

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

September 25, 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 L. Rosene  
County Manager Lee Staab  
County Attorney Robert Franek  
Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

County Manager Lee Staab recognized the following employees for their 5-year or incremental anniversary:

Thomas Gipp – 5 years  
Robin Watts – 5 years  
Art Agular – 5 years  
Shannon McGill – 10 years  
Bill Crouch – 20 years  
Bryan Holley – 40 years

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on September 26, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on September 26, 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 25, 2018, for payment on September 26, 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 25 2018, for payment on September 26 2018 for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Commissioner Cimino moved to approve Resolution No. 2018-9-23, "A RESOLUTION AUTHORIZING THE GRAND COUNTY TREASURER TO DISBURSE FUNDS FROM THE ACCOUNT "PAYMENT IN LIEU OF EAST GRAND SCHOOL LAND" as presented by County Treasurer

The motion passed unanimously.

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

Commissioner Cimino moved to enter into a Memorandum of Understanding Interagency Collaboration Agreement between the Colorado Department of Human Services and Grand County Department of Human Services and Colorado Community Response to continue the implementation of the Colorado Community Response Program.

The motion passed unanimously.

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

Commissioner Manguso moved to approve Resolution No. 2016-10-92, "A RESOLUTION BY THE GRAND COUNTY BOARD OF HEALTH, APPROVING THE DANIEL CLARK, AMENDED LOT 25, TRAIL CREEK ESTATES – ONSITE WASTEWATER TREATMENT SYSTEM VARIANCE"

Commissioner Cimino	abstain
Commissioner Manguso	aye
Commissioner Linke	aye

The motion passed.

Commissioner Manguso moved to approve Resolution No. 2017-9-39, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT, CLARK FILING, SECOND AMENDED TRAIL CREEK ESTATES LOT 25A, BEING A REPLAT OF AMENDED LOT 25, TRAIL CREEK ESTATES, LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

Commissioner Cimino	abstain
Commissioner Manguso	aye
Commissioner Linke	aye

The motion passed.

RESOLUTION NO. 2018-8-34, A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF AMENDED LOT 24A, BLOCK 2, SUNNYSHORE PARK, FIRST FILING, A REPLAT OF LOTS 18, 23, AND 24, BLOCK 2 SUNNYSHORE PARK FIRST FILING RECEPTION NO. 91086 LOCATED IN A PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 76 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-8-35, "A RESOLUTION VACATING THE ENTIRETY OF RIVERVIEW LANE ACCORDING TO THE PLAT OF SUNNYSHORE PARK RECORDED AT RECEPTION NO. 91086 BETWEEN LOTS 18, 23, AND 24, BLOCK 2, COLORADO ANGLERS CLUB NO. 1, LOCATED IN A PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 76 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-8-33, "A RESOLUTION APPROVING THE RENEWAL OF THE CORMAN SPECIAL USE PERMIT, PERMITTING A RECREATIONAL EQUIPMENT STORAGE FACILITY LOCATED IN THE SE¼ SE¼ SECTION 14, TOWNSHIP 2 NORTH, RANGE 81 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO" and authorize the Chair to sign the Special Use Permit for the lifetime of the facility.

Commissioner Manguso	aye
Commissioner Cimino	abstain
Commissioner Linke	aye

The motion passed.

Commissioner Cimino moved to approve Resolution No. 2018-7-32, A RESOLUTION APPROVING THE SPECIAL USE PERMIT FOR THE ANTLER BASIN RANCH CAMPING SPECIAL USE PERMIT, LOCATED IN THE SW¼ OF THE S ½ OF THE NW ¼ AND THE NW ¼ OF THE NW ¼, SECTION 35, TOWNSHIP 2 NORTH, RANGE 77 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO"

Commissioner Cimino	aye
Commissioner Manguso	abstain
Commissioner Linke	aye

The motion passed.

Community Development Director Robert Davis came before the Board to request the purchase of Pictometry at a cost of \$150,000 per year for four years.

The cost will be shared with other users such as other County offices and outside entities such as towns, federal agencies, and special districts.

Mr. Davis would like \$150,000 to be pulled forward into 2018.

Mr. Staab stated that this is in the 2019 budget and if the Board is considering it, there will be a cost reduction if done this year. If the County will sign a contract by September 30, the County will get 50 extra miles flown over the county.

Mr. Staab believe that there will be some revenue from this in 2019.

The Board agreed that there is quite a cost and the County should not count on getting supporting funds from other agencies.

Commissioners Linke and Cimino would like to move the Pictomotry program forward. Staff was given direction to obtain a contract.

County Clerk and Recorder Sara Rosene noted that today is National Voter Registration Day. People can register to vote or update their registration at GoVoteColorado.com. The 2018 General Election Ballots will be mailed on October 15, 2018.

County Clerk and Recorder Sara Rosene stated that she does not have the August 2018 Clerk's Report due to the problems with the new statewide DRIVES computer system.

Commissioner Cimino moved to approve the Meeting Minutes of the Board of Commissioners of September 4, 2018, as presented.

The motion passed unanimously.

Commissioner Manguso moved to re-appoint Sally Leclair, Jim Sloan, Darcy Schlichting, and Bambi Statz to the Grand County Library Board as presented.

The motion passed unanimously.

Commissioner Staab presented his weekly report.

Commissioner Manguso moved to release capital and authorize the Chair to sign a Contract with John Elway Chevrolet in the amount of \$25,166 for a Building Department vehicle.

The motion passed unanimously.

Commissioner Manguso moved to release capital in the amount of \$200,000 which is for the Road and Bridge Department in the amount of \$125,000, \$50,000 for Community Development, and \$25,000 for the Building Department vehicle identified in the previous motion.

The motion passed unanimously.

Commissioner Cimino moved to approve release of capital in amount of \$312,000 for the Sheriff's Office for the purchase of patrol vehicles in the amount of \$282,000 and \$30,000 for animal kennel for the animal shelter.

The motion passed unanimously.

Commissioner Cimino moved to approve the release of capital in the amount \$29,000 for the Information Technology Department for printers and a plotter.

The motion passed unanimously.

#### Consent Agenda

Resolution No. 2018-9-13, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE OUTSIDE A MEETING OF THE BOARD AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF FRASER, COLORADO AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR IMPROVEMENTS TO COUNTY ROAD 72"

Resolution No. 2018-9-14, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE APPOINTMENT OF ROBERT C. DAVIS AS THE GRAND COUNTY BUILDING CODE OFFICIAL, EFFECTIVE IMMEDIATELY"

Resolution No. 2018HA-9-15, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, ACTING IN THE CAPACITY AS THE GRAND COUNTY HOUSING AUTHORITY BOARD, TO EXECUTE A FORM GRANTING THE COLORADO DEPARTMENT OF TRANSPORTATION PERMISSION TO ENTER CERTAIN PROPERTY OWNED BY THE GRAND COUNTY HOUSING AUTHORITY"

Resolution No. 2018HA-9-16, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, ACTING IN THE CAPACITY AS THE GRAND COUNTY HOUSING AUTHORITY BOARD, TO EXECUTE AMENDMENT #11 TO THE MANAGEMENT AGREEMENT BETWEEN SENIOR HOUSING OPTIONS, INC. AND THE GRAND COUNTY HOUSING AUTHORITY"

Resolution No. 2018-9-17, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A GRANT AGREEMENT BETWEEN THE COLORADO DEPARTMENT OF LOCAL AFFAIRS AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR A RURAL ECONOMIC DEVELOPMENT INITIATIVE GRANT"

Resolution No. 2018-9-18, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A STATEMENT OF WORK CONCERNING THE PERFORMANCE OF LOCAL PUBLIC HEALTH ASSESSMENT AND PLANNING ACTIVITIES IN ACCORDANCE WITH THE 2008 PUBLIC HEALTH ACT"

Resolution No. 2018-9-19, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING GRAND COUNTY EMS TO PURCHASE FIVE (5) LUCAS CPR DEVICES THROUGH A 5-YEAR LEASE/PURCHASE PROGRAM, AND THE CHAIR TO EXECUTE ANY NECESSARY DOCUMENTS FOR THE LEASE/PURCHASE PROGRAM"

Resolution No. 2018-9-20, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AND ADOPTING THE GRAND COUNTY EMERGENCY OPERATIONS PLAN, BASE PLAN DATED SEPTEMBER, 2018"

Resolution No. 2018-9-21, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING A 2019 COUNTY EMPLOYEE HEALTH INSURANCE PACKAGE"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

County Attorney Franek stated that the Treasurer brought forward a summons and complaint from a case called Blue Spruce Servicing Company versus Estate of Eugene Angelo. This is a case that the Treasurer is trying to collect taxes on that is in quiet title action.

Mr. Franek asked if he can represent the Treasurer. The Board has no objection to Mr. Franek representing the Treasurer.

Commissioners Manguso and Linke attended the swearing in of Bill Mills who is the new BLM Kremmling Field Office Manager.

Commissioner Manguso attended the Council on Aging Spaghetti Dinner fundraiser at the Sagebrush in Grand Lake.

Commissioner Linke attended the AGNC meeting last week. There was a very good presentation on local government's role in wildfire management.

Commissioner Linke met with Housing Authority Program Manager Sheena Darland.

Commissioner Linke attended a Workforce Conference call last Friday.

### Calendar

September 25            Commissioner Manguso will attend the Grand Lake Town Board meeting.

September 27 Commissioner Cimino will meet with Gilpin County Commissioners at 7:30 a.m. at Carvers and will then drive up Rollins Pass

Commissioner Manguso stated that Middle Park Conservation District would like \$2,900 for plan reviews. The Board would like a place holder in the Community Development budget for the request.

#### Finance – BOCC Receives 2019 Budget Information

Finance Director Curtis Lange presented the Board with the Budget books for the Hearings beginning on October 1, 2018.

#### Salary Discussion

County Treasurer Christina Whitmer came to discuss the 2018 Pay Plan as it relates to Treasury Coordinator and Deputy Public Trustee.

Ms. Whitmer stated Raenette Bakke holds this position in her office. This is a supervisory position. It manages and coordinates a lot of the treasurers' processes. The position is deputy public trustee so it is second in command for both treasurer and public trustee. The person has to know the treasurer and public trustee laws. Ms. Bakke does all the training. Ms. Bakke has held the position for 14 years.

Ms. Whitmer did not use the 2014 Salary Survey in order to obtain the correct salary. Ms. Whitmer stated that according to the market averages, Ms. Bakke should be at \$64,590. She is at \$49,000 right now. Ms. Whitmer is asking that Ms. Bakke be at the minimum range of \$58,082 and it would put her in line with the accounting department.

Commissioner Cimino asked if the 2014 Salary Survey surveyed jobs outside the County. Commissioner Cimino stated that it appears that the math performed by the Treasurer is correct. He added that he does not agree to exclude the 2014 Salary Survey.

Ms. Whitmer noted that the 2014 Salary was not consistently administered throughout the County.

Commissioner Cimino believes that department heads requested salaries in 2017 for 2018 based on the data provided. It was not an inconsistent application of the salaries. Salaries were based on requests from department heads.

Ms. Whitmer stated that using the 2014 Salary Survey in the weighting of averages brings the salaries down and it does not show the market or reality. Ms. Whitmer added that she does not believe the comparisons were performed across the board. Ms. Whitmer is asking the Board to put someone in the mid-range of the survey that was created for the average that she should be making. It is not out of line. It is already in line with the Accounting Department. By doing a weighted average, anyone who has worked for the County for several years is in the wrong category.

County Manager Staab stated that he looked at the 2014 Salary Survey. He was told by department heads that the survey did not survey enough positions. There was a lot of discussion regarding the survey. Mr. Staab stated that he looked at the survey in depth and found that in some cases there were a low number of positions considered. He added that the 2014 Salary Survey was professionally done and was a credible document. That is the reason that he told the department heads the 2014 Salary Survey would be used and an inflation factor would be added.

Mr. Staab stated that the 17 steps in the pay plan does not equate to 17 years. The Board approved the compensation plan last year and the Board agreed that there would be an adjustment based on tenure within the County. The plan adjusts salary for every four years a person is on the plan. People were put on the plan based on the salary survey and based on the recommendation of the department head. The first time that tenure can be considered (in accordance with the plan) is four years from January 1, 2018.

Commissioner Linke stated that he does not support this request.

Commissioner Cimino is not in agreement with throwing out the 2014 Salary Survey.

Commissioner Cimino requested that the discussion be deferred to next week.

#### Stagecoach Meadows Lot 13 Amended Final Plat

Projection Name: Amended Final Plat, Amended Building Envelope, Lot 13, Stagecoach Meadows Subdivision  
Applicant: Micheal Solomon and Amanda Solomon, Owners  
Location: Lot 13, Stagecoach Meadows Subdivision, 1376 County Road 5171  
Zoning: Forest and Open District (F/0)  
Applicable Regulations: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations Exhibits  
A. Amended Final Plat  
B. Stagecoach Meadows Subdivision Exemption Plat  
C. Letter of Application  
D. Vicinity Map  
E. Title commitment  
F. Email approval from Stagecoach Meadows HOA  
G. Building plans for Solomon Garage  
H. Appendix  
Staff: Will Russell, Planning Intern & Alexander Taft, LEED Green Associate  
Request: Approval of an Amended Final Plat to relocate a building envel

## DISCUSSION

### I. Background:

Micheal and Amanda Solomon, the "Applicants" are currently the owners of Lot 13, Stagecoach Meadows Subdivision. The Applicants are proposing an Amended Final Plat to expand the north side of the building envelope on Lot 13 to construct a garage. The Applicants purchased the lot under warranty deed in October 2012 recorded at Reception No. 2012007718.

The final recorded plat for Stagecoach Meadows requires owners to build within specific building envelopes for each lot. In particular Lot 13 is 2.908 acres and has a .784 acre building envelope, this envelope is approximately 120ft away from an adjacent drainage ditch that runs through Stagecoach Meadows subdivision. The building envelope was purposely located the farthest away from a drainage ditch to prevent water quality issues

The new proposed building envelope will expand approximately forty-eight feet (48') to the northeast, (top right corner of the building envelope) and span sixty-one feet (61') across, creating a rectangular addition to Lot 13's building envelope. The total area added to the building envelope is 2,790 sq. ft. (0.064 AC). The new total building envelope is 36,964.62 sq. ft. (0.849 AC) and is now approximately 110ft away from the drainage ditch.

The applicants will use the existing driveway to access the new garage.

It is a goal of the Master Plan to ensure that new development is not out of character with the surrounding area with respect to uses and lot size. Lot 13 falls within GC\_RGA2 (Grand County Rural Growth Area 2). The surrounding properties consist of single family dwellings adjacent to the east, northwest, and east of Lot 13. It is Staff's opinion this request is not out of character with the surrounding lots. With this proposal no density is changing. This is consistent with the goals and objectives of the Master Plan within the region.

The provisions are stated in the current Stagecoach Meadows Homeowners Association Amended and Restated Declaration of Covenants, Conditions, and Restrictions. While Grand County Community Development does not enforce these covenants, this application should conform to the declarations and covenants.

2.28. Plat. "Plat" or "Final Plat" shall mean the Final Plat for Stagecoach Meadows approved by the Board of County Commissioners for Grand County, Colorado, and recorded in the records of the Clerk and Recorder for Grand County, Colorado, on September 12, 2000, Reception No. 2000-008387, as it may be amended from time to time.

3.19. Setbacks; Placement of Structure on Lots. All structures, including decks and patios, must be located within the building envelope shown on the Plat. Irrespective of any building envelope shown no structure may be located within thirty feet of an irrigation ditch or other waterway or within fifty feet of a wetland and no septic system or leach field may be located within fifty feet thereof. The provisions of this section shall not preclude the placement or installation of a driveway as approved by the DRC.

### II. History:

Stagecoach Meadows Subdivision was platted in September 2000 at Reception No. 2000-008387. It consists of 60 lots totaling 256.74 acres. This subdivision was platted with the intention of creating single family home sites. Stagecoach Meadows Subdivision lies approximately 2 Miles southwest of the Town of Tabernash and approximately 3.2 miles from the Town of Fraser.

### III. Staff Comments and Analysis

Staff has processed this request to amend the building envelop, expanding its location approximately forty-eight (48') to the northeast and across sixty-one feet (61') west. With a total added area of 2,790 sq. ft.

Staff finds this proposal consistent with the applicable Grand County Regulations. Staff believes that the proposal to move the building envelope is consistent with the original intentions of the Subdivision. The Applicant is sensitive to the land within the existing building envelope and wants to limit the impacts to existing vegetation. The location of the new envelope will help minimize impacts to vegetation and will not have a greater impact on the neighbors.

### IV. Planning Commission Recommendation

On September 12, 2018, Planning Commission unanimously approved this application with conditions recommended by staff. Planning Commission stated their understanding/need of building envelopes in Stagecoach Meadows Subdivision. Staff recommends the approval of the Amended Final Plat, Amended Lot 13, Stagecoach Meadows Subdivision, A replat of Lot 13, Stagecoach Meadows Subdivision with the following conditions to be met prior to the recording of the Final Plat.

1. The title of the Amended Final Plat shall be amended as recommended.
2. The legal description shall be amended as recommended.
3. A portion of the Dedication Statement shall be amended
4. The surveyor's certificate shall be amended
5. A statement of taxes that shows all taxes have been paid shall be submitted.
6. An electronic copy of the Final Plat shall be submitted.
7. Such additional information as may be required by the Grand County Board of County Commissioners.
8. All recording fees are to be paid by the Applicant
9. All applicable building and sanitation permits shall be obtained through the County prior to construction.
10. Quit Claim Deeds to describe the amended legal description of the lots.

Commissioner Manguso moved to approve the Stagecoach Meadows Subdivision Lot 13 Amended Final Plat as presented by Community Development as presented with recommendations.

The motion passed unanimously.

### Grand County Needs Assessment Contract

County Manager Staab presented the Board the Scope of Services and the costs associated with it from the proposal from RJA.

Mr. Staab stated that the Board created a Strategic Plan called Grand Results. Out of the 14 different items, the Board identified the need to look at a public safety facility. As a result of that, Mr. Staab worked on a request for qualifications and that was sent out by his office. The purpose of sending out the RFQ was to assure that there were firms qualified to do the work. There were six responses from the RFQ and out of the responses, four were interviewed by Mr. Staab, Mr. Moyer, and Mr. Davis. RJA Architects was recommended for the scope of work. Mr. Staab forwarded the Board the final scope of work.

Mr. Staab has drafted up a contract for RJA Architects and it was modified by RJA and is currently under review by the County Attorney.

Mr. Staab plans to get as much work done in this calendar year as possible. There is no budget item in the 2019 budget for a needs assessment. The \$150,000 is in the 2018 budget for the needs assessment.

RJA needs to assess the County's current facilities because part of what the Board identified in the strategic plan was the fact that there are several facilities that have issues associated with them. There may be some safety issues for the employees and the citizens who frequent those facilities. The County may have outgrown some of the facilities.

There have been some issues in the jail; it has flooded, it has experienced fire, etc.

The proposal from RJA is as follows:

Phase I – Assessment of Existing Facilities	
Sheriff Office/Detention Center/911 Call Center	\$10,200
EMS Facilities in Granby	\$9,300
EMS Facility in Fraser	\$1,750
Human Services & Public Health in HSS	\$1,750
Phase II – Needs Assessment	
Conduct Face-to-Face Department Interviews	\$7,175
Prepare Floor plans for existing facilities	\$6,000
Determine net usable ft <sup>2</sup> for all assigned spaces	\$2,680
Calculation of Total Gross Floor area of existing facilities	\$1,200
Prepare floor area requirements (2018, 2023, & 2038)	\$10,500
Identification of shortfall and surplus space requirements	\$1,400
Prepare parking requirements (2018, 2023, & 2038)	\$1,050
Prepare inmate population projections (2018, 2023, & 2038)	\$8,200
Phase III – Conceptual Alternative Recommendations	
Evaluation of >2 prospective consolidates sites	\$15,400
Preparation of Design concepts for >2 prospective sites	\$9,560
Prepare Housing Unit Models for Inmate population projections	\$1,750
Preparation of Design Concepts for SO facilities on existing site	\$18,400
Identify prospects for re-use/re-purpose of existing facilities	\$750
Preparation of Total Cost Project Models (new & existing sites)	\$5,600
Meetings and public presentations (2 trips)	\$2,770
Phase IV – Preparation and Presentation of the Final Report	
Preparation of 1st Draft and submission for review & Comment	\$19,950
Face-to-Face Review of County comments in HSS	\$1,400
Revision of 1st Draft and preparation/presentation of final report	\$5,720

The Board agreed to the items in Phases I and II. In Phase III, the Board would like to add review of independent facilities. The Board agreed with the Phase IV scope.

Finally, the Board agreed to consider the Scope of Work during the Strategic Plan discussion.

#### Fire Restrictions Discussion

Sheriff Schroetlin recommended keeping the Stage 1 Restrictions for an additional week. Currently, the County is meeting five of the seven indicators.

Commissioner Manguso moved to extend the Stage 1 Fire Restrictions for an additional 14 days from today (Stage 1 for the entire County and Stage 3 for the area identified in the current Resolution) and continue as it stands.

The motion passed unanimously.

#### David Eddy dba Spotted Cow Camping Area Special Use Permit – Hearing Extension Request

PROJECT NAME:	Spotted Cow Camping Special Use Permit
APPLICANT:	David Eddy
LOCATION:	10660 US Highway 34, County of Grand, State of Colorado
APPLICABLE REGULATIONS:	Grand County Zoning Regulations Section 11.8 (1) Camping
STAFF PLANNER:	Alexander Taft, LEED Green Associate
REQUEST:	The Applicant has requested closing the Public Hearing for ability to complete some conditions set forth by Planning Commission and Staff.

#### I. DISCUSSION

David Eddy (the “Applicant”) is the owner of a property at 10660 US Highway 34 where he operates the Spotted Cow Ice Cream Shop. The Applicant will require more time in order to meet or resolve conditions that were set forth in the approval by Planning Commission and during discussion at the July 24th Board of County Commissioners hearing. The Applicant shall present this application to the Board of Adjustment as required at the July 24th hearing. Staff is in support of this request and believes that this additional time will help fully resolve these remaining items.



## II. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners continue the Public Hearing to a future date.

Commissioner Manguso moved to continue the Public Hearing for the Spotted Cow Camping Special Use Permit to January 15, 2019 at 11:00 a.m.

The motion passed unanimously.

### Board Business

Commissioner Manguso moved to approve Resolution No. 2018-9-24, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO DECLARING A STAGE THREE FIRE BAN/RESTRICTION ON CERTAIN LANDS OF UNINCORPORATED GRAND COUNTY, COLORADO, AND A STAGE ONE FIRE BAN/RESTRICTION ON ALL OTHER UNINCORPORATED LANDS OF GRAND COUNTY, COLORADO, EFFECTIVE SEPTEMBER 25, 2018 AT 4:00 P.M., AND REPEALING AND RESCINDING RESOLUTION NUMBER 2018-9-5 AND ANY OTHER RESOLUTION OR PART THEREOF THAT IS IN CONTRADICTION TO THIS RESOLUTION" as presented.

The motion passed unanimously.

### Boyd-Sidell Outright Exemption Final Plat Approval

PROJECT NAME: Boyd-Sidell Outright Exemption  
APPLICANT: Jackie F. Boyd and Frederick L. and Terry B. Sidell, represented by Michael J. Boyd, MJ Boyd Enterprises, LLC  
LOCATION: North of GCR 41, 1.5 miles West of US 34 in the N1/2NW1/4 of Section 33 and S½ S ½ of Section 28, Township 3 North, Range 76 West of the 6th PM  
APPLICABLE REGULATIONS: Zoning Regulations and Outright Exemption Regulations  
ZONING: Forestry & Open District (F&O District)  
EXHIBITS: Appendix A, Well Permit Applications, Final Plat, Sidell Subdivision Exemption Plat, Application Narrative, Draft Quit Claim Deeds, Title Commitment  
STAFF PLANNER: Alexander Taft, LEED Green Associate  
REQUEST: The Applicant is requesting an Outright Exemption for a boundary line adjustment of three (3) existing parcels.

## I. BACKGROUND

### a. History

In 2004, a proposed subdivision request consisting of 20 lots was denied because the subject subdivision was outside any Rural or Urban Growth Area Boundaries. A proposal for this property returned and was presented to the County in 2006 where the applicant, proposed a total of 9 lots creating Red Top Valley Estates. The lots included in this new proposal were to be served by augmented water being processed at the time. An Augmentation Plan for these properties has been completed under Division of Water Resources (DWR) 08CW0038.

Two of the three tracts created in this Outright Exemption were all subject of either an Outright or Subdivision Exemption previously. The three tracts are undergoing the Outright Exemption process to clean up the Property Boundaries.

Sidell Subdivision Exemption was approved in 1995 recorded at Reception 95011369. This Subdivision Exemption created one parcel where there is currently an existing residence owned by Jackie F. Boyd. This parcel will be absorbed into Tract 2.

Stillwater Cattle Ranch Outright Exemption Approved under Resolution 1986-12-3 which created a parcel of 13.32 acres from the Stillwater Cattle Ranch. This parcel will be absorbed into Tract 1 and Tract 2. Mike Boyd is here for the applicant.

### b. Proposal

Jackie F. Boyd and Frederick L. and Terry B. Sidell ("Applicant") filed an Outright Exemption application for a boundary line adjusting of three (3) existing parcels. The three parcels consist of the Stillwater Cattle Company Outright Exemption ("Stillwater Cattle"), Sidell Subdivision Exemption ("Sidell") and a 43 +/- acre Metes and Bounds parcel ("Boyd") that together total approximately 67 acres.

These parcels are situated approximately 8 miles north of the Town of Granby and then 1.5 miles West of US 34. Access to the parcels is via private roads off of GCR 41 and GCR 42. GCR 41 provides access to the Sidell lot and the Boyd parcel and access to the Stillwater Cattle Company is from GCR 42.

The Boyd parcel can also be accessed directly from GCR 41, but it would require a County Driveway Permit. The GCR 41 private easement is limited to residential and/or agricultural uses (B467/P253).

Both the Stillwater Cattle Company and Sidell parcels are improved lots with each having one dwelling unit and detached garage structures.

The Sidell lot is limited in its allowed uses due to the fact it is a subdivision exemption lot. Lots established through the subdivision exemption regulations are allowed only one single family residential unit per lot. The Boyd parcel is vacant and is used as a hay meadow and for grazing at this time.

Water is provided by existing well permits on the Sidell, Stillwater Cattle Company and Boyd Parcels. In addition, the 67 acres that comprises this Outright Exemption application also has an adjudicated augmentation plan for nine (9) to serve a future subdivision. This augmentation plan, 08CW0038 was completed when the Applicant was in the County subdivision process for a 9-lot subdivision known as Red Top Valley Estates. Red Top Valley Estates was granted sketch plan approval by Grand County in 2006. Economic and family conditions have resulted in the Applicant deciding to no longer pursue development of the property in the manner contemplated with Red Top Valley Estates (Table 1).

Instead, they have determined they no longer wish to develop the property only reconfigure the existing parcels into a more uniform configuration (Table 2) --- size and shapes. The existing parcels each have a water supply. Division of Water Resources ("DWR") needs to be consulted to determine whether or not the two (2) domestic wells permits can be maintained or will they be converted to exempt household only well permits upon approval of the requested exemption. The other question to answer affirmatively prior to any approval is whether or not the augmentation plan would allow well permits to be issued for the reconfigured lots. Again, it is concluded that the current and proposed parcels do have a water supply via the augmentation plan 08CW0038. Sanitary sewer is and shall be provided by On-Site Wastewater Treatment Systems (OWTS). OWTS currently serves the Sidell and Stillwater Cattle parcels. A soils report prepared for the contemplated Red Top Valley Estates Subdivision indicated that soil type and percolation rates were acceptable for the design and construction of OWTS.

Electric service is available to each of the subject lots from existing power poles.

The proposed exemption as indicated above requests to adjust the boundary line to reconfigure the existing parcels, the reconfiguration results in no change to the number of parcels and the lots have access, utilities and water.

## II. PLANNING COMMISSION REVIEW

According to the Meeting Minutes for Planning Commission October 12, 2016, there was extensive conversation on the well permits and the augmentation plat. After this discussion, Planning Commission unanimously recommended approval of this application under Resolution 2016-10-1.

## III. RECOMMENDATION

Planning Commission unanimously recommended approval of Boyd Sidell Outright Exemption, finding it complies with County Zoning Regulations and County Outright Exemption Regulations, subject to the following conditions met prior to any review with the Board of County Commissioners:

1. A Final Plat is provided as required by Section 3.2 is submitted.
2. A Title Commitment is provided as required by Section 3.2
3. Documented proof of legal access to Tract 1 is submitted.
4. A written opinion from DWR regarding well permits and applicability of augmentation plan shall be provided prior to any review by the BOCC.
5. Utility Easements as required by Section 2.1 are provided on the final plat.
6. A tax certificate is submitted showing that all taxes have been paid in full
7. An AutoCAD file as required by the regulations is provided.
8. All final plat requirements are met.

Staff adds that those conditions have been met with the exclusion of Condition #4 & #5 which shall be met prior to recording subject to BOCC recommendation. Staff request advisement on Condition #4 as the applicant has an existing augmentation plan for the subject property that allows the use of 4.5 acre feet of water annually. Additionally, based on information provided after Planning Commission Staff recommends the following:

1. The Final Plat shall include a Lien holder's certificate for signature.

Mike Boyd stated that originally they intended to do a subdivision. Mr. Boyd stated that the state agrees that the current augmentation plan will work for this proposal.

Commissioner Manguso moved to approve the Boyd-Sidell Outright Exemption as presented by Community Development.

The motion passed unanimously.

#### Board Business

Commissioner Cimino stated that he would like to discuss the Scope of Work for \$150,000.

The “Preparation of Design Concepts for SO facilities on existing site \$18,400” in Phase III is only for the current site (Sheriff’s Office) to include animal control.

Commissioner Linke proposed that the Board accept the Contract for the \$150,000 as presented.

Commissioner Cimino moved to enter into a Contract with Riley Johnson Architecture for Scope of Services and Fee Proposal for Phase I – Assessment of Existing Facilities, Phase II – Needs Assessment, Phase III – Conceptual Alternative Recommendations, and Phase IV – Preparation and Presentation of the Final Report as presented by the County Manager in an amount not to exceed \$149,965 which includes the cost for the work and the reimbursable.

Commissioner Cimino withdrew his motion.

The Board gave direction to present a Contract with RJA for approval next Tuesday.

#### Blight Hearing Michael Smith 85 GCR 496, continued from July 24

The public hearing scheduled to begin at 2:00 p.m. was called to order by Chair Linke at 2:00 p.m. County Attorney Franek added the following Exhibits:

- J Photos take September 24, 2018
- K Memo from Community Development dated September 24, 2018
- L Power Point Presentation from Community Development dated September 25, 2018

TO: Grand County Board of County Commissioners  
FROM: Richard Hubler, Planning & Building Technician  
DATE: September 24, 2018  
SUBJECT: Blight Hearing September 25, 2018 continuance update  
LOCATION: Lot 22, Range View Subdivision, addressed as #85 GCR 496

Mr. Michael D. Smith is scheduled to come before the BOCC on Tuesday September 25th at 2:00 p.m. for the continuance of a Blight Hearing from July 24, 2018. At the July 24th hearing, Mr. Smith was given 2 months to remove the cause(s) of blight or blighting factors identified in the Notice of Violation dated June 5, 2018. Significant cleanup activity has occurred, and Mr. Smith has worked to address the concerns expressed by the county as will be described below.

#### **BACKGROUND:**

During the July 25th hearing, Mr. Smith expressed an interest in cleaning up his property, and requested further assistance understanding what items were contributing to the blight, or were considered as blighting factors. County Attorney Franek quoted the blight ordinance stating that, “The terms ‘rubbish’, ‘junk’, ‘trash’, ‘garbage’ and ‘refuse’ shall include, but are not limited to, parts of machinery or motor vehicles, inoperable vehicles whether on private property or County public right-of-way, unused stoves or other appliances stored in the open, boxes, grass clippings, remnants of wood, metal, plastic, dilapidated signs, fences or retaining walls, waste food, or any other material or other cast-off materials of any kind, whether or not the same could be put to any reasonable use.” Community Development staff offered to perform a site visit with Mr. Smith to identify which items qualified under this definition, including not only those items illustrated in the photos during the hearing, and not only those items visible from the county road. Clarification was provided to Mr. Smith during the hearing that the blight ordinance applies to outside storage or accumulation of rubbish, junk, trash, garbage, weeds, brush, or refuse of any kind on the entire property, not only what items are visible from the county road.

#### **CONSIDERATIONS:**

As of September 24, 2018, it appears that Mr. Smith has worked to comply with the intent of the Blight Ordinance. Of the remaining vehicles on the property, all are indicated as registered and operable, and most are now in different locations. Mr. Smith indicated that two vehicles are for sale, and the remaining vehicles to be stored on the property will be parked out of sight of the road.

The roll-off dumpster is full and the piles of miscellaneous junk and rubbish are no longer visible along the north side of the driveway. In addition to stacked firewood, one pile of wood debris adjacent to the driveway was identified by Mr. Smith as a “burn pile”. The homemade small white trailer has been refinished and painted and is being used as a storage shed. The only other storage shed is the green metal “carport style”, consistent with the DRA restrictions to 2 outbuildings totaling less than 400 square feet.

#### RECOMMENDATIONS:

The only concern at this time is the identified “burn pile” adjacent to the driveway, and the persistence of Mr. Smith to consider those items that are visible from the road. The burn pile appears to contain building materials, including OSB/plywood, which cannot be burned according to Grand County Ordinance 19, on top of which the necessary burn permit would not be issued until well into the future.

Mr. Smith stated that he was encouraged to create a burn pile to burn refuse.

Stan Spencer of County Road 64 stated building materials cannot be burned according to Grand County Ordinance No. 19.

Commissioner Cimino moved to continue the Blight Hearing for Michael Smith 85 County Road 496 to January 15, 2018 at 1:00 p.m. in order for the applicant to take care of the burn piles.

The motion passed unanimously.

#### Short Term Rental Enforcement Discussion

Rick Liberali came to discuss the parameters of the Short Term Agreement.

Mr. Liberali presented the Board with a door posting that will be used with violators of the Short Term Rental program. Violation of the program is subject to up to \$100 fine and up to 10 days in jail. The fines will accrue.

Mr. Liberali stated that he would like to engage outside servers for summons that are served outside the County.

Mr. Liberali stated that everyone that has gotten to the summons stage has been:

1. Issued a letter through the United States Postal Service
2. Issued a Certified Mail
3. Issued a posting on the building

County Manager Staab stated that the County Short Term Rental Hotline is 970-725-6022.

The Board will consider at a later time outside servers for summons to owners not in compliance.

#### Strategic Plan Update

County Manager Staab asked the Board to review the Strategic Plan prior to the 2019 Budget Hearing.

#### Strategic Priorities

- Managing Growth
- Infrastructure
- Healthcare Accessibility
- Organizational Effectiveness

#### Managing Growth

- Grand County’s extraordinary quality of life, access to all of Colorado’s best outdoor experiences, the local cost of living, and easy access from the Front Range make it a certainty that our population and economy will grow over the next few years. This growth will challenge us if we do not prepare in the areas of transportation, housing and broadband. To ensure that the County, its businesses and residents are in a position to manage and take advantage of the expected growth, the County Commits to the following:
  - Strategic Result #1: Transportation – County Roads
    - By 2023, 100% of paved County roads are maintained at or above approved County paved road standards
    - By 2020, 100% of targeted roadways are maintained at or above approved County road standards
  - Strategic Result #2: Transportation – Alternative Transportation

- By 2020, Grand County residents and visitors will have an assessment for alternative transportation means to access the valley
- Strategic Result #3: Transportation – Congestion
  - Working in collaboration with partners, we will reduce congestion and travel time along Highway 40 consistent with population growth projections for the next 10 years
- Strategic Result #4: Affordable Housing
  - By December 31, 2018, Informed by the Housing Needs Assessment currently underway, Grand County will work collaboratively with the municipalities to establish and meet goals to address affordable and attainable housing for our residents
- Strategic Result #5: Broadband
  - By 2022, Grand County will work collaboratively with partners to have access to acceptable internet service to 90% of our residents

#### Infrastructure

- The County’s aging infrastructure creates health and safety issues for County employees and the public, while the cost of replacement will continue to rise each year consistent with the global market for materials and the regional cost of labor. The County’s conservative approach to building these essential service delivery assets will be characterized by little or no increase in taxes, saving money in current and near-term budget cycles, seeking a variety of funding sources, and closely managing construction costs. Furthermore, these foundational facilities will be the core assets required to meet the demands for service from a growing population of residents, businesses and visitors for many years to come.
  - Strategic Result #1: Public Safety Facility
    - By 2021, Grand County residents will experience improved public safety through a new public safety facility, which includes a jail and meets all applicable standards
  - Strategic Result #2: Customer Service Facilities
    - By 2023, Grand County residents will experience improved customer service through updated facilities for Road & Bridge and Emergency Management Services, based upon an assessment to be completed not later than 2020
  - Strategic Result #3: Human Services Facility
    - By 2023, Grand County residents shall be able to access multiple Health and Human Services and related services at a single consolidated facility
  - Strategic Result #4: Waste Disposal/Recycling
    - By 2019, Grand County residents will understand the opportunities of the alternatives for environmental management of proper waste disposal/recycling through an assessment of cost effective alternatives

The Board agreed that Strategic Result #1: Public Safety Facility should read: “By 2023, Grand County residents will experience improved public safety through a new public safety facility, which includes a jail and meets all applicable standards

The Board agreed that Strategic Result #2 should be modified to read: “Customer Service Facilities By 2025, Grand County residents will experience improved customer service through updated facilities for Road & Bridge and Emergency Management Services, based upon an assessment to be completed not later than 2020”

#### Healthcare Accessibility

- Access to healthcare is an essential aspect of a healthy, thriving and prosperous community. The County commits to being a leader, convener and partner in this important public policy issue.
  - Strategic Result #1: Healthcare Accessibility and Affordability
    - Working with our partners, Grand Count will work to improve health care accessibility and affordability for our residents and guests

#### Operational Effectiveness

- The lasting trust that exists between residents, businesses and their local government is an essential characteristic of a thriving community and health democracy. The County seeks to continue to build trust with the community in all things we do. Specifically, to ensure that we are being accountable to our community and delivering the results in the Strategic Plan, the County commits to the following:
  - Strategic Result #1: Roles and Responsibilities
    - By June 1, 2018, the roles and responsibilities of the County Commissioners, County Attorney and County Manager will be clearly articulated and understood throughout the organization
  - Strategic Result #2: Performance Reports
    - By 2019, Grand County residents and county employees will receive performance reports on a regular basis showing the progress of the implementation of the Grand Results Strategic Plan
  - Strategic Result #3: Budget

- By 2021, 100% of Grand County's department budgets will be tied to results for customers
- Strategic Result #4: Employee Performance
  - By 2021, 100% of Grand County's employee performance plans and appraisals will be aligned to operational and strategic results

Mr. Moyer stated that water resources should be added to the Strategic Plan.

Mr. Staab will work on adding water resources into the Strategic Plan.

The Board gave direction to staff to look at alternatives by January 2019 regarding the school bus stop at Drowsy Water Ranch.

There being no further business to come before the Board, the meeting was adjourned at 3:50 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this \_\_\_\_ day of October 2018.

---

Merrit Linke, Chair

Attest:

---

Sara L. Rosene, Clerk and Recorder