

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

July 17, 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 Manager Lee Staab
County Attorney Robert Franek
Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Manguso was not present at the beginning of the meeting.

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

Commissioner Cimino moved to approve the down payment assistance loan for Matthew Cook in the amount of \$6,493.

Discussion: The funds will come from the CMHC down payment assistance loan fund. HUD grant money funds the down payment assistance fund.

The motion passed.

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

General Public Comments

Grand County Rural Health Network Executive Director Jen Fanning stated that 2018 winners of the Excellence in Healthcare Service are Heather Bentler who is a registered nurse at Middle Park Medical Center and Dr. John Nichols who the volunteer medical director for Grand County Search and Rescue, Winter Park Ski Patrol, and Grand County Emergency Medical Services.

Finance Department

Commissioner Cimino moved to approve the vouchers presented on June 26, 2018, for payment on June 27, 2018 for the Grand County Board of Social Services.

The motion passed.

Commissioner Cimino moved to approve the wire payments and vouchers presented on June 26, 2018, for payment on June 27, 2018 for Grand County.

The motion passed.

Road and Bridge Update

Road and Bridge Superintendent Chris Baer reported that the magnesium chloride application is complete for the year.

Departmental Contracts, Comments, Issues

Community Development Director Robert Davis requested that the Board appoint a Fire Code Appeals Board and a Building Appeals Board.

Mr. Davis recommended Steven Jensen, Troy Neiberger and Greg Colby to the Boards. Mr. Davis would also like to include Scott Mann and Mike Johnston.

Commissioner Cimino moved to appoint Steven Jensen (2-year term), Troy Neiberger (3-year term), Greg Colby (3-year term), Scott Mann (4-year term) and Mike Johnston (4-year term) to the Fire Appeals Board as presented by Community Development Director Robert Davis.

The motion passed.

Commissioner Cimino moved to appoint Steven Jensen (2-year term), Troy Neiberger (3-year term), Greg Colby (3-year term), Scott Mann (4-year term) and Mike Johnston (4-year term) to the Building Appeals Board as presented by Community Development Director Robert Davis.

The motion passed.

The Board received the Clerk's monthly report for the month of June.

Commissioner Cimino moved to approve and enter into a Memorandum of Understanding between Grand County and Grand Lake Metropolitan Recreation District for the awarding of a grant and the distribution for the Open Lands Rivers and Trails Advisory Committee grant in the amount of \$12,614.

The motion passed.

Commissioner Cimino moved to accept the low bid in the amount of \$182,864.30 of American Road Maintenance for pavement maintenance at the Emily Warner Field, Granby-Grand County Airport.

Discussion: Grand County will receive a grant from the FAA in the amount of \$300,000. There is a \$16,000 grant from the State of Colorado Division of Aeronautics. Grand County's portion is \$16,000. Any amount underspent is returned to all entities in the appropriate percentages.

The motion passed.

Commissioner Cimino moved to authorize the Notice of Award as presented for American Road Maintenance.

The motion passed.

Fraser Mountain Bike Festival Temporary Use Permit

The temporary use permit request is to operate a Mountain Bike Festival within Colorado Adventure Park adjacent to Fraser. It is a 3-day event and will have approximately 50 race attendees and approximately 1,000 viewers attending.

The permit is for the race event as well as camping on site.

Commissioner Cimino moved to approve the Temporary Use Permit for the Fraser Mountain Bike Festival from July 27 through July 29, 2018. This for approximately 50 racers and 1,000 attendees as presented by the Department of Community Development.

Discussion: Mr. Taft stated that this is being supported by the Town of Fraser Department of Economic Development.

The motion passed.

Manager and Attorney Items

Consent Agenda

Resolution No. 2018-7-8, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A CORE SERVICES PROGRAM CONTRACT BY AND BETWEEN NEW DIRECTIONS FOR LIFE, INC. AND THE GRAND COUNTY BOARD OF HUMAN SERVICES"

Resolution No. 2018-7-9, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, STATE OF COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, STATE OF COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, STATE OF COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF MOFFAT COUNTY, COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT

COUNTY, COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF JACKSON COUNTY, COLORADO; THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, COLORADO AND THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY, COLORADO, EACH SITTING AS ITS RESPECTIVE BOARD OF SOCIAL OR HUMAN SERVICES, FOR CONTINUATION OF THE NORTHWEST COLORADO REGIONAL COLLABORATIVE”

Resolution No. 2018-7-10, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A SERVICES AGREEMENT BY AND BETWEEN THE NORTHWEST COLORADO COUNCIL OF GOVERNMENTS AND THE GRAND COUNTY BOARD OF HUMAN SERVICES”

Resolution No. 2018-7-11, “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 BRIAN DOLAN AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR MAINTENANCE OF KITCHEN EQUIPMENT LOCATED AT THE KREMMLING AND GRANBY SENIOR NUTRITION SITES”

Resolution No. 2018-7-12, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A JAIL SERVICE AGREEMENT RENEWAL BETWEEN T.W. VENDING INC. D/B/A TURNKEY CORRECTIONS AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR INMATE SERVICES”

Resolution No. 2018-7-13, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A CONTRACT BETWEEN THE U.S.D.A. FOREST SERVICE AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE SALE OF MINERAL MATERIALS FROM THE SOUTH FORK PIT”

Resolution No. 2018-7-14, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A RENTAL AGREEMENT BY AND BETWEEN POWER WORLD, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR FLYING HEELS ARENA”

Resolution No. 2018-7-15, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE AN ASSIGNMENT OF HANGAR GROUND LEASE FOR AIRPLANE HANGAR NO. 7 LOCATED AT THE KREMMLING-MCELROY AIRFIELD”

Resolution No. 2018-7-16, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE AN AMENDMENT TO KREMMLING AIRPORT HANGAR GROUND LEASE BY AND BETWEEN TOUCH AND GO LLC, THE TOWN OF KREMMLING, COLORADO AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO PERMIT NIGHTLY RENTAL OF HANGER #7”

Resolution No. 2018-7-17, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO AMENDING AND RE-ADOPTING THE GRAND COUNTY, COLORADO ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS, DATED JULY 10, 2018 AND REPEALING AND RESCINDING ANY PORTION OF ANY PREVIOUS RESOLUTION AND/OR REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO THAT IS IN CONTRADICTION TO THIS RESOLUTION AND/OR REGULATIONS”

Resolution No. 2018-7-18, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AND ADOPTING AN AMENDED GRAND COUNTY NOXIOUS WEED MANAGEMENT PLAN, EFFECTIVE JULY 10, 2018”

Commissioner Cimino moved to approve the Consent Agenda.

The motion passed.

The Board directed County Attorney Franek to move forward with transferring ownership from the County to Shadow Lake Villas Owners Association. This is to resolve a concern with regard to the ownership of the fire suppression system.

Commissioner Cimino moved to approve and sign a letter of appreciation to Deputy Coroner Bailey for her work regarding the golf course fire.

The motion passed.

Commissioner Cimino moved to approve and sign letters of appreciation for work performed during the fires in Grand County and in particular, the Grand Lake Golf Course Fire. The letters are to members of Grand County Search and Rescue.

Chris Ziegler
Laura Trezogolu
Jack Reichert
Josh Novotny
Rose Novotny
Dr. John Nichols
Jake Moberly
Don Lewis
Kim Gustafson
Greg Foley
Chad Dusseau
Brian Dornbush
Tony Christopher
Brian Blumenfeld
Mike Blevins

The motion passed.

Commissioner Cimino moved to approve and sign the letters of appreciation for their work during the fires and in Grand County and in particular, the Grand Lake Golf Course Fire. The letters are to members of the Grand County Sheriff's Office.

Sargent Derrek Bell
Sergeant Chad Yurich
Corporal Rich Sharrow
Deputy Luke McDonald
Deputy DJ Elthorp
Deputy Steve Hines
Deputy Collin Casey
Deputy Kyle Snow
Sargent Jim Ellison
Investigator Walter Mahone
Dispatcher Tom Manguso
Deputy Rachel Born
Deputy Lacie Barbee
Deputy Angela Lay
Deputy Aleta Fantoni
Support staff Mona Finley
Support Services Melanie DeChant
Support Staff Trudy Hoesli
Investigative Assistant Nicole Elthorp

The motion passed.

Mr. Staab presented this weekly update.

Mr. Staab provided the Board with photos of County Road 414 regarding ATV traffic. Mr. Staab stated that a citizens requested signs be placed on the road and the cost of the signs and installation will be approximately \$500.

The Board is not ready to authorize signs at this point. This matter will be discussed further.

Board Business/Correspondence/Calendar

Commissioner Linke attended the Club 20 meeting in Lake City. The items discussed were tourism, outdoor recreation, transportation, energy, health care, and telecommunication.

Calendars

- July 18 Commissioner Cimino will be attending a “Gallagher Options” presentation in Glenwood Springs from 10 am to 2 p.m.
- July 18 Commissioner Linke will attend the Wildfire Council Steering Committee meeting at 9:00 a.m. at Grand Fire
- July 18 Commissioner Manguso will attend the Legislative Breakfast
- July 20 Commissioner Cimino will attend a meeting in Eagle where Colorado’s Lieutenant Governor Donna Lynne will lead a discussion on health care
- July 20 Commissioner Cimino will attend a CCI meeting in Denver regarding legislative issues. Commissioner Cimino will present Grand County’s issue which consolidated one geographic rating area along with the reinsurance program for individual market place
- July 23 Commissioner Linke will attend 1177 meeting
- July 23 Commissioner Cimino will hold a meeting of interested parties from 7 p.m. to 9 p.m. regarding short term rentals
- July 26 Club 20 week 2 of the Summer Policy meetings at Granby Library
- July 26 NWCCOG meeting Winter Park

Treasurer’s Report

Grand County Treasurer Christina Whitmer presented the quarterly and monthly Treasurer reports.

Commissioner Cimino moved to change the agenda to move the Water Protection Update from 11:15 am. to 3:00 p.m.

The motion passed.

Cougar at the Summit Subdivision – Sketch Plan

- PROJECT NAME: Cougar at the Summit - Sketch Plan
- APPLICANT: Termat Development, LLC represented by Michael Kent
- LOCATION: Tract L, The Summit at Winter Park Ranch
- APPLICABLE REGULATIONS: Zoning Regulations, Subdivision Regulations
- ZONING: R – Residential District
- ATTACHMENTS:
 - a) Sketch Plan (Plat)
 - b) Application and Narrative Letter
 - c) Vicinity Map
- STAFF PLANNER: Alexander Taft, Planner
- REQUEST: The applicant is proposing a subdivision to create 11 lots ranging from .31 acres (13,503.6 ft²) to .61 acres (26,571.6 ft²).

I. PROPOSAL

The applicant is proposing an 11 lot subdivision for the construction of single family dwellings. The plan substantially meets the development criteria as required in the Urban Growth Area plan, which includes Winter Park Ranch and The Summit at Winter Park Ranch Subdivision.

The units will be served by public water and sewer via Winter Park Ranch Water and Sanitation District. Electric service will be supplied by Mountain Parks Electric. These utilities will be plat review agencies during preliminary plat.

The lots proposed will each require a driveway to access Cougar Ave.

The current owners purchased the parcel in December 2016, as shown in the Assessor’s records. The Applicant’s intent is to create lots for the construction of single family dwellings.

II. BACKGROUND

- a. History –
The initial plat for all of Winter Park Ranch was completed in six separate filings platted between 1965 and 1980.

The Summit at Winter Park Ranch, a re-plat of a portion of the second filing and a portion of the third filing was platted in 1982 and recorded at Reception No.197823. The historical intent of Summit at Winter Park Ranch was to create a “time-share” resort development.

The Winter Park Ranch has been identified in the Master Plan as an Urban Growth Area originally formed in 1998. The density is supported by services such as public water and sewer facilities.

b. Existing Reports

One existing report, created for Summit at Winter Park Ranch by A.G Wassenaar Inc., examines the existing soils and bearing capacity for foundations. The report dates back to 1982 and will therefore need to be updated at preliminary plat with a current soils and bearing capacity study.

Additional studies required include: a traffic impact analysis and Phase I drainage. These studies will verify the total impact of development at build out.

III. COMPLIANCE WITH GRAND COUNTY REGULATIONS

a. Grand County Master Plan

The Grand County Master Plan contains seven (7) Plan Elements that form the core of the Master Plan. The Master Plan splits the county into three subareas with Fraser and Winter Park located in the “East” subarea. The Master Plan serves as a framework to guide decision-makers to lead the county in policies and goals that shape the built environment. The Plan Elements include policies and implementation actions, of which two (2) are relevant to this proposal.

Plan Element 2 – Land Use: Growth and 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. Focusing density toward Urban Growth areas is defined in Chapter 4 of the Master Plan and mapped in Appendix A of the Plan. The criteria to expand growth areas includes: central water and sewer, access from existing town streets, flat or gentle topography. Growth Challenge completed within Plan Element 2 indicated 2.6 du/acres was a degree of density desired in the East subarea.

Plan Element 3 – Development: The Built Environment

As stated in Plan Element 3 in the Grand County Master Plan, development shall be located where it takes advantage of existing infrastructure and contributes to the overall characteristic of Grand County. This plan element further emphasizes the need to concentrate development away from agricultural land use, wildlife and habitat corridors.

b. ZONING – Section 4.1 Residential

The application shall comply with the Grand County Zoning Regulations, as addressed below:

This zone allows for single and multi-family dwellings, and therefore the proposed use is consistent with the zoning regulations.

All proposed units will be served by public water and public sewer via Winter Park Ranch Water and Sanitation. The minimum lot size for a property that is served by both public water and sewer is 7,000 ft².

The proposed development is consistent with the requirements set forth in the Grand County Zoning Regulations.

c. SUBDIVISION– Section 7.1 – Sketch Plan

The application shall comply with the Subdivision Regulations. The Sketch Plan addresses each of the following:

Relevant site characteristics and analyses applicable to the proposed subdivision [Section 7.1 (1) (a)]. Access and ingress are included on this application.

Reports concerning streams, lakes, topography, geology, soils and vegetation. Reports concerning geologic characteristics of the area significantly affecting the land use and determining the impact of such characteristics on the proposed subdivision [Section 7.1(b & c)]. Topography is shown on the plat. Information about soils and vegetation shall be requirements at preliminary plat.

□ The Applicant supplied a proposed layout of the development area (Attachment 1) that shows the location of the units, site improvements, driveways, snow storage, easements and existing Cougar ROW [Section 7.1(f)].

With these conditions met, staff will proceed to a hearing in front of the Board of County Commissioners.

IV. STAFF ANALYSIS

The Applicant proposes to subdivide “Tract L” to create 11 buildable parcels. The plan meets criteria as set forth in the Master Plan for the Winter Park Ranch neighborhood, which is located within the Grand County Urban Growth Area (Chapter 3 - 2.1 Growth & 4.2 Infrastructure). The density of the development is approximately 2.6 du/acre, which is consistent with density identified in the Master Plan.

The applicant also intends to apply an open space easement on the rear third (1/3) of all lots that will meet the minimum open space as required by Design Standards 2.5(2). It will also contain the existing trail that runs through the property.

The site has a grade change between 15 and 20 feet from south to north; the slopes do not exceed 30 percent. While the grade change is significant, staff believes that the lots are buildable as platted. The drainage and soils reports must confirm suitable conditions for the proposed development and improvements.

There is an existing trail shown on the plat submitted. Throughout the Winter Park Ranch subdivision an existing trail network connects to Idle Wild Trail network. The applicant shall consult with Headwaters Trails Alliance (HTA) on existing trails and the possibility of access through this development. Staff will assist in facilitating these discussions.

V. PLANNING COMMISSION RECOMMENDATION

During the Planning Commission meeting of May 9, 2018, neighbors expressed concerns of the density this proposed development would create. They made it clear that small lots in this neighborhood could negatively impact properties of the surrounding neighbors. Neighbors also voiced concerns of the proposed density.

Staff has had discussions with the applicant about the proposal. The Applicant has suggested the possibility of requiring a minimum square footage on these properties. Staff feels this may be a suitable compromise.

VI. RECOMMENDATION

The Planning Commission recommends approval of the Cougar at the Summit - Sketch Plan with the following conditions to be met prior to submitting an application for Preliminary Plat approval:

1. The applicant shall submit updated and additional reports including:
 - a) Traffic impact analysis;
 - b) Geotechnical analysis; and
 - c) Phase I drainage prior to Preliminary Plat submittal.
2. The applicant shall supply reports containing information on areas with potential radiation hazards, to be included with submittal of Preliminary Plat.
3. Erosion and drainage control Best Management Practices (BMPs) shall be implemented.
4. The applicant shall detail the available open space on the site.
5. Plat review agencies during preliminary plat shall include: MPEI, Xcel Energy, Comcast, Century Link, Winter Park Ranch WSD, Headwaters Trail Alliance, Colorado Forest Service, East Grand Fire Protection District, Town of Fraser and Town of Winter Park.
6. The applicant shall meet all other preliminary plat requirements not specified in this report.

Reed Lyles has a home at 310 Cougar Avenue and is HOA president for Summit Trail Lodge. Mr. Lyles stated that there are several well established walking trails in the area. He wondered if there is any plan to move or work around those trails.

Mr. Taft stated that there was a trail established per the Summit at Winter Park Ranch plat. It is shown on the new subdivided plat. The applicant is dedicating open space in the area. It will preserve the trail.

Chuck Miller who has a home at 155 Caribu understands that the zoning changed in 1982 to a higher density. Mr. Miller feels that the zoning may not apply today. It is one of the few neighborhoods in the Fraser area with

families and longterm residents. He would like to limit the high density because high density will change the character of the neighborhood.

Mr. Miller stated that the proposed plan is three dwelling units per acre.

Commissioner Cimino noted that this proposal is less than what is currently allowed.

Mr. Miller stated that the specs are 2.6 units per acre and the proposal is 3.3 units per acre.

Mr. Taft stated that the 2.6 units per acre is in reference to the Master Plan. The 2.6 units per acre is the preferred density in the Fraser area.

Dick Sievers, who lives at 129 Caribu, stated that he has been a property owner in Grand County for more than 15 years. He moved into the neighborhood four years ago. The difference between what is in the neighborhood and what is being proposed to be added is drastic.

John Hammon who lives at 173 Cougar Avenue is thankful that condos are not going into this area. The existing character of the neighborhood is custom homes with families. He asks that be respected. Mr. Hammon wondered if short terms rentals will be allowed in this area.

Commissioner Cimino states that to not approve this sketch and have the developer go back to planning would be unprecedented. He suggested that the public could contact developer directly to discuss their concerns.

Commissioner Cimino moved to approve the application for Cougar at Summit Subdivision Sketch Plan as presented.

Discussion: This is a sketch plan and there will be opportunities for changes or conditions at a later time.

The motion passed.

Belle Fourche Subdivision – Sketch Plan

PROJECT NAME:	Belle Fourche Subdivision - Sketch Plan
APPLICANT:	Belle Fourche, LLC represented by Mike Swisher
LOCATION:	Tracts H & J, The Summit at Winter Park Ranch
APPLICABLE REGULATIONS:	Zoning Regulations, Subdivision Regulations, Grand County Master Plan
ZONING:	R – Residential District
ATTACHMENTS:	a) Sketch Plan (Plat) b) Application and Narrative Letter c) Vicinity Map
STAFF PLANNER:	Alexander Taft, Planner
REQUEST:	The applicant is proposing a subdivision to create 22 lots ranging from .23 acres (10,064 ft) to .35 acres (15,135 ft ²).

I. PROPOSAL

The applicant is proposing a 22 lot subdivision for construction of single family dwellings. The plan substantially meets the development criteria as required in the Urban Growth Area plan, which includes Winter Park Ranch and The Summit at Winter Park Ranch subdivisions.

The units will be served by water and sewer via Winter Park Ranch Water and Sanitation. Electric service will be supplied by Mountain Parks Electric. Both of these utilities will be plat review agencies during preliminary plat.

Each lot proposed will require a driveway to access Bryant Ave, Cougar Ave, or Caribou Ave. The current owners purchased the parcel in December 2016, as shown in the Assessor's records. The Applicant's intent is to create lots for single family homes.

II. BACKGROUND

a. History –

The initial plat for all of Winter Park Ranch was completed in six separate filings platted between 1965 and 1980.

The Summit at Winter Park Ranch, a re-plat of a portion of the second filing and a portion of the third filing

was platted in 1982 and recorded at Reception No.197823. The historical intent of Summit at Winter Park Ranch was to create a “time-share” resort development.

Winter Park Ranch has been identified in the Master Plan as an Urban Growth Area originally formed in 1998. The density is supported by services such as public water and sewer facilities.

b. Existing Reports

One previous report, created for Summit at Winter Park Ranch by A.G Wassenaar, Inc., examines the existing soils and bearing capacity for foundations. The report dates back to 1982 and must therefore be updated at preliminary plat with a current soils and bearing capacity study.

Additional studies required include: (1) a traffic impact analysis; and (2) Phase I drainage. These studies will verify the total impact of development at build out.

III. COMPLIANCE WITH GRAND COUNTY REGULATIONS

a. Grand County Master Plan

The Grand County Master Plan contains seven (7) Plan Elements that form the core of the Master Plan. The Master Plan splits the county into three subareas, Fraser and Winter Park are located in the “East” subarea. The Master Plan serves as a framework to guide decision-makers to lead the county in policies and goals that shape the built environment. The Plan Elements include policies and implementation actions, of which two (2) are relevant to this proposal.

Plan Element 2 – Land Use: Growth and 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. Focusing density toward Urban Growth areas is defined in Chapter 4 and mapped in Appendix A of the Master Plan. The criteria to expand growth areas includes: central water and sewer, access from existing town streets, flat or gentle topography. Growth Challenge completed within Plan Element 2 indicated 2.6 du/acre was a degree of density desired in the East subarea.

Plan Element 3 – Development: The Built Environment

As stated in Plan Element 3 of the Grand County Master Plan, development shall be located where it takes advantage of existing infrastructure such as public water and sewer. It contributes to the overall characteristic of Grand County by focusing housing development toward infrastructure services and towns. This plan element further emphasizes the need to concentrate development away from agricultural land use, wildlife and habitat corridors.

b. ZONING – Section 4.1 Residential

The application shall comply with the Grand County Zoning Regulations, as addressed below:

This zone allows for single family dwellings, and therefore the proposed use is consistent with the zoning regulations.

All proposed lots will be served by public water and public sewer via Winter Park Ranch Water and Sanitation. The minimum lot area for a property that is served by both public water and sewer is 7,000 ft². The proposed lots range from 10,064 ft² to 15,135 ft², and therefore meet the minimum area of a lot required in this district.

The proposed development is consistent with the requirements set forth in the Grand County Zoning Regulations.

c. SUBDIVISION– Section 7.1 – Sketch Plan

The application shall comply with the Subdivision Regulations. The Sketch plan addresses each of the following:

Relevant site characteristics and analyses applicable to the proposed subdivision [Section 7.1 (1) (a)] this requirement has been met.

Reports concerning streams, lakes, topography, geology, soils and vegetation. Reports concerning geologic characteristics of the area significantly affecting the land use and determining the impact of such characteristics on the proposed subdivision. [Section 7.1(b & c)]. Information about soils, vegetation and traffic impact shall be requirements at preliminary plat.

Reports containing information of areas with potential radiation hazards shall also be included prior to submittal of Preliminary Plat [Section 7.1(d)].

Reports shall be updated or conducted prior to submittal of Preliminary Plat.

The Applicant supplied a proposed layout of the development area (Attachment 1) that shows the location of the lots, easements, and existing Cougar Ave. and Caribou Ave ROW. [Section 7.1(f)].

IV. STAFF ANALYSIS

The Applicant proposes to subdivide Tracts H and J as created in the Summit at Winter Park Ranch Plat into smaller lots. The plan meets criteria as set forth in the Master Plan for the Winter Park Ranch neighborhood, which is located within the Grand County Urban Growth Area (Chapter 3 - 2.1 Growth & 4.2 Infrastructure). The density of the development is approximately 3.3 du/acre. The lots will be served by the Winter Park Ranch Water and Sanitation district.

The Applicant will need to demonstrate how they meet Design Standard 2.5 (2) requirements for the required 20% minimum open space. Staff will have a discussion with the Applicant prior to Preliminary Plat submittal to review options and possibilities.

There is an existing trail shown on the plat submitted. An existing trail system within the Winter Park Ranch subdivision connects to the Idle Wild Trail network. The applicant shall consult with Headwaters Trails Alliance (HTA) on existing trails in the area and the possibility of trail access through this development. Staff will assist in facilitating these discussions.

V. PLANNING COMMISSION RECOMMENDATION

During the Planning Commission meeting of May 9, 2018, neighbors expressed concerns of the density this proposed development creates. They made it clear that small lots in this neighborhood were an impact on the surrounding neighbors. Of those concerns, highest on the list was impacts to the road. Both traffic and conditions of the road surface were topics that were discussed. Neighbors also would like to see density decreased if this feathers between the condos to the west into the detached single family to the east. Staff believes these are valid concerns and will also include Grand County Road and Bridge in the list of review agencies. The Preliminary Plat submittal shall include a Traffic Impact Analysis that will guide the County in decisions regarding roadway improvements. Staff will have discussions with the Applicant about the proposed density.

VI. RECOMMENDATION

The Planning Commission recommends the approval of the Belle Fourche Subdivision - Sketch Plan with the following conditions to be met prior to submitting an application for preliminary plat approval:

1. The applicant shall submit updated and additional reports including:
 - a) Traffic impact analysis;
 - b) Geotechnical analysis; and
 - c) Phase I drainage report.
2. The applicant shall supply reports containing information on areas with potential radiation hazards, to be included with submittal of the Preliminary Plat.
3. Erosion and drainage control Best Management Practices (BMPs) shall be implemented.
4. The applicant shall detail the available open space on site.
5. Plat review agencies during preliminary plat shall include: MPEI, Xcel Energy, Comcast, Century Link, Winter Park Ranch WSD, Headwaters Trail Alliance, Colorado Forest Service, East Grand Fire Protection District, Grand County Road and Bridge, Town of Fraser and Town of Winter Park.
6. The applicant shall meet all other preliminary plat requirements not specified in this report.

Chuck Miller stated that there are a lot of long term residents in the Fraser Valley. Mr. Miller does not want something like Grand Park next to his house. This change will bring more rental properties into the area.

Diane Sievers of 129 Caribou stated they she and her husband have concerns. Ms. Sievers is concerned over what will happen to the wildlife in the area. She believes that the County ignores wildlife corridors and wildlife protection. This density will change the amount of wildlife in the area.

Ms. Sievers is concerned over the increased traffic and added that she is bothered by light pollution.

County Planner Alex Taft stated that he would like to add Colorado Parks and Wildlife as a review agency for this proposal.

Reed Lyles who resides at 210 Cougar Avenue stated that he has been working with the developer. He believes that the developer will work with the neighbors.

County Planner Alex Taft stated that the preliminary plat considers comments from the referral agencies.

Commissioner Cimino asked staff to dialogue with developer to convey the concerns of the neighbors; lights, number of driveways, and drainage. Commissioner Linke added life style, wildlife, density, trails, parking, and traffic.

County Manager Staab will ask Community Development to draft an executive summary of the meeting today and Mr. Staab will sign and send to the developer.

Commissioner Cimino moved to approve the Belle Fourche Subdivision - Sketch Plan as presented.

The motion passed.

Public Hearing - Antler Basin Ranch Special Use Permit

The Public Hearing scheduled to begin at 11:00 a.m. was called to order by Chair Linke at 11:18 a.m. County Attorney Franek set the record with the following Exhibits:

- A. Memo from Department of Community Development dated April 27, 2018
- B. Memo from Department of Community Development dated June 19, 2018
- C. Public Notice -Dated June 19, 2018
- D. Vicinity Map depicting the 500 foot Notification buffer as established by the Grand County GIS
- E. List of Certified Mailings to all property owners within 500 feet as established by the Grand County GIS
- F. Proof of Publication- Middle Park Times, dated June 28, 2018
- G. Vicinity Map
- H. Letter of Application with project narrative, April 5, 2018
- I. Overall Development Plan dated July 6, 2018
- J. Town of Granby 2018 Bulk Water permit dated July 2, 2018
- K. State Well permit, for Owner Henry Roath dated October 26, 2001
- L. Title commitment for Antler Basin Ranch, LLLP dated May 25, 2017
- M. Title commitment for Antler Basin Ranch, LLLP dated January 23, 2017
- N. Public Review Sheets with and without signatures
- O. Memo from Department of Building and Sanitation dated April 8, 2010
- P. Email from Sandy Panagini and Bob Southard dated May 3, 2018
- Q. Email from Sandy Panagini dated May 4, 2018
- R. Letter from Leahbeth H. Barnard dated May 4, 2018
- S. Letter from Les and Julie Watkins dated May 4, 2018
- T. Email from Cindy Harder dated May 4, 2018
- U. Letter from Stewart McNab, CHLT Board President dated May 8, 2018
- V. Letter from Kim Long dated July 4, 2018
- W. Letter from Rod McGowan dated July 9, 2018
- X. Email from Leahbeth H. Barnard dated July 11, 2018
- Y. Staff Certificate, Department of Community Development dated July 17, 2018
- Z. Email from Sandy Panagini with Power Point dated July 13, 2018
- AA. Letter with attachments from McDonough Law LLC, represented by Scott Slawson dated July 13, 2018

PROJECT NAME: Antler Basin Ranch Camping Special Use Permit

APPLICANT: Antler Basin Ranch, LLLP represented by Donald Hackstaff, Philip Parr, and Jeff Ruppert P.E.

LOCATION: 10660 County Road 57

APPLICABLE

REGULATIONS: Zoning Regulations Section 6 and Section 11, Grand County Master Plan

ZONING: Forest and Open

EXHIBITS:

EXHIBIT A - Application Letter

EXHIBIT B - Site Plan

EXHIBIT C - Vicinity Map

EXHIBIT C – Overall Development Plan

STAFF PLANNER: Alexander Taft, Planner

REQUEST: The Applicant is requesting a Special Use Permit for “camping” in order to construct and operate a single campsite utilizing a permanent tent type structure.

I. DISCUSSION

Donald Hackstaff and his team are requesting a Special Use Permit to operate a camping site. Donald Hackstaff, manager of Antler Basin Ranch, currently owns the property where he intends to locate this “Glamping” site. Glamping is a portmanteau of glamour and camping and describes a style of camping with

amenities and, in some cases, resort-style services not usually associated with "traditional" camping. The property is a 280 acre parcel located southwest of Granby with access from County Road 57.

If approved this permit will allow one (1) camping site for a tent on a deck. The structure, called a "Cocoon", is manufactured by Autonomous Tent Company in Denver, CO. The fabric of the tent is stretched over a steel frame and anchored to the deck frame. The design of the tent requires a front and rear wall to be constructed out of timber.

Applicants indicated that they intend to further develop the area with additional similar tent sites in the future if this is successful.

The location of the tent is on the southern half of the property allowing visitors the best views and experience. Access will be from a trail, where the users can hike, bike, snowshoe, or cross country ski to the structure. Water delivery to the cistern will happen via truck or ATV kept onsite.

II. COMPLIANCE WITH THE GRAND COUNTY ZONING REGULATIONS

The site for the proposed camping use is in the Forest and Open District. In this district, a commercial camping area is allowed under the Special Use Permit provisions of Section 6.1 – uses permitted by special review (1) camping, pursuant to regulations set forth in Section 11.

SECTION XI - USES PERMITTED BY SPECIAL REVIEW AND TEMPORARY USES

11.1 PURPOSE – USES PERMITTED BY SPECIAL REVIEW

Due to their unusual and unique features which, in certain situations, could be injurious to the health, safety or welfare of inhabitants of Grand County, the following uses shall be permitted in the designated zoning districts only after favorable approval of the Board of County Commissioners.

11.8 SPECIAL USES — CAMPING

(1) Camping areas are subject to the following additional provisions:

(a) Such areas may be occupied only by persons using mobile homes, travel trailers, truck campers and tents for overnight or short duration camping;

Per the letter of application, these campsites are for the use of "glamping" tents.

To remain consistent with existing campgrounds and other county regulations on camping [GCZR §11.8(1)(h)iii] staff recommends as a condition of the permit that sites would be limited to stays of no longer than two (2) weeks in duration, defined as fourteen (14) days, which would be governed by on-site management.

(b) Each mobile home space shall be at least three thousand (3,000) square feet in area; each space for travel trailers, truck campers and tents shall be at least one thousand five hundred (1500) square feet in area;

(c) Each space shall be at least thirty feet (30') in width;

Staff has determined that the proposed campsite has adequate area to serve the type of use.

- The width of each camping site shall be clearly delineated on a site plan, shown to be at least 30' x 50' in dimension.

(d) Each camping area shall provide a central water supply and shall have one (1) sewerage system.

(e) The source, quality, quantity, distribution system, volume and method of storage of water and the method of collection and treatment of sewage and waste water shall be approved by the Colorado State Department of Health;

The Applicant shall supply sanitary sewer via an Onsite Wastewater Treatment System (OWTS).

Staff has had discussions with the applicant on concerns about the water supply. The Applicant proposes a 2,000 gallon tank and filter system to serve the tent/campsite. The Applicant will fill this cistern with water from an existing well that serves the single-family residence already on site. There are currently three (3) permitted single family wells onsite with one (1) in use. The Colorado Division of Water Resources (DWR) has been contacted for comments on this application. The existing well shall be allowed to support filling the cistern serving the cocoon. Additionally, the Applicant has provided a bulk water contract from Granby Water and Sanitation.

Staff recommends that the holding tank shall be monitored to remain free of concentrations of bacteria. Staff has discussed this use of a tank with CDPHE and has confirmed it is exempt from Regulation 11. The Applicant shall provide specifications of the water supply system and filter system prior to any Board of County Commissioners (BOCC) hearing.

(f) No dependent mobile home, travel trailer, truck camper or tent shall be located more than two hundred feet (200') from a service building;

This condition has been met, OWTS has been proposed to serve the structure. No other service building is currently planned.

(g) Provisions shall be made for adequate all weather walkways to each space;

A wayfinding signage and access plan that details the route or alternates, from where visitors will park and travel to the site shall be included prior to hearing by the Board of County Commissioners. Staff recommends that the Applicant contact the Colorado State Forest Service, National Forest Service, and/or Headwaters Trails Alliance about trail construction standards.

The access route shall provide wayfinding to ensure safe and maintained access to the site; this shall be a condition of any special use permit.

III. 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 3 – Development: The Built Environment

If approved, this use will be consistent with the desire to maintain visually important lands in Grand County. The proposed structure would be located away from view of county road and scenic byways. The construction techniques used will minimize impact so that the structure can be removed with little to no trace. This is consistent with Plan Element 3 as this element seeks to advance consistent, reliable and appropriate facilities for the long-term development of the County.

Plan Element 6 – Economic Base

Additionally, this facility will help support the County's economic base. This use falls under the recreation and tourism based industry supporting the County's western, rural and scenic character. This is consistent with Plan Element 6 that encourages the development of local enterprises and specifically the development of recreation and tourism based industries.

IV. PLANNING COMMISSION RECOMMENDATION

During the regular Planning Commission meeting May 9, 2018, the applicant was present to describe the site and use. The Planning Commission discussed the use of a tent on site but were caught off balance by letters that refer to a wedding venue.

Neighbors voiced concerns of a proposed event venue that advertised weddings with capacity to hold 400 attendees. The neighbors noted the implication of event use on this site would impact the agricultural residences and uses that occur on surrounding properties. Staff has had discussions with the applicant to this regard. The Applicant represented that they will gladly comply with any requirements or regulations as established and necessary.

After hearing the discussion, Planning Commission move to recommend approval of the application as presented.

V. STAFF COMMENTS

The cocoon is a one room "studio" unit and has been proposed with propane heating on one end. Staff discussions determined that the structure does not easily meet definitions of the Building Code, and should be classified as a tent. The 2015 International Fire Code (IFC) does provide guidance under "Chapter 31 Tents and Other Membrane Structures". Section 3104.15 provides regulation for heating equipment, as proposed by Applicant.

However, given that the proposed structure will not meet structural and insulation guidelines of The Building Code, staff cannot support year round use, especially considering severe weather conditions between October and April. Accordingly, staff proposes that use be limited to seasonal use between March 1 and November 30, even if supplemental heat is provided.

Any heat source shall be of a gas fueled, direct-vent, sealed combustion type, and installed per 2015 IFC Chapter 31. There shall be no gas source within the tent.

The Applicant proposes installing an OWTS. As stated in staff comments under 11.8(d) proof of an adequate water supply has been supplied. The Applicant has water available from the existing well and bulk water supply contract.

The location of the cocoon will have minimal visual impact on neighbors as it is surrounded by trees and tucked into the foothills.

The additional uses on site include a home converted to a Short Term Rental with a website advertising wedding venues. Staff feels approval of this Special Use Permit for camping is permissible as the impact is no greater than a single family dwelling. A site development plan has been provided, providing staff with the existing structures on site and uses. As previously mentioned, the Applicant has agreed to comply with any future regulations for uses on site.

- An overall development plan shall be submitted by the Applicant to address all proposed uses, including Camping, Short Term Rentals, and Wedding & Event Venues, prior to hearing by the BOCC. This plan shall address physical layout on a site-plan as well as a development timeframe.

VI. STAFF RECOMMENDATION

Staff recommends the conditional approval of the Antler Basin Ranch Camping Special Use Permit with the following conditions to include in the Grand County Special Use Permit.

- 1) Measures will be taken to ensure the proposed use will not create offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influence or more traffic hazards than the minimum normally resulting from the other uses listed.
- 2) Staff recommends stays no longer than two (2) weeks in duration, defined as fourteen (14) days, which would be governed by on-site management.
- 3) All camping sites must be clearly outlined, a condition of any Special Use Permit.
- 4) The width of the campsites shall be clearly delineated on a site plan to be 30'.
- 5) The Applicant shall supply sanitary sewer for the tent via an Onsite Wastewater Treatment System (OWTS).
- 6) The Applicant must continue to provide a source of water that Community Development staff approves is adequate for the use. Notification of any changes in source shall be supplied to Community Development within one (1) week of their occurrence.
- 7) The access route shall provide wayfinding to ensure safe and maintained access to the site, this shall be made a condition of any special use permit.
- 8) Use shall be limited to March 1- November 30.
- 9) Small wind generation under thirty five feet (35') shall meet requirements as set forth within Section 11.8(11) under GCZR.
- 10) Building permits will be required for the deck structure, solar system, and wind generation.
- 11) Any additional conditions to be added by Planning Commission or Board of County Commissioners.

Crystal McDonough represents Wayne Barnard and Leahbeth Barnard whose property is directly adjacent to this property. The Barnard's will be directly affected by the increased traffic.

Ms. McDonough stated that the application is for short term rental for luxury camping experience. That use is in violation of the County's Regulations.

Ms. McDonough stated that the special use permit should be denied.

Ms. McDonough stated that the applicant intends to haul water to the property. Her clients are concerned over the number of trips to meet the use requested.

The Barnard's water supply is right along the side of the road that will be used for hauling water.

Ms. McDonough stated that the applicants should obtain a water augmentation plan.

County Attorney Franek stated that it is not a violation of Grand County's Regulations to approve the request.

Sandy Panagini lives in this area and is representing the people in opposition of the Special Use Permit.

The applicant does not live in Grand County. Everyone else on the road are fulltime Grand County residents.

Ms. Panagini stated that the people in the area have a concern over quality of life issues. The adjacent landowners deal with problems created by this property.

The neighbors are concerned over increased traffic, noise, dust, water, and fire.

Ms. Panagini stated that the road is 3.25 miles shared by 20 homeowners. Some of the property along the road is used for agricultural purposes.

Ms. Panagini is concerned over road maintenance.

The applicant advertises the people can hunt on the property.

The neighbors came up with recommendations if this is approved:

1. Noise. There needs to be a true trail that is 1,000 feet away from any of the property owners.
2. Hunting. Want that banned with the property. If not banned, the neighbors would like the property clearly marked.
3. On-site security is needed.
4. Preservation for the neighbors
5. Address fire issues – dead trees

Donald Hackstaff for the applicant stated that they bought this 280-acre ranch. The house is off the County Road by one mile.

The SUP being requested is for a tent that is 1.5 miles off the County Road. It will have very little impact, if any, on the neighbors.

Mr. Hackstaff stated that he intends to have a gas fire pit. The 280 acres has a forest management plan.

The water tank will be buried. They have an agreement with the Town of Granby for water. The tank will not be filled daily. The use of the tent is a weekend thing. The tent will have solar power and some wind generation.

Commissioner Cimino stated that it appears that the applicant wants to sell an “experience.” Mr. Hackstaff stated that the Antler Basin Ranch website refers to use of the Fraser River Ranch and fishing in the Fraser River for rental of the log cabin. They may also allow people renting the tent to have the same experience. Mr. Hackstaff stated that he understands that people cannot take ATVs and snowmobiles down County Road 57.

Assistant County Manager Ed Moyer stated that the Special Use Permit requires an adequate water supply for a campground. Mr. Moyer stated that depending on how many wells are on the 280 acres, the applicant may be allowed to drill a well. If the applicant wants to move forward with the cistern, he will need to get it approved by the state.

Commissioner Cimino asked if any of the conditions presented by the neighbors are acceptable. Mr. Hackstaff stated that he is not interested in accepting the conditions from the neighbors.

Commissioner Cimino stated that this will be a short term rental property and the applicant will need to comply.

Mr. Hackstaff stated that they will not be a 400-gallon per weekend use of water. Mr. Taft stated that average use of water is 70 gallons per person per day.

Commissioner Cimino moved to approve the Antler Basin Ranch Camping Special Use Permit as presented with the additional requirement that the access to the County Road meets Grand County Road and Bridge Standards. This is for one campsite.

The motion passed.

Commissioner Cimino moved to close the public hearing.

The motion passed.

Sheriff's Office – Fire Restriction Discussion

County Sheriff Brett Schroetlin stated that the conditions have not changed much. The County is still positive for six of seven fire criteria.

East Grand Fire District Chief Todd Holzwarth stated that there was very limited opportunities to make exceptions to the policy.

The current resolution requires that any exception to the County Fire Restrictions must be permitted by the local fire department.

The Board agreed to stay with the Stage 2 Fire Restrictions.

Commissioner Cimino moved to adjust the agenda to move the 1:00 p.m. item to 1:20 p.m.

The motion passed unanimously.

The Board reviewed the County Clerk and Recorder fees as presented Grand County Clerk and Recorder Sara Rosene for June 2018.

2019 Employee Health Care Plan

Commissioner Linke stated that the commissioners are stewards of the taxpayer's money. He stated that doing nothing is a choice but in his opinion doing nothing is not an option. The decision needs to be on what options are the best for the big picture for Grand County.

County Manager Staab stated that he added a couple of items to the presentation since last presented three weeks ago. He has met with some of the local service providers and will continue that conversation to get a discount for employees by using local providers.

The budget concerns include providing a quality, competitive and affordable health care plan for Grand County employees, manage increasing personnel costs as a percentage of the budget which is about 48 percent of all expenses, and cost of living adjustments.

Retaining the current plan would be not increasing the employee costs which projects increasing the County's cost by 7 percent or \$310,000.00. The other option is for no increase in the employer cost which would put the fiscal responsibility on the employees to absorb the 7 percent increase. The second option would change the deductible from \$500 to \$750 and increasing out of pocket costs from \$2,000 three times the family maximum to \$2,500.

Manager Staab briefed the Road and Bridge Department for two hours and 45 minutes and they were very engaged in the conversation.

Manager Staab is recommending the HDHP+HSA which he believes is the most advantageous to the employees.

Preventative care is recovered at 100 percent if in-network with many prescription drugs at zero cost to the County employees.

The second option looked at was a Dual Choice Option which is either modify the current plan or the HDHP+HSA. Employees would make their choice at open enrollment.

The recommendations he has made remains the same as previously presented with the plan that includes county commissioners, elected officials, appointed officials and all employees, both single and family members pay into the plan, eliminate the waiver of payments for multiple family member employees, retain opt out payments, move toward shared savings (health care bluebook), work with local providers to reduce costs, deposit 50 percent or more of the annual contribution for 2019 around January 1st if applicable, and develop a wellness program for the employees.

As part of the Wellness Program he would like employees to be part of the Grand County Wellness Committee. Reasons for having a wellness program is positive, physical and behavioral change, a reduction in health care costs, decline in work related injuries, decrease absenteeism, and increase job satisfaction.

The wellness program would run for a year with employees tracking their own activities. At the end of the year they would submit their record to the committee who would review and determine what incentives would be awarded.

Commissioner Cimino asked if there was a rule of thumb what the savings would be under the high deductible.

Nathan Wolf of HUB stated the goal of a high deductible health plan is to help make routine decisions better and possibly experience some savings. The trend is a small improvement in overall health care inflation and trend.

Government entities have a unique advantage when it comes to adopting wellness programs because of longer tenured employees, so you are changing health behaviors so the premiums will likely go down.

It is recommended establishing fund balance targets to run into a surplus position. Those surplus dollars can be invested into other places within the county.

Over the last seven or eight years HUB saw a large increase in adoption of high deductible health plans with HSA programs. The market has leveled out at this point but approximately 50% of all employers in the Denver Metro area have a high deductible health plan.

The Board was asked why the Board directed the manager to find a way to reduce health care costs.

Commissioner Linke stated that the Board asked the manager over a year ago to look at all the personnel costs because it is a huge portion of the budget.

Ranette, Grand County Treasurer's Office wanted to remind the commissioners that the employees are also taxpayers.

She also stated that the cost of living increases and health savings accounts are not guarantees. She stated that the 65 years and older were forgotten because they are not receiving anything because they do not qualify for the health savings account. She wanted to know what those employees are going to be given after serving the county. She asked what the bottom line cost of the wellness program would be.

There is a way the County can help out the employees 65 years or older. This would be done through a Limited Purpose and Limited Scope Flexible Spending Program where the county would provide a means to invest their dollars in a tax free manner and be able to use it for their expenditures similar to the Flexible Spending Account.

If a dual option was offered and the age group 65 and over decided to go with a modified plan then they would still be covered. The opt-out plan offered includes this age group also.

Commissioner Manguso suggested an alternative based on the balance in the county insurance refund. As of now, there is \$2,100,000 in the county insurance fund with a balance of \$1,500,000 needing to be maintained. Her suggestion was doing a modified current plan with increasing the deductible with a cost to the county of \$240,000 and backfill for one year to give more time to find another plan. The other commissioners argued that is still spending taxpayer money.

Guy Bakke, a former Kremmling Town Board Member suggested going with Commissioner Manguso's plan and also implement the employee health program for a year to see if the costs would drop. He wondered if anyone asked the employees and their families if they would be able to afford the high deductible. The commissioners have a responsibility to be financially solvent according to state law, but according to the citizens of the County you have to be able to take care of your employees. Mr. Bakke wondered how many employees the County would lose because they will not be able to afford to work for the County.

Aleta stated that the health care program was the number one reason she came to work for the County.

Tom Weydert, Grand County Assessor, commends everyone for broaching the subject. He stated that once there was additional feedback from employees there have been additional alternatives presented. Although something does need to change he believes more time is needed to find a viable solution.

The high deductible does not necessarily work. A private enterprise gets a deductibility for those costs but government does not get deduction for that.

Public Health Nurse Brene Belew-LaDue stated that as a department head, she has seen employee costs rising because of health care benefits.

Katherine Morris, Grand County Water Quality Specialist stated that she supports the new health care proposal because it puts the responsibility of health care on the employee.

Ray Jennings, Chief Grand County EMS stated that they see what health insurance is doing. The consumer needs to be responsible for their health care. A few years ago his department had a \$100,000 change in their budget because of health care benefits. That change is a hard thing as a department head. As an individual he would prefer the HSA because he looks at the future as to what that can do for him.

Katherine Morris said that she likes the HSA over the FSA because of the use it or lose it requirement of the FSA.

Cathy Tindle, Grand County Assessor Office, asked how many people were asked if this would affect them that made under \$50,000 a year. Going to the high deductible she would not be able to afford a doctor visit.

Aleta noted that she works pay check to pay check.

Commissioner Manguso stated that it will be hard on people that make under \$50,000, and she still wants more time to consider all the options.

Tina Strang stated that this conversation has been going on for several months and her department employees have been involved.

Tom Weydert stated that this has been a briefing item for quite a long time and he disagrees Mr. Staab. His department met with the Treasurers Department and Mr. Staab to have a discussion. There was not a discussion

and it did not go very well but it broke the log jam. There has been more discussion between employees in other departments and there are good ideas out there. He strongly encourages more time for a decision is finalized.

The Wellness program is separate from any health care options that might be chosen.

Commissioner Linke believes that doing nothing is not being good stewards of the taxpayers' money. His suggestion is the dual option of keeping a version of the current and the high deductible plan – Option 6.

Tawyna Bailey, Grand County Coroners' Office, stated she wants to stay on the plan to get more options. She wondered that when looking at the costs to the County has consideration been given on the number of employees that might be lost, and the cost involved to hire and train new employees.

Commissioner Manguso stated that there is more money coming in and projected to come in over the next two years so at this point in time there is no clarification as to what amount needs to be saved. Once again, she stated that this is not the right time for this.

Deb Ruttenberg noted that Mr. Staab has spent more time on this than she can imagine ever spending and trusts that he has looked at a variety of options. She does not know how this will affect her personally, but as a department head it does not appear that our plan is sustainable. Some change has to be made and she likes the dual option.

She has heard from employees about prescription costs, and she thinks that is something that needs to be looked at.

Commissioner Linke stated that he believes the commissioners have been responsive to the comments received and Manager Staab has incorporated some of those comments into the new presentation. He does not believe there is anything to be gained by putting off a decision for a year.

Employee retention is important so by adopting a health care plan we could potentially retain employees at a higher rate. He believes the best option yet is a dual option.

It was stated by HUB that the county's current cost is \$960 a month per single and \$2,163 per family. The projected savings is \$300,000 going to the dual option choice.

Lynn Baker of HUB clarified on the \$750 deductible the only change on the plan compared to current is the deductible goes up and the maximum out-of-pocket goes up. The high deductible health plan covers drugs but not under a co-pay. You have to meet your deductible first, which the county contributes \$600 toward the \$1,350, or \$1,200 toward the \$2,700 family deductible.

Commissioner Manguso asked if the administration fee for Cigna would increase going to a dual plan option and was told it would increase a couple dollars per member.

If there is a surplus in the insurance fund the County has opportunities to take additional fund balance and reinvest. HUB and Mr. Staab will shop this for the County to come up with a program that is better but the commissioners have set the parameters.

Commissioner Manguso stated that if the costs come in lower the commissioners can look at adjusting the premiums to the employee.

Commissioner Manguso moved to adopt Dual Option #6. This allows employees to stay on the original plan or move to the high deductible with the condition that if Cigna comes in with lower costs, it will be passed to the employees. All the recommendations are on the Managers slides.

Discussion: Today the employees pay 8 percent and taxpayers are paying 92 percent.

Amendment to the motion is to evaluate any potential savings from a lower health plan to determine where that money goes.

Amendment to the motion is that the resolution will include a provision will be made for limited purpose an limited scope savings program for a population yet to be determined but will include those employees over age 65.

Pricing is contingent on negotiations.

If staying on the current plan the Flex Savings Account is still available with no County contribution but there is a County contribution to the high deductible health savings plan.

The motion passed unanimously.

Water Protection Update

2018 Windy Gap Pumping: 26,000 AF

- Windy Gap commenced pumping on April 25. 20,500 AF was pumped through May 29. An additional 5,500 AF was pumped June 4 - June 25.
- 3,000 AF is Middle Park Water.
- Grand County exercised its' ability to pump 1,000 AF of Windy Gap water and store it in Granby Reservoir pursuant to the Windy Gap Firming Project
 - – IGA and the 2014 Amendatory Contact (i.e. Carriage Contact).
- GC 1,000 AF can be released (i.e. 20 cfs for 25 days, 10 cfs for 50 days, etc.) in late July and August when needed due to low flows and high stream temps to benefit the aquatic and recreational resources within the County and furthering the goals of the LBD Cooperative Effort.
- Per the WGFP-IGA, GC 1,000 AF water must be released for irrigation, municipal, or industrial beneficial uses on the Colorado River below the confluence of the Blue River, preferably below the confluence of the Roaring Fork. Goal is to contract with Grand Junction or Fruita (below 15 mile reach to provide flexibility with USF&W).
- Goal is for GC 1,000 AF to be under contract and released on top of the 5,412.5 water.
- CO River below Windy Gap has been low at 200 cfs since June 25, recent increase in flow on July 15
- REMINDER: CO River Minimum flow requirements:
 - 90 cfs below Windy Gap
 - 135 cfs below Williams Fork River
 - 150 cfs below KB Ditch.
- USF&W began releasing 20 cfs of the 5,412.5 AF water the week of July 16.

	Date	Min.Release	5,412.5 AF	GC 1,000 AF	TOTAL
	May 1–Jul 30	75 cfs	20 cfs – 7/15	-	95 cfs 7/15-7/31
	Aug 1 – 31	40 cfs	35 cfs	Goal = 10 cfs (50 days)	85 cfs
Sept 1 – 30	20 cfs	20 cfs	Goal = 10 cfs (19 days)		50 cfs

- Typically 5,412.5 AF water is increased to 35 cfs on Aug.1 to maintain 75 cfs flow when minimum release drops to 40 cfs.
- GC 1,000 AF could be increased to 20 cfs for 25 days in August or as soon as we have a contract.

Windy Gap Reservoir Modification and Connectivity Channel

Colorado River Headwaters Connectivity Project (New Project Name): Environmental Review Process / Assessment

- McMillen Jacobs performed a NEPA Categorical Exclusion review and determined the project does not meet necessary criteria due to substantial dredging, excavation and fill. However, NRCS will make final determination.
- Consultant SOW includes cost benefit analysis and should update project costs.
- Grand County is assisting consultant with Public Outreach.
- Public Scoping scheduled to open August 1, with a Scoping Meeting on August 15.
- Compiling mailing lists and agency contacts for Scoping Notice.
- Developing Project Webpage on NRCS Website.
- Estimated one year timeline to complete watershed plan pending Agency Review (6-8 months).
- Consultant work will be completed by end of 2018.
- WG Amended Decrees and Connectivity Channel Water Rights Application by Municipal Subdistrict of Northern Water and Colorado River District.
 - 1 Objector remains in case.
 - Subdistrict continues to meeting with downstream property owner regarding access and flow regime.

Fundraising Update:

- Outdoor Industry Association – potential grant opportunity. CPW coordinating introduction with Project Partners.
- USACE Continuing Authorities Program (CAP)
 - TU requested letter of assistance.
 - Senator Bennet’s Office circulated letter (in BOCC Box) to CO delegation for support in order to prioritize the Project for project feasibility analysis and subsequent funding.

- USACE to determine if they can use the NRCS RCPP existing engineering and enviro information, rather than reproducing data.
- If USACE can fund, they need to take on a component of the project, as Federal project funding cannot be co-mingled.

Aquatic Nuisance Species (Mussels)

- Nebraska now has 4 zebra mussel positive waters, and 3 suspect waters. While they are doing education, there are no inspections or decontaminations in place.
- Colorado has already intercepted 22 mussel boats in 2018.

CDPHE Standards Update

- We anticipate the revised UPRR discharge permit draft on July 31. There should be a 30 day comment period.

Climax

- NWCCOG is working with Dr. Jenifer Heath on the revised study plan. Any comments will come directly from NWCCOG.
- Climax has moved the pens to a location farther away from the tailings along and adjacent to GCR 3.
- Henderson has been using dust suppressant much more frequently since their meeting in April with the cattleman's association.

Grand County Mutual Ditch & Reservoir Company

Next Meeting July 26.

GCMD&RC continues to work on Pilot Project.

- retain 89.5 shares (190 AF) of total 115.5 shares of the Vail Ditch stored in Meadow Creek Reservoir; and
- make available to Denver Water in late summer in exchange for direct delivery of the water in the fall when there are low flows on the upper Fraser River.
- GCMD&RC working with GCILC Board (and their Attorney and Engineer) to document and demonstrate the pilot project will not injure shareholders.
- Made application to Colorado Water Trust upon concurrence by GCILC attorney and engineer.
- Addresses their legal question and concerns raised by GCILC.
- Working on Consumptive Use Analysis.

Grand Lake: Adaptive Management

- Weekly meetings began on July 5.
- Reclamation's final operating plan for the season included the following components:
 - Onset of Farr Pumping was to be delayed until 2nd week of July (this was ultimately not possible due to rapid recession of runoff from native inflows).
 - Minimum of 40 cfs in GL-SMR connecting channel in the direction of SMR was to be maintained when not pumping.
 - Farr Pumping (when it resumed) was to supplement native inflows to meet total diversions through Adams Tunnel at a daily average of 220 cfs on weekends and 440 cfs on weekdays.
- Model results indicate it's unlikely that clarity will meet the 3.8 meter average Secchi depth goal qualifier in 2018, but the minimum should stay above 2.5 meters.
- In addition:
 - A leak has developed in the Charles Hansen Feeder Canal that requires diversions be routed to Carter Lake, and carefully monitored to ensure sufficient supply to the pump. What this means in Grand County is that they may have to divert more than the plan indicates.

Historic User's Pool calls

Shoshone Sr. Call (1,250 cfs) came on June 30.

- Windy Gap pumping curtailed prior to the call. Green Mountain Reservoir made releases.

Cameo Call (2,200 cfs) possibly this week – met with Roaring Fork rights.

July 16 Flows/Reservoir Releases:

- Windy Gap – 267 cfs
- William's Fork – 200 cfs
- Woford Res. – 250 cfs
- Green Mtn. Res. – 390 cfs
- Total 1,107 cfs

CO River at Kremmling 949 cfs

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Management and Technical Committees

Next Technical and Management committee Meeting – July 25

Management Committee and Attorneys finalizing MOU between LBD and LBD, Inc., Articles of Incorporation and Bylaws. Final Doc's will be presented to BOCC.

Weekly LBD Operations Calls address stream conditions, temps and operational.

- Denver Water – very little flexibility for bypass flows given maintenance operations, high demand on east slope.
- Denver Water addressing LBD water restriction questions.

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Operations Subcommittee / Wild and Scenic

CPW has a regulation for considering mandatory emergency fishing closures during these kind of conditions, here they are summarized from CPW's regulations - Chapter W-01, #104F Emergency Closure of Fishing Waters:

- Daily temperatures reach 74°F at any time, or average 72°F
- Flows are 25% of historical low flow average
- Fish condition deteriorates (e.g., fish exhibiting visual signs of disease, mortality)
- Daily dissolved oxygen levels fall to 5ppm
- Natural or human caused environmental event (e.g., forest fire, chemical spill)

Moffat Project Update – Denver Water

- Denver Water anticipates the Federal Energy Regulatory Commission (FERC) Permit Order Amendment to the Gross Reservoir Hydro Permit to be issued this summer.
- Boulder County and at least one environmental organization have threatened to file a lawsuit to challenge the FERC Permit, as well as the Final EIS - Purpose & Need and USACE issuance of the 404 Permit.
- Denver Water contests 1041 Regulations are preempted by FERC.
- Enviro Group is challenging the need for additional water storage based off of EIS numbers vs. Denver Water's previous and continued conservation programs.
 - 10 year (2007-2016) reduction of 22%.

Gross Reservoir Expansion 41.8 KAF currently

- Raise Dam 131 Ft. to add 77KAF - accommodate current needs, growth projections, system flexibility.
- City of Boulder and Lafayette 5,000 AF environmental pool to enhance stream flow on 17 miles of South Boulder Creek, including stream restoration.

Permitting or Construction is contingent on negotiated Grand County / CRCA Implementation Triggers:

- Grand County 1,000 AF Fraser River Bypass flow,
- 1,000 AF Williams Fork,
- Grand County Water Users - 375 AF, Clinton Bypass Water, Snowmaking water, etc.
- USFS Fraser Bypass flows,
- \$3.95M in Project Funding
- \$2M Water Quality Funding,
- \$4M LBD Funding,
- \$1M Windy Gap Pumping, etc.

Road & Bridge – Operations / Water Use

Administrative Exchange – Middle Park 15 AF

- Water Division 5 Engineer conditionally approved Grand County's Administrative Exchange request on May 28 for R&B Op's / Water Truck pumping.
- In addition to submitting annual reports to Water Division 5, which can be requested monthly due to dry conditions, R&B must contact water commissioners or supervisor of weekly R&B diversions.
- R&B must prevent injury of any intervening reach call, which can shut down R&B operations if necessary.

Budget/Expenses:

- Grand County must minimize water use or be prepared to purchase additional water rights and/or obtain a decreed right for R&B Op's (Admin. Exchange may not always be approved).
- R&B needs to budget for additional magnesium chloride in 2019 to minimize road maintenance / water use.

There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this _____ day of August 2018.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder