit to construct and operate a 90-foot tall radio broadcast tower that will be used by KFFR 88.3 FM, a non-commercial, educational FM radio station. Fraser Valley Community Media (FVCM) a locally based nonprofit, has an administratively approved 35' Cell on wheels (COW) currently located at 517 GCR 8483 which is allowed by Grand County Zoning Regulations (GCZR). If approved this permit will allow one tower with any collocation for first responders to be approved through Community Development Department.

The proposed location for the tower top of a ridge on a 1.8 acre parcel which is bounded by GCR 8483 to the south and residential property to the north. This location provides for excellent broadcast reach with minimal visual impacts to those not directly adjacent to the tower. The parcel's terrain initially inclines from south to north but flattens out near the top of the ridge (See Exhibit B). The initial steepness masks the presence of the tower from most of the residents who are located near the valley floor; while the flat area near the top of the ridge will allow for easier tower maintenance and better broadcast range. The tower's proposed location is strategically located for broadcast reach - 2.5 miles from Tabernash, 4.3 miles from Fraser, 8.2 miles from Winter Park, 9.2 miles from Granby, 16.5 miles from Hot Sulphur Springs, 17 miles from Grand Lake and 31 miles from Kremmling. FVCM's founder Denis Moynihan also owns the property and will lease it to the non-profit FVCM. The encouraged collocation of any additional antennas will be given priority to emergency services or first responders.

II. COMPLIANCE WITH THE GRAND COUNTY ZONING REGULATIONS

The proposed site for this radio tower is zoned Forestry and Open. Under this zoning, the applicant can operate this radio tower under the special use permit provisions of Section XI. This section lists uses allowed by special review including: *Telecommunications infrastructure above thirty five (35) feet in height and not deemed a rooftop design.*

III. COMPLIANCE WITH THE SECTION 11.8(7) SPECIAL USES— TELECOMMUNICATIONS

(a) Telecommunication related facilities and support structures located within Grand County shall be subject, but not limited to, the following additional requirements:

i) Such uses shall serve an obvious public need.

✓This requirement has been met.

This radio station will serve the community as the only non-profit non-commercial local and regional news station in the county. The radio station will promote local businesses and events and encourage civic engagement. It will broadcast news, public affairs, weather, traffic, road closures and emergency notices. It will transmit search and rescue operations as they develop and it will relay FCC-mandated Emergency Broadcast Announcements. This station will also feature a significant educational element. It will include an after-school program to train students in the techniques and practice of effective and responsible digital media creation.

ii) Coverage information shall be submitted detailing the areas of Grand County that will benefit from the proposed telecommunications facility.

✓This requirement has been met (See Exhibit C).

iii) All telecommunication carriers shall comply with the requirements of the Grand County Emergency Telephone Service Authority.

✓This requirement has been met.

iv) Collocation of existing facilities and at existing sites is encouraged.

✓This requirement has been met.

The applicant states that he has investigated collocating radio equipment on existing towers within Grand County at the following sites:

- 1) Historic Fraser Tubing Hill, County Road 72, Fraser
- 2) Batson Tracts, lower elevation lot
- 3) Behind the KFFR Studio at the Fraser Center
- 4) Lot at 9000' - Old Town Winter Park 11 Fir Drive
- 5) 517 GCR 8483 (Proposed Site)
- 6) Tabernash, 100' tower on Union Pacific Property

Regrettably, there are a limited number of towers in Grand County that would support the needs of a full-power FM transmission system and provide adequate reach for target populations throughout the county. The applicant has completed his feasibility analysis for all sites listed above and concluded that none meet his station's requirements at a cost that is financially feasible for a non-commercial not for profit community service broadcast station.

The applicant met with the owner of the 70-foot radio tower on US 40, southeast of the City Market, near Granby. This tower's upper section is already occupied by antennas from another station, which would force KFFR's equipment to reside much closer to the ground. Additionally, that tower is sited several hundred feet lower in elevation than the proposed site. Other collocation sites tested did not meet the required population centroids to satisfy the FCC permit. Population centroids are a statistical mean of people who may be served by the broadcast. Therefore, collocation of the FM transmission equipment for KFFR 88.3 FM is not a realistic option as it will not adequately serve the public or meet the FCC's requirements.

The applicant agrees to provide space on the tower at no cost and as a public benefit for collocation of equipment for Grand County emergency services or first responders that has an impact on response for public safety.

The following collocation condition will be added to the final special use permit:

Collocation of individual service providers or the addition of new equipment is permitted and mandatory on or within any existing telecommunication facility currently permitted under this special use permit. The addition of structures and equipment not currently listed as a permitted use under the special use permit would require special approval through the public hearing process. Any proposed collocation will be reviewed on an administrative staff level. The following information must be provided to the Grand County Department of Community Development prior to any collocation or the addition of any new equipment on or within any existing and permitted telecommunication facility.

- *Name, address and telephone number of the officer, agent or employee responsible for the new individual service provider.*
- *Executed lease agreement between special use permittee (FVCM) and any new individual service provider.*
- *Legal status and federal registration of new individual service provider.*
- *A description of the telecommunications services that the provider intends to offer or is currently offering or providing in Grand County.*
- *Site plan depicting the location of installation on the existing tower or within an existing equipment building, with detail of equipment, including color and size.*
- *Registration of all new telecommunication carriers and providers that offer services to the public with the Grand County Emergency 911 Board.*
- *Collocation approved for: (any approved collocation companies would be added here).*

v) An Alternative Site Analysis shall be provided for proposed telecommunication facilities.

✓This requirement has been met.

Alternative Site Analysis. To conduct the Alternative Site Analysis, the applicant contracted with a veteran and experienced radio engineering firm, Brown Broadcast Services from Portland, OR. The consultant located five suitable sites. The five sites analyzed were (See Exhibit E):

1. Historic Fraser Tubing Hill, County Road 72, Fraser
2. Batson Tracts, lower elevation lot
3. Behind the KFFR Studio at the ALCO Shopping Center
4. Lot at Old Town Winter Park
5. 517 GCR 8483 (Primary Site)

The 517 GCR 8483 site is the only site that can provide coverage that includes each of the required population centroids. Therefore, it was chosen as the site for this proposal.

Broadcast Range and Service Area. FVCM was granted an FCC Construction Permit in April of 2012. FVCM was granted this permit, in large part, because the entirety of its coverage area, in Grand County primarily, lacked service from any other full-power non-commercial-educational (NCE) radio station. Therefore, FVCM would be providing an NCE “first service” for Grand County residents and visitors. Accordingly, the applicant must assure that any FVCM radio tower location includes every population census centroid that was covered by the original permit. The Batson Tracts site proposed was carefully chosen because its contours and terrain and elevation and central strategic location together provide excellent coverage to meet FCC requirements, and the other locations considered as part of the applicant’s due diligence failed to achieve such results.

Access to Electricity and Roadway Access. The proposed site meets both requirements. Although a fully operational station requires roadway access, this access by automobile or pickup truck does not require frequent access. It is estimated that only twelve (12) trips will be required annually.

Visibility of Tower. The applicant has submitted a simulation of the proposed tower and has shown its visibility and other potential impacts on the surrounding area. This simulation also showed the proposed site also masks the tower from most, but not all residents. The tower’s proposed location among trees and against steep slopes also mitigates its visual impact from afar.

The site also features established electrical service. As demonstrated with a balloon test (Exhibit D), the proposed site also masks the tower from most, but not all residents.

- v) **Detailed site plan—all scaled infrastructure specific to each proposed location which shall include types of adjacent land uses, surrounding topography and vegetation, and height of proposed tower.**

The Applicant has submitted a site plan (See Exhibit F) that shows the conditions and proposed infrastructure described below.

- Grand County Road 8483 (Sunset) that will be used to access the site.
- The proposed power line—which will require trenching—that runs from the southern part of the lot up the mountain to the transmitter and radio tower.
- The approximate location of the radio tower and transmitter.
- Two concrete slabs to serve as the foundations for the radio tower and transmitter.
- The location of the 90’ radio tower and the Gichner 250 electronics shelter that will house the transmitter. (See Exhibit H)
- A locking 12’ tall chain-link fence that will enclose 1089 square feet (it will be 33’x33’) around the tower and transmitter.
- The Mountain Parks Electric power pole with 240V power line.
- The coaxial cable that will run from the transmitter to the antenna.

The site plan submitted substantially meets the county’s requirements, but staff recommends additional

conditions to satisfy these requirements. The staff requests a further detailed site plan to be included in the building permit submittal which will include:

- Detailed location of the tower, that gives distances from nearby property lines on all sides.
 - Existing topography, surrounding land use context, vegetation, and other natural site features. This has been provided but not sufficient to county standards.
- vi) **Sufficient distance shall separate such uses from damaging abutting property. The intent and purpose being to ensure that visual impacts associated with the provision of telecommunication facilities be mitigated in relation to site location, design, and height. The applicant shall assess the cumulative impacts of the proposed facility on surrounding areas and uses, and identify and include all feasible mitigation measures consistent with the technological requirements of the proposed telecommunication service.**
- 1) **Aesthetics—All telecommunication towers and support structures shall be located as close to the ground as possible to reduce visual impact, without compromising the function of the structure. Placement of telecommunication facilities on top of ridge lines and other visually sensitive areas are discouraged, unless otherwise proven to be a critical location for network and/or service plan and visual impacts can be properly mitigated. The incorporation of “stealth” tower design, which attempts to mimic/blend in with surrounding features, shall be addressed within each application. If “stealth” design is not incorporated within the proposal, rationale for not including this type of design shall be included.**

The applicant shows that this location at the top of a ridge line is required to get the coverage necessary to meet FCC permit requirements. Staff has made a comment below about stealth design options for this location. Your sentence. Should this be a place to repeat how it is shrouded among trees and against slopes etc?

- 2) **A visual simulation specific to the request shall be presented in the form of computer / photo visual representations, balloon tests, scaled models, or other medium which visually identifies the proposal in relation to the surrounding site characteristics.**

The Applicant has conducted a balloon test (Exhibit D) to demonstrate the visual impacts of the tower. The visual impacts of the tower will differ from each of the neighbor's vantage points; but the top of the tower would appear to be visible from several locations around the Batson Tracts Subdivision. Planning Commission raised the concern that the test was not properly noticed to interested parties.

The Applicant has requested a continuance from the scheduled hearing date of January 16 in order to provide a publically noticed “balloon test” that allows neighbors and other area residents to provide comment. The applicant shall provide a simulation of the tower at full height as part of the submittal. Views of the alternative balloon test shall be taken from Tabernash, from the south to the north looking into the valley and from multiple views from different locations within and on approach to the Batson Tracts Subdivision.

- 3) **Materials/Colors—all components and infrastructure of each telecommunication facility shall be constructed of non-reflective materials and painted to blend into the natural environment and backdrop of each site to minimize visual impacts and furthermore be repainted as necessary. The color shall be approved by the Grand County Department of Community Development or other appropriate decision-making body on a site specific basis.**

✓This requirement has been met.

Staff has confirmed that the proposed tower would be constructed with a non-reflective material will blend into the environment. The tower features an open frame body style, made of non-reflective galvanized steel which is light gray in color. The structure tapers from a width of seven (7) feet to a width of three (3) feet, above the tree canopy.

- vii) **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 requirement has been met.

Denis Moynihan (applicant's representative) is the owner of 517 County Road 8483, which is the proposed site of the radio tower. Denis Moynihan has agreed to grant FVCM a ten year lease and full access to the property in order to build and maintain the proposed tower and all necessary improvements.

- viii) **The applicant shall provide ingress and egress easements necessary to access the site which**

shall include access by Grand County personnel, emergency services personnel, and Grand County emergency service authority personnel (along with each of their officials, employees, contractors, representatives, and designees). Applicant irrevocably consents that Grand County reserves the right to enter the site at any time for any reason whatsoever.

✓This requirement has been met.

It is Staff's determination that the Applicant does have access to the site. After the construction phase, the radio tower will require minimal site visits. The site visits that do occur will involve vehicular travel to the site with parking on site in a cleared maintained space. It is expected that the Applicant will need to access the site once a month.

- ix) **A maintenance and security plan shall be provided for any telecommunication facility. This plan shall include provisions to prevent unauthorized access and vandalism, in addition to ensuring that the property will be properly maintained. Applicant shall provide cash, bond or other security acceptable to Grand County in the amount of \$25,000 to ensure maintenance and complete rehabilitation of the site.**

The Applicant will take the following measures to maintain and protect the site:

- The site will include a locking, 12' tall security fence that will enclose the 90-foot tall tower and the transmitter.
- The transmitter and related electronics will be located in a Gichner S-250 protection structure.
- The structure will utilize its internet connection to provide continuous video surveillance of the tower and transmitter. The video cameras will have backup power as well.
- There will be lighting available on-demand in the electronics shelter.
- Fire extinguishers will be available inside and outside of the shelter.
- The site will be able to be accessed 24/7 with OHV vehicles, snowmobiles, and by foot.
- The Applicant will need to provide cash, bond or other security acceptable to Grand County in the amount of \$25,000 to ensure maintenance and complete rehabilitation of the site.

IV. COMPLIANCE WITH THE GRAND COUNTY MASTER PLAN

The Grand County Master Plan contains seven (7) Plan Elements that form the core of the Master Plan. The Plan Elements include policies and implementation actions, of which two (2) are relevant to this special use permit proposal.

Plan Element 4 – Community and Public Facilities

If approved, this facility will be a benefit to the community. It will create a communication channel that will broadcast news, public affairs, weather, traffic, road closures, emergency notices and it will encourage civic engagement. It will also be educational as it will include an after school program that will train students in the techniques and practices of effective and responsible digital media creation. It will also aid in emergency preparedness as it will broadcast emergency notices. This is consistent with Plan Element 4 as this element seeks to advance consistent, reliable and appropriate facilities for the long-term development of the County.

Plan Element 6 – Economic Base

If approved, this facility will help support the County's economic base. It will help promote local businesses and events. With the radio station's website and internet live stream and online archived events, the radio station will seek to engage a broad audience, highlighting Grand County as a destination for recreation, retirement, work, and investment. This is consistent with Plan Element 6 that encourages the development of local enterprises and specifically the development of recreation and tourism based industries.

V. PLANNING COMMISSION RECOMMENDATION

During a regular meeting of planning commission on November 8th, 2017 the board raised several concerns in regards to this application. The applicant was requested to submit these items:

- EMI-RFI study.

- Confirmation of FCC or FAA Lighting requirements.
- Collocation for first responders

These three items are important to gauge the impact on the surrounding properties as related to §11.8(7) (a) (vii). The Planning Commission recommends denial of this request of a special use permit for the construction of a ninety (90) foot radio communications tower.

EMI-RFI STUDY. The level of electromagnetic radiation is nominal and safe, and within FCC recommended limits. The several professional studies that have been conducted on the effects of electromagnetic radiation are inconclusive. The applicant has provided information from their consultant about the electromagnetic radiation levels that could be emitted from the tower while powered (Exhibit I).

LIGHTING REQUIREMENTS. It has been determined lighting will not be required on this tower. Based on staff research, we conclude that the tower will not require aircraft visibility lighting. As shown in Exhibit J the report as given through the Federal Communications Commission (FCC) online systems "TOWAIR Determination" lists the tower will not require lighting.

FIRST RESPONDER COLLOCATION. Collocation is encouraged per §11.8 (7) (a) (iv) and the applicant has To provide the ability of first responders to have collocation priority is a service to Grand County and its residents.

VI. STAFF COMMENTS

It is Staff's opinion that a radio station will provide benefits to the public and establishing a location for FVCM's radio tower is in the County's best interest. When considering all of the siting requirements, including: the need to meet FCC standards, the need for the site to be accessed via automobile, the need to connect to the power grid, the need for a central location and a high altitude and the need to reduce visual impacts; the applicant's due diligence in evaluating alternative collocation sites -- this site is the best option.

FIRE DANGER. This tower will not pose additional fire threats. Previous letters reference fire danger resulting from increased lightning strikes in combination with standing dead trees. Staff has reached out to the East Grand Fire Protection District #4 to discuss the potential for increased lightning strikes. It is Staff's understanding that radio towers do not pose an unreasonable risk of wildfire due to lightning strikes. Tall radio towers are designed to effectively avoid, diminish, and ground lightning strikes in order to protect equipment and people. Although, Staff believes that with the unreasonable risk, we have included two conditions that will help ensure the safety of the residents in the Batson Tracts Subdivision. Staff is requiring submittal of a wildfire mitigation plan that will address vegetation fuels surrounding the tower and Staff is requiring that the tower's design incorporate best management practices (which may include halos, bonding techniques and grounding systems). Research indicates that a properly designed site layout, clearing of standing dead trees, and a reliable, well-engineered tower with the proper grounding design will help reduce any threats lightning may pose to people in the area.

VISUAL IMPACTS. Visual impacts are minimal. The applicant will erect the tower to demonstrate the visual impact to neighbors. Although there may be impacts to the residents of the Batson Tracts Subdivision, staff feels that these impacts can be mitigated to acceptable levels.

VII. STAFF RECOMMENDATION

This staff analysis is to recommend the approval of the Fraser Valley Community Media Radio Tower Special Use Permit with the following conditions to be included in the Grand County Special Use Permit:

- 1) The Applicant must to submit a wildfire mitigation plan that explains the steps he will take to reduce the potential for wildfire. §11.8(7) (a) (vii)
- 2) A photo simulation that clearly shows the visual impacts of the tower must be submitted. This is to confirm the alternative balloon test. This simulation must include views from Tabernash, a view looking from the south to the north into the valley, and multiple views from different locations within the Batson Tracts Subdivision.
- 3) A tower design shall be provided along with explanations of how the tower will mitigate and diminish damage from potential lightning strikes.
- 4) The site plan shall further detail the existing landscape including trees and topography, to show that ground level equipment is properly screened per §11.8(7)(a)(vi).
- 5) Completed documentation of alternative balloon test with public notice.

The following requirements shall be made a part of the Special Use Permit:

- 1) The Applicant shall secure a building permit prior to construction.
- 2) Confirm with “as-built plans,” the power line that will supply power to the radio tower and transmitter shall be trenched.
- 3) The Gichner 250 electronics shelter must be solidly painted dark green or dark brown.
- 4) All equipment—including collocation equipment—that is located on the tower must be earth tone colors.
- 5) All standard special use permit provisions will be included in the permit—including a collocation provision §11.8(4).
- 6) Two-phase approach to allow the erection and transmission via a Cell on Wheels (COW) until construction on one ninety (90) foot lattice tower can occur in May or June 2018.
- 7) Client shall provide a 3rd party EMI-RFI or equivalent
- 8) The Applicant must comply with Grand County’s collocation policy. A collocation provision will be added to the permit §11.8(4).
- 9) The applicant shall provide cash, bond, or other security acceptable to Grand County in the amount of \$25,000 to ensure maintenance and complete rehabilitation of the site. §11.8(7)(x)

KFFR 88.3 FM – Fraser Valley Community Media - Dennis Monahan, President.

Fraser Valley Community Media is a Colorado non-profit corporation founded in 2007 for the express purpose of applying for a non-commercial educational FM Broadcast license. He believes a local broadcast station contributes to the local civic, economic, and cultural life of a community which has been lacking in this region.

The station he is purposing would serve all the population of East Grand County with a single transmitter point. The potential to reach West Grand County exists and just requires additional effort and a different transmitter point.

The point of this application would be to construct the tower as described. It is a 90-foot galvanized steel tower, and he believes it would be unobtrusive. There is no existing infrastructure in the county that could host the antenna system that would meet the FCC’s obligations which is why they want to build a new tower. The critical aspects of a successful tower for FM broadcasts require two basic components which is elevation and reliable access to electricity.

The location for siting purposes is in Batson Tracks.

There is a two phased plan that includes take a 35 foot tower operating at 800 watts which is a trailer mounted tower that telescopes. The maximum height would be 160 feet but they are asking the county to allow for 90 feet to install the four antenna base system and increase of power to 2500 watts. The sellon wheels requires guy wires and the tower they are proposing is self-supporting so there would be no guy wires.

The first phase would allow them to meet obligations to the FCC to broadcast to the full population for which they are licensed. It would also allow them to meet condition to conduct an RF ground study.

Phase Two is the construction of the permanent tower which is a 90-foot galvanized steel self-supporting open lineless tower. It has a seven-foot wide base and tapers at 40 feet to three feet wide. This configuration exceeds all engineering standards to insure the tower is stable.

They have pledged to do aggressive landscaping to mitigate the visual impact of the tower.

Mr. Monahan discussed a comparison they did of the Union Pacific’s 108 foot tower currently in Tabernash.

Mr. Monahan discussed alternative sites suggested and why those sites were not desirable or functional. Mr. Monahan provided photos of how the tower will be viewed from different properties.

Samuel Brewer, resident of Fraser, asked for clarification on the finish of the tower. He was told by Mr. Monahan that it is dull in color and will be earthen tone. Any reflective element will be dulled appropriately.

Doug Smith wanted to clarify that no person in opposition to the location is opposed to the radio station, nor trying to shut it down. The citizens have a concern as to the location of the tower.

Elaine McLaughlin stated that it is difficult to actually assess the tower at 90 feet since it can be telescoped up and down. She wanted to see physical proof that it did not exceed the 90 feet stated.

Mr. Monahan stated that he had a 90-foot rope taped to top of the tower and they elevated the tower.

Steve Mikol lives in Ranch Creek Valley. He went to the property using his spotting scope from his golf bag and measured the tower at 90 feet.

Mr. Monahan stated that the FCC manages the allocation of spectrum. The spectrum is FM and is in the narrow non-commercial education section between 87.9 and 91.9. There was a very competitive application window in 2017. Mr. Monahan presented a case that said he would provide service that does not exist to this entire population.

An adjacent property owner asked about the type of landscaping that will be provided. Mr. Monahan stated they will mitigate with evergreen planting as best they can. Mr. Monahan stated that they will likely dig a well to water the plants in the landscaping.

Jerry Hanson was concerned about access for firefighting vehicles and personnel. Mr. Monahan stated that the site is dictated by elevation and access to elevation and cooperation from the owner. There are expenses associated with running power. To fulfill the terms of this license they would always be in what is considered an extreme fire hazard district. They will do their best to mitigate fire dangers.

In response to Mr. DiCola's question, Michael Brown stated that he is owner and principal engineer of Brown Broadcast Services. He consults with radio stations on FCC matters and occasionally builds stations. He has been a consultant since 1987 and working with stations throughout the West Coast since 1974.

In response to Mr. DiCola's questions, Michael Brown stated that he evaluated some of the documents that had been prepared on RF exposure levels. He also looked at a variety of alternative sites.

Mr. Brown stated the FCC has maximum exposure levels for the general public and occupational areas of REF energies that a facility can create over populated areas. As part of the licensing process they must show, by computer models, that the proposed facility meets those requirements. The proposal that was presented met the requirements with a minimum of RF energy hitting the ground and a maximum amount of energy headed toward the horizon.

Mr. DiCola moved to admit the Summary of Radio Frequency Exposure Considerations prepared by Mr. Brown. It was marked Exhibit DDD.

In response to Mr. DiCola's question on alternative sites, Mr. Brown said that there was a complication in choosing other sites in that this application was chosen by the FCC in large part over other applicants by its ability to serve an underserved area. That means they could not move away from the original approved site.

There were several sites presented for consideration but it was his understanding those sites were not available.

Questions for Mr. Brown open to the audience.

In response to Andy Miller's question asking if he could equate the amount of radiation to any household appliances or equipment that the general public could relate to, Mr. Brown stated that it is non-ionization radiation that does not destroy cells. It has the same kind of physiological effect as a cell phone might.

Robert Oatman asked if Mr. Brown computed the RF energy level 148 feet from the antenna and five feet below the lowest transmitting element in the study completed as of February 5, 2018. Mr. Brown stated that he did measure to those requirements. The FCC would not be concerned with the top of the roof but instead it is the second floor of occupancy.

Bruce McCray, property owner on County Road 8411, inquired as to what alternative sites were looked at. Mr. Brown stated that over a period of months they looked at approximately fifteen or more sites. The vast majority of the sites he looked at were deemed not to work because of the FCC requirement of serving all the area of the original permit. There were a small number that conditionally might work assuming the commissioners would grant a waiver for a small number of people.

Mr. McCray wondered if Snow Mountain Ranch was one of the sites considered where an antenna already exists. He also wondered if the Union Pacific tower in Tabernash was considered. Mr. Brown stated that if they were more than a couple of miles from the proposed site they would not work.

In response to Sam Brewer, Mr. Brown stated that inside the gated fence they only need to meet the occupational of 1,000 RF. The highest point inside the gate was computed to be 81 RF.

Ryan Lewis stated that the original site was on Mr. Monahan's brother's property without a permit, without consulting the County, without going through any construction permits so that is what has tied us to this small centroid where they cannot go anywhere else.

Commissioner Manguso replied that they did contact the County to make sure all the requirements were legal.

Mr. Monahan stated that the tower constructed in 2015 to meet an FCC deadline did not have the full permission from the County. The County ordered that the tower be taken down and the property owner did so.

Mr. Brown responded to the question of the possibility of a waiver from the FCC for an alternative site by stating they tried that once before and were denied on the basis of not covering sixteen persons. That site was in California, not this site, and the FCC has not changed their stance on waivers. Mr. Brown cannot state with 100 percent certainty what the chances are for receiving a waiver.

Commissioner Linke opened floor to all those in favor of the application.

Steve Skinner is a part-time resident of Fraser and works at the radio station. He stated it seems subtle and it serves. He supports the application.

Samuel Brewer, a resident of Fraser, stated that he has been a practicing engineer for over 35 years specializing in RF system and hardware design and holds a Master's Degree in Electrical Engineering. He does concur with Mr. Brown's analysis which is very thorough. The safety levels are assured.

Liz McIntyre stated that this radio station is needed as an antidote to social media and corporate media. This is a radio station that the community can rally around. Everyone in the community wants services and sometimes those services are located next to us. She believes it is safe and will be good for the community.

Andy Miller is a Fraser town resident and a town trustee. He is excited about the studio space which will provide a space for public meetings. This will be a good method of education. It will have a direct impact on the Farley house. The view shed from Batson Tracts is south and is protected. If this is not approved the radio station will be off the air. The radio station will enhance the economy and the public well-being of the community.

Steve Mikol, a 25-year resident of the Ranch Creek Valley, stated that he has tried to find the tower and he believes it is not intrusive nor does it impact the true views of the people up there. This will be an important asset for people wanting to build in the county.

Martha Smelts, head of the Fraser Valley Seniors, stated that when she is on the radio she always promotes the community activities and has received good feedback.

Dan Lubar is an owner and operator of a broadband company. He stated that this is an opportunity that will be valuable into the coming decades.

Parnell Quinn, a Fraser town trustee believes it is a great asset to get out public notices to the public.

Commissioner Linke opened floor to all opponents of the application.

Douglas Smith, a retired hard rock mining geologist, who resides full/part time at 770 County Road 8411. He stated that they are not opposed to the radio station but feel steamrolled by being up against Dennis' deadline since he had ten years to come up with a proper site. This site, which will attract children to trespass causing injury to themselves, is referred to as attractive nuisances. This tower has no place in any residential community and the temporary tower should be removed as soon as possible.

Ryan Lewis, stated that he believes there is a better, more centralized location within this community where a radio tower can be erected that is amongst the people. There needs to be more community involvement in finding a proper location.

Elaine McLaughlin has been a property owner for many years and hopes her family can continue using in years to come. She stated that she believes the Planning Commission correctly recommend that this special use permit be denied. She likes the idea of the radio station but she questions the need of 90 feet when 35 feet works fine. Her concern is the impact on property values and wondered if the projection of a broader band of radio is worth impacting property owners.

Bruce McCray is a property owner on County Road 8411. He stated that per the Community Development Department staff report the applicant has not done adequate due diligence to consider alternative sites per Planning Commissioners. People bought their property because of the remote location and tranquil setting. He does not believe it should be placed in a residential community. There is concern about co-location which is required under county requirements. It has been indicated that priority would be given to first responders and emergency services. County Road 8411 is not county maintained so access to Mr. Monahan and all co-locators would be more than once a month. There is a lot of space in Grand County that may be available for the tower.

Robert Oatman, owns 4.3 acres that abuts Mr. Monahan's property. He has a degree in Electrical Engineering Technology and a degree in Bio-Medical Engineering Technology. This tower will be detrimental to his family's well-being. He has submitted a list of false statements that Mr. Monahan has made to the FCC. He has submitted discrepancies in the January 16, 2018 staff report. He submitted a listing of false and deceiving statements and pictures that were included in the application. The original site map submitted with dimensions has been removed from the application so accurate computations could not be done. There is no current information as to where the antenna is actually going to be located. According to his calculations, the RF exposure levels would be a concern for the Farley cabin.

Mr. Oatman stated that pictures thus far show just the COW tower at the top is 9 inches wide. The permanent tower will be four times as wide. This tower will affect the value of Mr. Oatman's property.

Mr. Oatman does not believe the tower will be in the correct place determined by the initial plot. He stated that the antenna will be visible from US Highway 40 south of Tabernash and will also be visible from County Road 83.

Mr. Oatman does not believe the antenna should be allowed at someone else's expense.

Mr. Oatman stated he is in favor of the radio station but is against the location of the tower.

Mr. Oatman responded to Mr. DiCola's question by stating that he did not own the Farley cabin nor stood on the roof of the Farley cabin. He assumes that Mr. Farley shovels snow off the top of his roof because he, himself, has to shovel snow from his roof.

Mr. Monahan responded to Commissioner Linke that he had never given false statements to the FCC. He stated he met, or exceeded, all the relevant jurisdictional requirements of every level of the jurisdictions, the FCC most importantly.

Mr. Oatman responded to Commissioner Linke that he stands by his statement and he has provided the Commissioners documentation of statements directly from the FCC website. The tower was supposed to be up and transmitting by June 22 but pictures show that the tower was still laid down in September. It is his belief that the tower was not in use until early December.

Mr. Oatman responded to Mr. DiCola that he has not taken this issue up with the FCC.

Mr. Oatman responded to County Attorney Hassler that the power point and slides he used were loaded on the desktop and would like them entered as exhibits. He would also like the site plan and illustrations entered as exhibits.

Peter Stein, property owner, stated there are concerns regarding any future building in this area and the impact on future homes.

Pat Rupert asked that the Board follow the advice of Planning Commission.

Gordon Farley, owns property that abuts the proposed tower. He is in favor of public radio and community radio. Mr. Monahan erected a temporary tower without permission from county or neighbors. This tower has devalued surrounding properties and the enjoyment of property ownership.

Ron Gotlund, a property owner, stated that the property owners in that area are a community and they want to remain a tight community. He stated he does not have trust in the applicant and the way Mr. Monahan has

approached his plan. He does not want this in his back yard and it should not be in the middle of a residential zone.

Jerry Hanson, owner of a cabin in Herd Creek. He stated there is not a radio coverage site included for the YMCA which would be the best location in terms of coverage because it better encompasses all the population centers in eastern Grand County than the Batson site.

Janena Gotlund stated because of the tower that they are no longer able to get KUNC or a radio station from Manitou Springs.

Phil Gotlund stated that the Board is setting a precedence with putting this in a residential area.

Tim McLaughlin stated that this radio station is not an essential service. He believes there are better locations within Grand County to erect a tower.

Mr. DiCola called Parnell Quinn for cross examination.

In response to Mr. DiCola's questions, Mr. Quinn stated that he has a Real Estate Broker in Grand County since 1979 with a full broker's license. He has sold about 1,500 properties in Grand County of every type.

It is his opinion that this tower will not diminish property values in Batson Tracts. The reasons for the low home values in Batson Tracts are poor roads, fire hazard due to dead trees, the conditions of most of the cabins (some with illegal toilets and some without wells), and complication of access to the area due to tight roads. Some of the reasons the tower will not cause property values to go down is because it is quiet, and is off to the side of most houses even if in direct view. Properties that are in a vicinity where towers already exist, such as Grand Lake, the cell tower at the YMCA, the cell tower at Sheep Mountain, and the railroad tracks, have not gone down in value and some values have gone up.

Mr. DiCola called Dennis Monahan for cross examination.

In response to Mr. DiCola's cross examination, Mr. Monahan stated that Exhibit LLL is the site plan that he submitted for the proposed tower, and he also provided a schematic showing the width of the tower. To his knowledge there are no people who testified against the application that live there full time, but there are people who wanted to attend this meeting that do live there full time.

Mr. Monahan stated that over the years he looked at approximately twenty sites, but the most recent search included a mix of private and public lands. They also consulted every tower site where there is an existing American Tower Corporation which included five sites. One was ideal, but that listing was in error because it was in Summit County. None of the American Tower Corporation sites would provide the coverage needed. There is public land beyond the Meadow Creek housing that has power that closely parallels the 9,000 foot elevation of Batson Tracts that would require a multi-air engagement with the US Forest Service and a complex operation to bring power to that elevation through untouched forest. Snow Mountain Ranch failed to meet the requirements of the FCC.

The 517 County Road 8483, two acre lot, site is owned by himself, and there is no remuneration involved because he is doing this as a volunteer. He signed a lease with Fraser Valley Community Media for \$1.00 per month on a ten year lease.

The original proposal submitted to the Planning Commission in 2015 was for the western ridge above Trail Creek. He re-visited the plan where he found another lot which is where he has settled. There were talks about locating the tower on the back end of Gotlund's property which Mr. Gotlund wanted to collect rent on. Mr. Monahan offered a two- acre swap but that did not occur.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

Commissioner Cimino moved to reopen the public hearing.

The motion passed unanimously.

In response to questioning Mr. Monahan stated that a centroid is a center of population. The FCC would set number of people per depicted centroid.

Commissioner Cimino stated the Board needs to consider only the application presented here, and he does not know how the community is going to continue moving forward based on this decision. He does hope the radio station would be open to moving sometime in the future if more favorable conditions arise.

Commissioner Cimino stated that he thinks this County will have a hard time if the economy keeps growing as fast as it is. The State of Colorado allows the counties certain powers, and allows the municipalities/towns more powers to protect residential. This land is zoned forestry and open, and the number one use according to the county zoning regulations is single family dwelling. A person takes risks when they buy land when it is forestry and open. He does not believe this Board has the ability to impose residential.

Commissioner Manguso stated that there are alternative site analysis included in the application. She does not believe it is the Board's responsibility to tell someone to find another location. She does respect the Planning Commission, but she does not believe the Board should rubber stamp every decision they make.

Commissioner Linke stated that the Planning Commission's decision was made before the 90-foot tower was erected. He stated that the opposition was mainly because of the obstruction of view but he, himself, had a difficult time seeing the tower in all the pictures presented.

He also stated that a recurring theme was the fact that people wanted the radio station but not in their backyard. It would not matter where it would be located there would be people who do not want it in their backyard.

The four requirements for this to be successful is elevation, access to power, signal coverage and cooperation of the owner. He feels to board needs to restrict their decision based on this location at this site.

Commissioner Cimino moved to approve the request for Special Use Permit based on the conditions listed by the Community Development Department.

Discussion: Commissioner Manguso expressed concern over a statement in Condition #3 of the presentation provided by staff today that says, "The Applicant shall not make any alterations to the structure of the proposed tower, including changes in size, structure, color or type of surface materials, without the expressed written approval of the Grand County Community Development Department." Commissioner Manguso stated that alterations cannot be made without a hearing and approval by the Board of Commissioners.

Commissioner Cimino amended his motion to reflect that any changes must be noticed by hearing and approved by the Board of Commissioners.

The motion passed unanimously.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this _____ day of February 2018.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder