

Lauren Burket and Christopher Menig, the “Applicants” are currently the owners of Lot 3 of Rocky Ridge Subdivision Exemption. The Applicants are proposing an Amended Final Plat that would relocate the existing one acre building envelope. The proposed building envelope will shift approximately twenty four feet (24’) to the north and ninety nine feet (99’) east.

Lot 3 is 5.09 acres, created within Rocky Ridge Subdivision Exemption. The Applicants purchased the lot in September 2016 recorded at Reception No. 2016006778. The Applicants intends to make this lot more suitable for a proposed single family home. Development within the original platted building envelope creates more impact. The proposed relocation of the envelope minimizes cuts and fills to grade and reduces impacts on vegetation.

b. History:

Rocky Ridge Subdivision Exemption was platted in December 2011 at Reception No. 2011008878. It consists of three lots totaling 35.16 acres (Exhibit A). Lot 1 and Lot 2 are currently owned by the original developers John J. and Karin E. Conrad. This Subdivision Exemption was platted with the intention of creating off-grid homes. With previous staff’s concerns of utility access for future property owners a plat note was added stating “All extensions of utility services shall be placed underground” (Exhibit B)

I. COMPLIANCE WITH GRAND COUNTY REGULATIONS
A. MASTER PLAN

It is a goal of the Master Plan to ensure that new development is not out of character with the surrounding area with respect to uses and lot size. The surrounding properties consist of agricultural residences adjacent to the east, Legacy Park Open Space to the northwest, a residential subdivision exemption across County Road 60 to the southwest. With the above in mind, it is Staff’s opinion this request is not out of character with the surrounding lots. With this proposal no density is changing. This is consistent with the goals and objectives of the Master Plan within the region.

B. ZONING REGULATIONS

The parcel involved in this proposal lies within the Forest and Open District, existing outside an Urban Growth Area.

- (a) The owners propose a single family dwelling on the parcel consistent with uses by right in this District.
- (b) This District requires 30’ minimum front yard setbacks, 5’ minimum side yard setbacks and 20’ minimum rear yard setbacks. Both the established and proposed, 1.00 acre building envelope respects these setbacks.
- (c) Minimum area of lot is five (5) acres. The lot established in the Rocky Ridge Subdivision Exemption is 5.09 acres and complies with the regulations.

C. SUBDIVISION REGULATIONS – 4.3 Final Plat

The Amended Final Plat shall contain or be accompanied by the following information per 4.3:

(a) The title of the Amended Final Plat shall be amended to read:

AMENDED FINAL PLAT
AMENDED LOT 3A, ROCKY RIDGE SUBDIVISION EXEMPTION
A REPLAT OF LOT 3, ROCKY RIDGE SUBDIVISION EXEMPTION
PORTION OF THE NE ¼ OF SECTION 35, T 2 N, R 76 WEST OF THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO OWNERS RECORDED AT RECEPTION # 2016006778

(b) The legal description shall be written as follows:

Amended Final Plat, Amended lot 3A, Rocky Ridge Subdivision Exemption,
A replat of Lot 3, Rocky Ridge Subdivision Exemption, conveyance to owners Recorded
at Reception # 2016006778

(c) This requirement has been met. Primary control points, or descriptions, and ties to such control points, to which dimensions, angles, bearings, and similar data on the plat shall be referred.

(d) This requirement has been met. Tract boundary lines, ROW, easements, property boundaries have been shown on the plat.

(e) Names and right-of-way width of each street or other right-of-way shall be shown on the Final Plat.

(f) This requirement has been met. Location, dimensions and purpose of any easement, has been included.

(g) This requirement has been met. Each amended lot displays acreage and square footage.

(h) This requirement has been met. Lot in question is to be maintained as residential use.

(i) This requirement has been met. The Final Plat shall locate and describe all monuments.

(j) A portion of the Dedication Statement shall be amended to read as follows (revisions in bold):

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: That Larry Page is the owner of that real property situated in Grand County, Colorado, more fully described as follows: **Lot 3, Rocky Ridge Subdivision Exemption**. That he has caused said real property to be laid out and surveyed as **Amended Final Plat, Amended lot 3A, Rocky Ridge Subdivision Exemption, A replat of Lot 3, Rocky Ridge Subdivision Exemption**, and does hereby dedicate and set apart all the streets, alleys and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements.

....

- (k) Certification by a surveyor insuring the accuracy of the survey and plat, the surveyor's certificate shall be amended to read as follows (revisions in bold):

SURVEYOR'S CERTIFICATE

I, Timothy R. Shenk , a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of **Amended Final Plat, Amended Lot 3A, Rocky Ridge Subdivision Exemption, A replat of Lot 3, Rocky Ridge Subdivision Exemption** truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statute and by the Grand County Subdivision Regulations have been placed on the ground.

(Surveyor's Signature)

(Surveyor's stamp and registration number shall appear with this certificate)

- (l) This requirement has been met. Certificates for approval by the Planning Commission and the Board of County Commissioners.
- (m) This requirement is not applicable to an Amended Final Plat. Certification insuring compliance with the design standards and all other requirements of the Grand County Subdivision Exemption Regulations.
- (n) This requirement has been met. A box has been provided for use by the County Clerk and Recorder.
- (o) This requirement has been met. A vicinity map has been supplied and shall remain on the Final Plat.

- (p) This requirement has been met. Documented proof of legal access is existing from County Road 60.
- (q) This requirement has been met. The Applicants shall apply for a State well permit and apply for an onsite wastewater treatment system (OWTS) through the County.
- (r) This application shall comply. Such additional information as may be required by the Grand County Board of County Commissioners.
- (s) The physical address shall be put on the Final Plat. Addresses for the amended lot shall remain 4020 CR 60
- (t) An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat.
- (u) A statement of taxes showing that all current taxes have been paid shall be submitted prior to the recording of this Amended Final Plat.
- (v) This requirement has been met. A current title commitment has been provided.

D. STAFF COMMENTS AND ANALYSIS

Staff has processed this request to amend the building envelop, shifting its location approximately twenty four feet (24') to the north and ninety nine feet (99') east.

Staff finds this proposal consistent with the current Grand County Regulations. Staff believes that the proposal to move the building envelope is consistent with the original intentions of the Subdivision Exemption. The location of the amended building envelope still allows for solar access, if desired in the future.

The Applicant is sensitive to the land in the siting of a proposed single family dwelling. Impacts to existing vegetation on site are minimized. The location of the proposed residence will not have greater impact on neighbors.

E. STAFF RECOMMENDATION

Staff recommends the approval of the Amended Final Plat, Amended lot 3A, Rocky Ridge Subdivision Exemption, A replat of Lot 3, Rocky Ridge Subdivision Exemption with the following conditions to be met prior to the recording of the Final Plat.

1. The title of the Amended Final Plat shall be amended as recommended (see (a) above).
2. The legal description shall be amended as recommended (see (b) above).
3. Label names and widths of adjacent ROW (see (e) above).
4. Amend the dedication statement as recommended (see (k) above).

5. Amend the surveyor's certificate as recommended (see (l) above).
6. Add the current physical address to the plat, 4020 CR 60 (see (w) above).
7. A statement of taxes that shows all taxes have been paid shall be submitted (see (x) above).
8. An electronic copy of the Final Plat shall be submitted (see (y) above).
9. All applicable building and sanitation permits shall be obtained through the County prior to construction.
10. Quit Claim Deeds to describe the amended the legal description of the lots.
11. All recording fees are to be paid by the Applicant.

Commissioner Comments

Bob Gnuse- What is considered the back of the lot? Where the envelope is closest to the property line, is that the side?

Alex Taft- Correct. That is the side.

Jennifer Scott – Is the proposed envelope far enough from the ditch/ravine? IS it okay with the septic?

Alex Taft- The septic can extend past the envelope, but the site is 1 acre, and there is plenty of space for improvements within the envelope?

Steve Sery – Setbacks are for the building?

Alex - Yes.

Bob Gnuse – Since we don't know where the building will go, we have to assume it can go anywhere in the entire envelope.

Ingrid Karlstrom – If the envelope is legal, then the building would be okay anywhere in the envelope.

Marcy Monnahan – Page 3 of the dedication states Larry Page, instead of actual owner.

Sally Blea – No comments.

Ingrid Karlstrom – I think the application is good, but there is a lot of title paperwork. Do we need to see that?

Alex – They originally supplied title documents from purchase two years ago, so we had them submit recent title commitment and included both.

Marcus Davis – Is the agricultural easement an irrigation ditch or a drive?

Alex – It is a drive.

Marcus – What was the original intent of the building envelopes?

Alex – To minimize land impact and to promote optimal solar access for renewable energy.

Marcus – I dislike building envelopes but as they exist we should honor them.

Sally – If the current rules don't require building envelopes, why are we?

Marcus – Since it exists, and it continues to minimize impact, the original purpose when this was approved, so we look to the original intent. The absence of an HOA and minimal neighbor feedback lessens community input.

Alex- No notice was required, but the property owner did discuss with the neighbors, the Conrads, who created the Subdivision Exemption, and they had no issues.

Marcus – I understand the drive to eliminate the building envelope, but question if it's easier to allow them to maintain the envelope in that neighborhood. In this case, the request was to move the envelope.

Kim Shepton – No comments

Audience Comments - None

Motion was made by Ingrid Karlstrom to approve the Rocky Ridge Subdivision Exemption Lot 3 Amended Final Plat, moving the building envelope as presented by staff. Motion was seconded by Sally Blea. All in favor "aye", none opposed. Motion carried.

Sunnyshore Park Subdivision, Lot 18, 23, and 24 Block 2 Amended Final Plat

Presented by Alex Taft, Applicant not present

II. DISCUSSION

a. Background:

Tom and Heidi Washburn, the "Applicants," are currently the owner of Lots 18, 23, and 24, Block 2 of Sunnyshore Park Subdivision. The Applicant is proposing an Amended Final Plat that would vacate lot lines and the public Right-Of-Way to create one lot with increased building area.

The applicants are also requesting the vacation of the Right of Way for County Road 6344 a.k.a. Riverview Lane (As Shown right). This dedicated ROW did not have a constructed road within its boundary. Furthermore, the road would dead end at a non-subdivided Metes and Bounds parcel.

The land is currently vacant. There is an existing well (DWR Permit # 304773). This permit will need to be updated with the State after the Final Plat is recorded.

b. History:

Sunnyshore Park was originally platted in March 1960 at Reception No. 91086. It contained one filing, consisting of 2 blocks comprised of 87 lots (Exhibit A). Two other Amended Final Plat applications have been processed through the County for this pre-

existing non-conforming subdivision. Lots 35-37, Block 1 were combined in 1990 and Lots 32-34, Block 1 were combined in 2000.

III. COMPLIANCE WITH GRAND COUNTY REGULATIONS

F. 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 one (1) is relevant to this proposal.

Plan Element 2 – Land Use – The Pattern of Development

As stated in Plan Element 2 in the Grand County Master Plan, density is encouraged within the urban growth areas where existing infrastructure and public services exist. This subdivision is outside any defined urban growth area. Therefore, this Amended Final Plat reduces the density where services and infrastructure are limited.

G. ZONING REGULATIONS

The three parcels involved in this proposal lie within the Forest and Open District.

- (d) The amended lot will be for the purpose of constructing a single family dwelling.
- (e) This zone requires 30' minimum front yard setbacks, 5' minimum side yard setbacks and 20' minimum rear yard setbacks. The final plat shall show these setbacks.
- (f) Minimum area of lot, existing outside the growth area, is five (5) acres. These lots are pre-existing, non-conforming and combine are still less than the minimum area of a lot. As they are decreasing non-conformity, they will not require a variance.

Lot #	Lot area
Lot 18	.23 ac (10,018 ft ²)
Lot 23	.68 ac (29,620 ft ²)
Lot 24	1.05 ac (45,738 ft ²)
Subtotal	1.96 ac (85,377 ft²)
Total with ROW vacation	2.09 ac (91,345 ft²)

These lots are within an overlay district in the county referred to as the Three Lakes Design Review Area. A note shall be added to the plat that reads as following:

THREE LAKES DESIGN REVIEW AREA

The subject properties are located within the Three Lakes Design Review Area. All requirements for this overlay district apply to all structures constructed on these parcels.

**H. CRS 43-2-303 et seq. – Vacation Proceeding: Roads, Streets and Highways
Compliance with C.R.S. 42-2-303**

Grand County has used the criteria in CRS 43-2-303, regarding vacation of roadways to review vacation of utility easements:

43-2-303 (1) All right, title, or interest of a county, of an incorporated town or city or of the state or of any of its political subdivisions in and to any roadway shall be divested upon vacation of such roadway by any of the following methods:

(1)(b) The board of county commissioners of any county may vacate any roadway or any part thereof located entirely within said county if such roadway is not within the limits of any city or town.

(2) No roadway of part thereof shall be vacated so as to leave any land adjoining said roadway without an established public road connecting said land with another established public road.

(3) In the event of vacation under subsection 1 of this section, rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water or similar pipelines and appurtenances for ditches or canals and appurtenances and for electric, telephone, and similar lines and appurtenances.

The dedicated County Road 6344 a.k.a Riverview Lane shall be vacated. The vacation of this Right Of Way will not eliminate access for adjacent property owners. The intention of this vacation is to better connect the pre-existing, non-conforming lots to create buildable area. The current ROW dead ends at the section boundary.

I. SUBDIVISION REGULATIONS – 4.3 Final Plat

The Amended Final Plat shall contain or be accompanied by the following information:

Section 4.3 (1) (a-b) the Final Plat Mylar shall be on a 24"x36" sheet, at a minimum scale of 1"=100"

Section 4.3 (2) (a) The title of the Amended Final Plat shall be amended to read:

AMENDED FINAL PLAT

AMENDED LOT 24A, BLOCK 2, SUNNYSHORE PARK SUBDIVISION

A REPLAT OF LOTS 18, 23, AND 24, BLOCK 2, SUNNYSHORE PARK SUBDIVISION

PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 12, T 2 N, R 76 WEST OF
THE 6TH P.M.

COUNTY OF GRAND, STATE OF COLORADO

CONVEYANCE TO OWNERS RECORDED AT RECEPTION # 2017001985 &
2017007605

Section 4.3 (2) (b) The legal description shall be written as follows:

Amended Final Plat, Amended lot 24A, Block 2, Sunnysshore Park Subdivision, A replat of lots 18, 23, and 24, Block 2, Sunnysshore Park Subdivision

Section 4.3 (2) (c) This requirement has been met. Primary control points, angles, bearings, and similar have been shown on the plat.

Section 4.3 (2) (d-e) This requirement has been met. ROWs, ROW of all adjacent streets, boundary lines, easements and property lines have been shown. All county roads shall be numbered, i.e. CR 634 aka Kokanee and CR 6344 aka Riverview Lane

Section 4.3 (2) (f) This requirement has been met.

Section 4.3 (2) (g-h) This requirement has been met. The amended lot displays acreage and square footage and these lots are only reserved or dedicated for residential use.

Section 4.3 (2) (i-j) This requirement has been met.

Section 4.3 (2) (k) The Dedication Statement shall be amended to read as follows (revisions in bold):

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: That Thomas Washburn and Heidi Washburn are the owners of that real property situated in Grand County, Colorado, more fully described as follows: **LOT 18, 23 AND 24, BLOCK 2, Sunnysshore Park Subdivision**. That he has caused said real property to be laid out and surveyed as : **AMENDED FINAL PLAT, LOT 24A, BLOCK 2, Sunnysshore Park Subdivision, A replat of Lots 18, 23, AND 24, BLOCK 2, Sunnysshore Park Subdivision**, and does hereby dedicate and set apart all the streets, alleys and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements.

....

Section 4.3 (2) (l) The surveyor's certificate shall be amended to read as follows (revisions in bold):

SURVEYOR'S CERTIFICATE

I, Timothy R. Shenk, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of **Amended Final Plat Amended lot 24A, Block 2, Sunnysshore Park Subdivision, A replat of lots 18, 23, and 24, Block 2, Sunnysshore Park Subdivision** truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statute and by the Grand County Subdivision Regulations have been placed on the ground.

(Surveyor's Signature)

(Surveyor's stamp and registration number shall appear with this certificate)

Section 4.3 (2) (m) This requirement has been met.

Section 4.3 (2) (n) This requirement is not applicable.

Section 4.3 (2) (o-q) These requirements have been met. A box is created for us of the County Clerk and Recorder. Covenants are not applicable to an amended Final Plat. A vicinity map shall remain on the Final Plat Mylar.

Section 4.3 (2) (r-s) This requirement is not applicable. Sanitary sewer shall comply with current Onsite Wastewater Treatment system (OWTS) regulations. No separate site are proposed for use other than residential.

Section 4.3 (2) (t) This application shall comply.

Section 4.3 (2) (u-v) These requirement is not applicable.

Section 4.3 (2) (w) The physical address will be put on the plat, so this will not be required. Addresses for the amended lots shall be: 421 CR 634 aka Konakee Rd;

Section 4.3 (2) (x) A statement of taxes showing that all current taxes have been paid shall be submitted prior to the recording of this Amended Final Plat.

Section 4.3 (2) (y) An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat. This will need to be provided prior to the recording of this Amended Final Plat.

J. STAFF COMMENTS AND ANALYSIS

Staff supports this proposal in consideration of the protection of view corridors adjacent to Lake Granby. The existing State well permit shall be amended after recording to match the current legal description of the land.

It is staffs position that this Amended Final Plat decreases non-conformity, in a non-conforming pre-existing subdivision.

K. STAFF RECOMMENDATION

Staff recommends the approval of the Amended Final Plat Amended lot 24A, Block 2, Sunnysore Park Subdivision, A replat of lots 18, 23, and 24, Block 2, Sunnysore Park Subdivision with the following conditions to be met prior to the recording of the Final Plat.

12. A note shall be added to the Final Plat regarding Three Lakes Design Review Area (see above).
13. Setbacks for the Forestry and Open district shall be shown on the plat.
14. The title of the Amended Final Plat shall be amended (see 4.3 (2) (a) above).
15. The legal description shall be amended (see 4.3 (2) (b) above).
16. Amend the dedication statement (see 4.3 (2) (k) above).
17. Amend the surveyor's certificate (see 4.3 (2) (l) above).
18. All labeled county roads shall be correct as follows: CR 634 a.k.a. Kokanee Rd and CR 6344 a.k.a. Riverview Ln
19. Addresses for the amended lots shall be: 421 CR 634 aka Konakee Rd (see 4.3 (2) (w) above).
20. A statement of taxes that shows all taxes have been paid shall be submitted (see 4.3 (2) (x) above).
21. An electronic copy of the Final Plat shall be submitted (see 4.3 (2) (y) above).
22. Quit Claim Deeds to describe the amended the legal description of the lots.
23. A corrected Final Plat Mylar shall be submitted and all recording fees shall be paid by the Applicant.

Commissioner Comments

Ingrid Karlstrom – No Comments

Sally Blea – I'm thinking of the variance rule.

Marcus Davis- This is not increasing the non-conformance, and it is the most they can do.

Ingrid – It's decreasing the non-conformance.

Marcy Monnahan – On the Dedication, it lists a David and Sharon Walton as owners?

Alex- we will straighten that out with the Applicant, there was prior joint tenancy which I understand has been quit-claimed. This is probably surveyor error that we will clarify.

Steve Sery – No comments

Jennifer Scott – No Comments

Bob Gnuse – No Comments

Kim Shepton – No Comments

Marcus Davis – Have they communicated with Walden Hollow Fishing Club (adjacent neighbor to the west)?

Alex – I do not know. The right of way to be vacated falls steeply from the top of a ridge.

Marcus – So it's not a dedicated easement, it's Riverview Lane, per the plat?

Alex – Correct.

Marcus – The lot combination removes the need for access to lot 23, and there are still two points of exit from the property. Are there inner lot line easements that are being vacated as well?

Alex – No, but the proposal establishes a 10 foot easement along the west boundary of the new lot, where there wasn't before.

Public Comments – None

Motion was made by Sally Blea to approve the Amended Final Plat of Lot 18, 23 and 24 Block 2, Sunnyside Park Subdivision as presented. Motion was seconded by Bob Gnuse. All in favor "aye", none opposed. Motion carried.

Discussion regarding Special Event Venues

Presented by Richard Hubler

As this was a discussion, not a proposal or application, direct comments are not attributed. An audio recording of the proceedings is available the Grand County Website.



SPECIAL EVENTS VENUES

Promoting Tourism Responsibly



CURRENT ENVIRONMENT

- Tourism is the Major Economic driver in Grand County
- Special Events, such as Festivals, Weddings and Reunions bring lots of visitors
 - High number of second homes and Short Term Rentals provide potential venues
 - Growing interest in developing new venues
- Special Event Venues not currently defined in Zoning Regulations
- Similar uses (Conference Center, Outdoor Recreational Area)
 - Not adequate/unclear
 - Limit based on Zone District, doesn't match current or prospective actual use
- Temp Use Permit may apply
 - Issued per event
 - Not applicable for permanent structures

STAFF REVIEW



	Estate	Residential	Accommodations	Forestry & Open	Mobile Home	Tourist	Business
Existing	None	None	None	12+	None	1+	None
Lodge/B&B	N	B&B (SUP 5+)	Y (SUP 5+)	Y (SUP 5+)	B&B (SUP 5+)	Y	Y
Conference Center	N	N	Y-Incidental	Y-Incidental	N	Y	Y
Outdoor Rec Areas	N	N	Y	Y	N	Y	Y

- Variety of Scales
 - 13 – 100+ attendees
 - 5 – 300+ acre property size
- Variety of development types
 - Individual homes – large "circus tent"
- Variety of seasons and # of events

STAFF REVIEW



- Intelligent Regulations promote appropriate uses
 - Standard concern in GCZR for excessive noise, odors, dust or vibration
 - Maintain high quality of life for local residents
 - Maintain optimal experience for visitors
- Mitigate negative impacts & encourage positive impacts
 - Access & Parking
 - Sanitation
 - Food Service
 - Liability (alcohol & marijuana)

Recognize & Address different Scale(s) and Scope(s) of use



STAFF REVIEW

- Hot Topic in Land Use Planning across the country
- Variety of approaches in other Colorado Jurisdictions
 - Permanent facility like Banquet Hall
 - Commercial vs. Agricultural Zoning
 - Exclusive Use vs. Combined Use (e.g. STR & Wedding Venue)
- Larimer County – Recent changes to address 3 scales
 - Personal – no permit – Private home, non commercial, resident hosted, friends and family
 - Commercial – permit each event – 40+ attendees, performance standards, residential or not
 - Development – permit as special event venue (e.g. community hall) – consistent, business



STAFF REVIEW

- Hot Topic in Land Use Planning across the country
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 - Commercial – permit each event – 40+ attendees, performance standards, residential or not
 - Development – permit as special event venue (e.g. community hall) – consistent, business

Public Comments expressed the following ideas and concerns:

Traffic impacts, ATVs on roads, speeding, shuttles

Noise carries and occasionally competes with other nearby venues, fireworks issues

Sanitation, trash, impacts on water and wildlife

Rural/scenic beauty as an asset, crucial to quality of life

Expectations at purchase sometimes conflicts with future development/uses

Growing need in Grand County for these venues & ancillary businesses

Need for permitting to increase accountability, honesty, and integrity

Overregulation will hurt growing local industry

Growth can't overwhelm what attracts visitors

Potential for further development of local trade/industry group that provides some self-policing and management best practices

Expressed desire for further conversation and research

Direction from Planning Commission

Need a clear definition of the use

Identify areas where is it appropriate – either by Zone District, or more detailed

Explore Special Use Permit

Hold meetings/workshops for more public input to develop proposal for SUP

BOCC Workshop

Research/report on appropriate solutions from across the state and other counties

Focus on basic requirements, explore tiered approach

Motion was made to adjourn by Marcy Monnahan, seconded by Bob Gnuse. Meeting was adjourned by Chairman Marcus Davis at 8:50pm.