

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

September 4, 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: County Manager Lee Staab  
County Attorney Robert Franek  
Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on September 5, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on September 4, 2018 for payment on September 5, 2018 for the Grand County Housing Authority.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on September 5, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on September 4, 2018, for payment on September 5, 2018 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Cimino moved to approve the wires payment and vouchers presented on September 4, 2018, for payment on September 5, 2018 for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Commissioner Cimino moved to approve the 2018 Memorandum of Understanding between Grand County, Colorado, by and through its Board of County Commissioners, and the Town of Fraser for the disbursements of the 1A funds in the amount of \$43,500 as recommended by the Open Lands, Rivers, and Trails Advisory Committee as presented by Ed Moyer.

The motion passed unanimously.

Commissioner Cimino moved to approve a supplemental to the budget in the amount of \$142,878.15 and authorize the Chair to execute documentation outside the meeting contingent upon Town of Fraser approval and addressing the road concerns of Denver Water.

Discussion: The County received additional unexpected HUFT funds in an amount of approximately \$400,000.

The motion passed unanimously.

Manager and Attorney Items

County Manager Staab presented his weekly report.

County Manager Staab provided an update on the County's Health Care plan. According to HUB, per employee per month the County is running at \$1,503.53 which is down 6.3 percent from the previous year.

The total plan is running at 81.6 percent. The County has always budgeted to 20 percent over the expected costs. If the expected costs are supposed to be \$4 million, the County budgeted at \$4.8 million. That is the reason the insurance fund has increased exponentially over a long period of time.

For medical costs, Grand County is under 6.3 percent. The dental costs are 7 percent over budget as of right now. The expected surplus for the medical plan is \$470,000. The dental plan will have a deficit of \$6,500. With all of that, the surplus should be \$463,000. That money will go into the insurance fund.

HUB reported that the medical, dental and life insurance plans are scheduled to renew.

No claims have eclipsed the stop loss level of \$150,000. The plan is running at 81.6 percent of the budgeted amount. Dental plan is 107 percent of projected budget for 2019.

HUB is giving the County \$25,000 to establish a Wellness Program in 2019.

If Grand County signs with CIGNA by the end of September, the base renewal will cost two percent higher than this year. If the County renews by the end of the month, the County will see a two percent reduction in the administrative fee. The stop loss is expected to go up 14 percent. If the County renews by the end of the month, that amount will go up only 10 percent. The aggregated stop loss premium is supposed to increase by two percent. If the County renews by the end of the month, that will go down by two percent.

Mr. Staab stated that the proposed contribution schedule to the employees only next year projects to be \$56 per month for an employee and \$250 per month for family plan. The High Deductible Health Care Plan will be \$25 per month per employee and \$150 per month for a family and the proposed HSA contributions would be \$600 for an employee and a family would be \$1,200.

If the County budgets to the expected claims with the dual option, the budgeted amount is approximately \$4.1 million.

If the County goes with the dual option as proposed, the County contribution will go from 94 percent to 92 percent. That amount does not include the HSA.

The Board will receive additional information on the proposed health care plan on September 18.

Commissioner Cimino moved to approve the subcontract between Grand County and Moffat County for CYBC funds for this fiscal year as presented by Juvenile Services Director Kelly Friesen.

The motion passed unanimously.

#### Board Business / Correspondence / Calendar

All three commissioners listened into the River District webinar on August 29. Commissioners Cimino and Manguso attended the NWCCOG QQ meeting on Thursday, August 30, 2018.

- September 5 Commissioner Cimino will attend the Kremmling Town Board meeting
- September 5 Commissioner Linke will attend the Community Health Assessment presentation at the Granby Library at 6:30 p.m.
- September 5 Commissioner Linke will attend the Grand Enterprise meeting at Grand Mountain Bank at 5:00 p.m.
- September 7 Commissioner Linke will attend Club 20 meeting executive meeting in Grand Junction
- September 8 Commissioner Linke will attend the Club 20 debates in Grand Junction
- September 10 Commissioners Cimino and Linke will attend the short term rental meeting at the Granby Library at 7:00 p.m.
- September 13 Commissioner Linke will attend the cow study presentation at the Henderson Mill

#### Stites Blight Hearing Continuation

The Public Hearing scheduled to begin at 10:15 a.m. was called to order by Commissioner Linke at 10:15 a.m. County Attorney Franek added the following Exhibits to the record:

- O. Power Point Presentation to the BOCC dated June 4, 2018
- P. List of excavation/demolitions companies dated June 4, 2018
- Q. Memo from Community Development to the Board of Commissioners dated August 31, 2018
- R. Email from Richard Hubler to Sharon Stites and family dated August 24, 2018
- S. Email from Cody Archuleta from CDPHE dated August 24, 2018
- T. Power Point Presentation to the Board of Commissioners dated September 4, 2018.

To: Grand County Board of County Commissioners  
From: Richard Hubler, Planning and Building Technician

Date: August 31, 2018

Re: Blight Hearing on Lot 13, Block 2, Lake Forest 1<sup>st</sup> Addition

Mrs. Sharon Stites is scheduled to come before the BOCC on Tuesday September 4th at 10:15 a.m. for the continuance of a Blight Hearing from June 4, 2018. At the June 4th hearing, Mrs. Stites was given 3 months to abate the dangerous buildings on her property, addressed as #311 GCR 6482. Although activity has taken place to address the concerns expressed by the county, at this time, the blighting conditions remain, as will be described below. Additionally, Mrs. Stites is engaged with CDPHE and the DWR regarding related issues on this property, as described below.

#### BACKGROUND:

During the June 4th hearing, Mrs. Stites expressed an interest in working with the county to address the four buildings identified by the Community Development Department as dilapidated, and contributing to environmental blight. She described a previous inability to hire contractors to help her address the several notices that were sent from our office. During the hearing, she proposed that the county demolish the buildings and then she would pay for it. The BOCC declined this proposal and instead provided roughly 90 days for her to perform the required blight abatement work, with direction to staff to assist in finding contractors. Following the hearing, our office provided her with a list of six contractors currently doing excavation and demolition work in the county, including at least one with recent asbestos abatement experience.

During the 90 days following the hearing, it is our understanding that Mrs. Stites approached both the Grand Lake Fire District and possibly one or more contractors regarding demolition work. Sometime around August 4, 2018, and prior to again communicating with our department, Mrs. Stites and her family began work to demolish some portions of the various structures without any permit. When our office became aware of this the following week, we provided information to her regarding necessary demolition permits and state requirements for asbestos. The following Saturday, August 11th, I performed a site visit and spoke with Sharon, her husband Tom, and her son RJ and his wife. During that visit, they advised me that they had changed their approach from total demolition of the 4 structures to instead perform renovations to keep at least some of the structures, while repairing the well house. During that visit, I noticed well house repair underway, and work to repair the hole in the roof of the garage structure. I advised her that since the scope of work had changed, she would need to submit a building permit, but she would still need to meet the state's requirements for asbestos, as described on the handout we had sent her.

She requested that our office provide her some direction as to what needed repair, so I volunteered a site visit with a building inspector. Upon returning to the office that afternoon, I emailed Sharon and her family the necessary forms from the building division to file for a building permit.

During the following week, Sharon submitted a partial application for the building permit, the site visit was scheduled for August 22nd, and I advised her to focus on cleanup until after the site visit provided the direction she sought.

Over the weekend of August 19-22, we understand that the Stites family came up to do more work on the property, focusing on cleanup, but also burning some materials, including building materials, in their fire pit. On the following Tuesday, August 21, 2018, Cody Archuleta from CDPHE contacted me regarding asbestos and the demolition work, as his office had no record of demolition permits.

On Wednesday, August 22nd, Senior Plans Examiner and Combination Inspector Peter Rempel and I performed a site visit and walk-through with Sharon and Tom at the site. During that visit, we identified necessary work to rehab the buildings so that they no longer were blighting factors. This included several items described in an email sent August 24:

- completing the rebuild of the well house so that it was secure and the well was covered with an attached lid;
- removal of the small shed between the well house and garage;
- replacing roof framing members in the garage and re-roofing it while exposing 6 inches of the foundation and sloping drainage away from the walls;
- stabilizing or removing the small metal trailer shell next to the garage;
- removing existing roofing from the "trailer-house", replacing necessary roof decking, and re-roofing, as well as the installation of smoke and CO2 detectors, and the provision of running water and sewer.

Recommendations were made to side existing structures to be consistent with the garage, and to paint or stain all finished structures to be consistent with Design Review Area guidelines. During the site visit, and in the ensuing email, our office provided direction on the documents and information necessary to complete the permit application. We also stressed the necessity of working with CDPHE and the DWR on any actions they might require.

As of August 31, 2018, our office has not received the requested project narrative, nor the completed roofing guideline sheet and are therefore unable to issue any building, demolition, or roofing permits. Cody Archuleta is waiting to be contacted by whichever certified asbestos inspector Mrs. Stites hires to evaluate the demolition work. Doug Stephenson, well inspector with the DWR, indicates he has been in contact with Sharon Stites to discuss necessary work to secure the well.

**CONSIDERATIONS:**

Mrs. Sharon Stites and her family have been working during the last month to address the blight. However, much work remains, and it will require permits and inspections, which have not been obtained. Mrs. Stites appears to be aware of the expectation of CDPHE regarding asbestos and demolition, and should be aware of the requirements of DWR regarding the well. The large pile of debris currently on site cannot be removed until after the state certified asbestos inspector has a chance to examine it.

**RECOMMENDATIONS:**

It is our recommendation that if the BOCC decides to continue the hearing and extend the timeline given Mrs. Stites to abate the blighting factors, very specific conditions and timelines are necessary. While the Stites have expressed a willingness to remedy the situation, the actual work to do so has been less than adequate. In some respects, the current property is now in worse shape than on June 4 as the buildings still lack complete repairs and inspections and there is a large pile of debris on the lot. I have spoken with a local trash company who stated they can deliver a dumpster when necessary. Our office feels that Mrs. Stites needs to make a priority of addressing the situation by engaging the necessary asbestos inspector as soon as possible, submitting the requested information to our office to obtain a permit, performing the work to the expectations clearly laid out in the site visit and ensuing email communication, and completing the outside cleanup and structural repairs prior to the arrival of winter and snowfall. Further, as the efforts to address these building has created significant debris, and will generate even more as work continues, we feel that the final resolution of the blight case shall require removal of all rubbish, junk, trash, and similar that could meet the definition of the environmental blight ordinance #6, as well as the rehabilitation of the buildings.

Ms. Stites stated that it is her intent to become a good responsible citizens of Grand County. Ms. Stites stated that she has resolved 70 percent of the issues only to be held up by roadblocks out of her control. She is asking for another 90-day extension.

A neighbor who lives on County Road 642 stated that he has lived part-time in Grand County for over 38 years. They are now approaching full time residents. In the past five years, he has witnessed an ever increasing amount of junk on a sufficient number of homes and lots in his area. The County needs to enforce the laws on the books.

The neighbor wants the well addressed now.

Neighbor Stan Spenser stated that the property in this area is zoned residential. There is a 20-foot travel trailer inside the cabin. That is a non-conforming use. There is another travel trailer on the property.

Mr. Spenser would like assurance that the travel trailer will to remain.

Mr. Spenser stated that the complaints about the property go back 13 years.

Mr. Spenser noted that buildings were demolished without a permit. Some of the materials on the property were burned during County Fire Restrictions.

Sharon Stites stated that she has been working on cleaning up the property since the hearing.

Ms. Stites is actively working on finding a demolition company to come up. Ms. Stites stated that they determined they needed to take on the issues themselves. Her understanding is that the "cabin" was grandfathered in as the property was her grandfathers and the cabin was built in 1959. Once they were educated regarding the permits, they have been working with Community Development to obtain the proper permits.

Mr. Spenser does not agree that the cabin is grandfathered in.

Commissioner Manguso stated that the cabin was built in 1959 which was prior to any building codes, so this cabin is grandfathered in. If it is in violation of covenants then that is an association issue not a County issue.

A neighbor noted that the buildings are in very bad shape and need to be torn down.

Richard Hubler of Community Development responded that the County is working with the family to work on immediate safety issues and mitigate further deterioration for now. Mr. Hubler recognized the future will likely lead to further work needed.

County Attorney Franek stated that the Board can either continue hearing, terminate, or move to take over mitigation.

Richard Hubler stated that work can be done on the property outside the asbestos work that needs to be done.

Commissioner Manguso moved to continue the hearing to October 23, 2018, at 10:15 a.m. with a deadline to have everything done by October 18, 2018.

Discussion: The consequences of not meeting the deadline, could result in administrative court warrant for the County to clean up at owner's cost. The County would then request the property owner to pay the cost of cleaning up the property. If the property owner does not pay the cost of cleaning up the property, the County will place a lien on the property.

The motion passed unanimously.

#### Department Human Services Quarterly Update

Human Services Director Deb Ruttenberg presented.

##### Unit Updates

##### Colorado Child Care Assistance Program

As of 8/28/18 – 21 families with 31 children on the program.

1 Application pending

11 families or 16 children on the program (In June)

(Remember – change to Kremmling Preschool from TANF)

##### Child Welfare and Adult Protection

##### Colorado Child Abuse Hotline – 1-844-CO-4-KIDS

July 2017- May 2018: We received 97 referrals

June 2018 - August 2018: We have received 19 CPS referrals

2 ICPC home study requests from Wisconsin and Tennessee

Courtesy case for Clear Creek County – D & N case

Courtesy assessment for Jackson County

June – August 2018: We have received 7 APS referrals

##### Economic Security Program

Medicaid Members – 756 (781) under the age of 21 as of June

1,213 (1219) age 21 and over

Total Grand County Medicaid Members = 1969 (2000) (as of January)

CHP+ Members – 236 as of July 2018 (as of January 236)

##### On-going workload

Medical Assistance – Ongoing Cases: 1,010

(case = a household of one or more members)

Food Assistance – Ongoing Cases: 195

(case = a household of one or more)

Average 26 new applications per month (approx. 1.5 hrs to process) of these avg. of 6 are Expedited – 7 days to process

##### Benefits Clients by location

Winter Park – 111

Fraser – 328

Tabernash – 104

Granby – 703

Grand Lake – 198

Hot Sulphur Springs – 123

Parshall – 38

Kremmling - 524

##### Child Support Services

Calendar Year 2017 Total Cases = 346

Average monthly support collected: \$84,548 (Jan-July 31st)

Total current support collected: \$591,837 (Jan-July 31st)  
Calendar Year 2018 – July 31st Total Cases = 350 (Avg the same for 7 months)  
Average monthly support collected: \$94,605  
Total current support collected: \$662,236 (up 12% from same time period last year)  
Total arrears collected: \$215,471

Collaborative Management Program/HB1451  
Current Caseload: Active = 7 families with 14 kids  
Just Received \$74,887 in Incentive Funding

#### Financial Update – final numbers

County CDHS and HCPF Administration Allocation for 17-18: \$269,423

Expenditures as of the FY close-out: \$332,608

-State covered over expenditures through surplus distribution

Child Welfare Allocation for 17-18: \$599,973

Expenditures as of the FY close-out: \$638,359

- State covered over expenditures through emergency supplementals and mitigation request process

Adult Protection Services Admin. Allocation for 17-18: \$37,147

Expenditures at FY Close-Out: \$42,154.67

-Statewide APS admin allocations were underspent so all counties were made whole

Colorado Works Allocation for 17-18: \$175,255

Transferred \$15,000 – reducing allocation to \$160,255

Expenditures at FY Close-Out: \$153,570 = \$6,684

CCCAP Initial Allocation for 17-18: \$178,315 + \$8224 supplemental

Sold \$50,000 in allocation so final allocation \$136,539

Expenditures at FY Close-Out: \$121,810 = \$14,729 underspent

#### State News

Office of Behavioral Health meeting invitation – September 25 at 3pm -East Grand School District Board Room  
State systems that manage Child Care, Child Support, Child Welfare, and Economic Security Programs

- CHATS Modernization
- ACSES Modernization
- TRAILS Modernization
- CBMS Transformation

CBMS will be down on Friday, September 7 – so we will not be doing interviews with clients that day.

#### Department News

Increased Collaboration with Mountain Family Center – Outreach Worker

HCPF Grant – Medicaid Fraud Investigation aka the Grand County Program Integrity Project

\*Utilize a training developed by Pitkin County to train our techs to prevent fraud focusing on interviewing techniques and verifications

\*Create an on-line anonymous referral system to report suspected Medicaid Fraud

\*Create a video and powerpoint to educate clients of program rules and requirements

\*Bolster relationships with community partners, law enforcement, and the DA to ensure they understand our intentions as well as create a potential threshold for prosecution

#### Jackson County IGA – changes coming

- IGA is outdated and needs to be revised to financially reflect the support currently provided by Grand County
- Absorb Child Welfare/APS duties (but not costs) by current Grand County caseworkers
- Hire new Eligibility Tech in Grand County that will do Jackson County and Grand County work and go to Jackson County once per week.
- IGA will be revised and time reporting will be used rather than a flat percentage for all Supervisor's (and worker's) time spent on Jackson County work.
- Have a meeting set with the CDHS settlement accounting next week to work on funding/allocation details

#### Sheriff's Office - Fire Restrictions Discussion

County Sheriff Brett Schroetlin joined the meeting by phone. The indicators are 3 out of 7 met. The Region is staying in Stage 1 for another week. The Sheriff is looking for input from the Board.

Commissioner Linke recommends staying in restriction for another week. Because the indicators have been going up and down, it is more consistent to stay in restriction until there is consistent safety.

The Board agreed to keep the Stage 1 restrictions on for now.

North Sunny Shore Addition Lot 35 Amended Final Plat

PROJECT NAME: North Sunnyside Addition to Grand Lake, Lot 35 – Amended Final Plat  
APPLICANT: Richard Landry  
LOCATION: 1755 W. Portal Road, North Sunnyside Addition to Grand Lake Part of Sections 5,  
Township 3 North, Range 75 West of the 6th P.M., Grand County, Colorado

APPLICABLE

REGULATIONS: Grand County Zoning Regulations and Subdivision Regulations

EXHIBITS:

- A. Sunnyside Addition to Grand Lake Plat
- B. Lot 33 and Lot 35 Amended Final Plat
- C. Proposed Lot 35 Amended Final Plat
- D. Site plan survey with topography
- E. Letter of Application
- F. Vicinity Map

STAFF PLANNER: Alexander Taft

REQUEST: The Applicant is requesting the approval of an Amended Final Plat to remove a Plat note that restricts building height less than the current zoning regulations allow.

PROPOSAL

Richard Landry, herein referred to as the “Applicant,” is the owner of North Sunnyside Addition to Grand Lake, Lot 35. This Amended Final Plat proposal was brought to the County because of an existing Plat note that restricts the height of any structure on the property be limited to 27’. The Applicant request that condition be removed from the Plat to be consistent with current County regulations allowing a building height of 35’-40’ depending on the grade.

STAFF COMMENT

This property has a complex history and Staff feels it is important to make reference to the previous amendments. Prior to the Planning Commission meeting in October 1996, a first Amended Final Plat was requested by Judy Hartman Bertrand. Ms. Bertrand, who purchased the property with the intent of constructing a home on the cliff, had hired a local contractor to review the survey stakes on the site. The contractor informed Ms. Bertrand that the survey was incorrect. The applicant then contacted the adjacent property owners to amend the final plat, resulting in a revised acreage for Lot 33 of approximately 4.36 acres. This resulted in Lot 35 being reduced to 1.53 acres. This Amended Final Plat of Lot 33 and Lot 35 was recorded at Reception No. 97009714.

Staff feels a home on Lot 35 without a height restriction will not impact views by towering above ridge lines, nor compete with the visual dominance of the hillsides, which is consistent with the Design Review Area.

PLANNING COMMISSION REVIEW

During the regular meeting of Planning commission August 8, 2018 the commission reviewed this application. Questions were in regard to the height restriction and adjacent property. Staff added that a recommendation to remove any height restrictions would be added. Also, Planning Commission requested Staff reach out to the adjacent neighbor to the north for review of the proposal.

RECOMMENDATION

Planning Commission unanimously recommended approval of the North Sunnyside Addition to Grand Lake Amended Lot 35A, Amended Final Plat with a total of twelve (12) conditions to be met. These conditions shall be met prior to recording the Final Plat.

1. The Title and Legal Description shall be amended as shown above Section 4.3 (2) (a-b)
2. All easements of record shall be shown on the Final Plat and reference to their recording in the Real Estate Records of Grand County Section 4.3 (2) (f).
3. The dedication shall be amended as shown above Section 4.3 (2) (k)
4. The Surveyors certificate shall be amended as shown above. Section 4.3 (2) (l)
5. The certificate for Planning Commission and Board of County Commissioners shall be amended as shown above. Section 4.3 (2) (m-n)
6. The removal of the height restriction Plat note as established on the Amended Plat recorded at Reception No. 97009714.
7. The standard Three Lakes Plat Note shall read as follows:
  - \* THREE LAKES DESIGN REVIEW AREA

This proposal is located within the geographic area of the county known as the Three Lakes Design Review Area and is subject to all design criteria of the overlay zoning district.

8. A letter is received from the adjacent property owner (Lot 33 of Parsons Out Ex, Sobon), to confirm they have no concerns.
9. A 24"x36" Final Plat Mylar shall be submitted.
10. An electronic copy of the final plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided.
11. A statement of taxes due showing that current taxes are paid shall be submitted.
12. The applicant shall pay the cost of all recording fees.

Commissioner Cimino moved to approve the North Sunnyside Addition to Grand Lake, Lot 35 – Amended Plat as presented with staff recommendations.

The motion passed unanimously.

#### Lakeshore Addition to Shorewood Lot 15 & 16 Block 1 Amended Final Plat

PROJECT NAME: Lake Shore Addition to Shorewood, Lot 16A – Amended Final Plat  
APPLICANT: Scott Ohmart as Manager of Scotty07, LLC  
LOCATION: 13532 Highway 34, Lake Shore Addition to Shorewood Lake, Grand County, Colorado  
APPLICABLE REGULATIONS: Grand County Zoning Regulations and Subdivision Regulations  
EXHIBITS:  
A. Lake Shore Addition to Shorewood Plat  
B. Lake Shore Addition to Shorewood Plat, Amended  
C. Proposed Amended Final Plat  
D. Letter of Application  
E. Vicinity Map  
F. Title Commitment  
STAFF PLANNER: Alexander Taft  
REQUEST: The Applicant is requesting the approval of an Amended Final Plat to create one legally described lot.

#### PROPOSAL

Scott Ohmart as Manager of Scotty07, LLC, herein referred to as the "Applicant," is the owner of Lots 15 and 16, Block 1, Lake Shore Addition to Shorewood Subdivision, Amended, according to the Plat thereof filed September 20, 1954, at Reception No. 78778. The property was transferred by Quit Claim Deed Recorded at Reception No. 2017003847. This Amended Final Plat proposal was brought to the County for the Applicant to create one larger lot.

These two lots were originally created by a Plat filed in 1952 Recorded at Reception 74720 and amended in 1954 Recorded at Reception 78778. These are, therefore, pre-existing, non-conforming lots. There is an existing house located on existing Lot 16, originally constructed in 1965.

#### STAFF COMMENT

Lake Shore Addition to Shorewood is pre-existing, non-conforming, as it was platted in the 50's prior to Grand County adoption of zoning or subdivision regulations. The lots within this subdivision range from approximately one-third (1/3) of an acre to one-quarter (1/4) of an acre. The minimum lot area is one (1) acre within the Tourist District. The proposal allows for decreased non-conformity to the maximum extent possible.

There is an existing approximately 2,500 ft<sup>2</sup> house on Lot 16 that has been in existence for over fifty years. The house has had multiple additions and renovations in that time.

State Highway 34 has problematic access because of all the adjacent pre-existing, non-conforming subdivisions. Access along Highway 34 has been over appropriated. This proposal lessens the impact of traffic and additional vehicles entering the highway. Staff believes this is beneficial for the public safety and welfare for the residents and visitors in Grand County.

#### PLANNING COMMISSION

During the regular meeting of Planning commission August 8, 2018 the commission reviewed this application. The only question received was in regard to existing easements and vacation. The Planning Commission was assured there were no requests for vacation easements.

#### RECOMMENDATION

Planning Commission unanimously recommended the approval of the Amended Lot 16A, being a replat of Lot 15 and 16, Block 1, Lake Shore Addition to Shorewood Subdivision, Amended, Amended Final Plat with the following seven (7) conditions to be met prior to recording the Final Plat Mylar.

1. The Legal description shall be amended as shown above [Section 4.3 (2) (b)].
2. The Legal description within the Dedication shall be amended as shown above [Section 4.3 (2) (k)].
3. The Legal description within the Surveyors certificate shall be amended as shown above [Section 4.3 (2) (l)].
4. Draft Quit Claim deeds shall be provided for review of the county attorney prior to recording.
5. A 24"x36" Final Plat Mylar shall be submitted.
6. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided.
7. A statement of taxes due showing that current taxes are paid shall be submitted.
8. The Applicant shall pay the cost of all recording fees.

Commissioner Manguso moved to approve the Lake Shore Addition to Shorewood, Lot 16A – Amended Final Plat as presented with staff's conditions.

The motion passed unanimously.

#### Rocky Ridge Subdivision Exemption Lot 3 Amended Final Plat

PROJECT NAME: Amended Final Plat, Amended Lot 3A, Rocky Ridge Subdivision Exemption  
APPLICANT: Lauren Burket and Christopher Menig, Owners  
LOCATION: Lot 3, Rocky Ridge Subdivision Exemption, 4020 County Road 60  
ZONING: Forest and Open District (F/O)  
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations  
EXHIBITS:  
A. Amended Final Plat  
B. Rocky Ridge Subdivision Exemption Plat  
C. Letter of Application  
D. Vicinity Map  
E. Title commitment  
STAFF PLANNER: Alexander Taft  
REQUEST: Approval of an Amended Final Plat to relocate a building envelope.

#### I. DISCUSSION

##### a. Background:

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"

#### 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.

## RECOMMENDATION

Planning Commission unanimously recommended approval of this application for the Amended Final Plat, Amended Lot 3A, Rocky Ridge Subdivision Exemption, A replat of Lot 3, Rocky Ridge Subdivision Exemption with the following conditions recommended by staff 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 Cimino moved to approve the Amended Final Plat, Amended Lot 3A, Rocky Ridge Subdivision Exemption as presented with staff conditions.

The motion passed unanimously.

Commissioner Cimino moved to enter into an Executive Session pursuant to C.R.S. § 24-6-402(4)(e) to determine positions relative to matters subject to negotiations, developing strategy for negotiations and instructing negotiators regarding matters related to Grand Lake Clarity. Present for the meeting will be the Board, County Manager Staab, Assistant County Manager Moyer, Water Quality Specialist Katherine Morris, County Attorney Franek and Assistant County Attorney Maxine LaBarre-Krostue.

The motion passed unanimously.

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

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### Intern Presentation – Gracean Hoesli with Animal Control

Gracean Hoesli interned at the animal shelter. Ms. Hoesli stated that she wanted to intern to earn money and learn to work with animals.

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

Commissioner Cimino moved to convene an Executive Session for Grand County Housing Authority pursuant to C.R.S. § 24-6-402(4)(e) to determine positions relative to matters subject to negotiations, developing strategy for negotiations and instructing negotiators regarding the contractual obligations of the Grand County Housing Authority and Senior Housing Options.

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

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There being no further business to come before the Board, the meeting was adjourned at 3:30 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this \_\_\_\_ day of September 2018.

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Merrit Linke, Chair

Attest:

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Sara L. Rosene, Clerk and Recorder