

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

October 9, 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
Assistant County Manager Ed Moyer
County Attorney Robert Franek
Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Cimino moved to approve the minutes of the Regular Board of Commissioners meeting of September 25, 2018 as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve the minutes of the Special Board of Commissioners meeting of October 2, 2018 as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve the minutes of the Board of Commissioners Budget Hearings of October 1, 2, 3, 2018 as presented.

The motion passed unanimously.

David Michel stated that he was not aware that sales tax and an excise tax for marijuana was being discussed. He was surprised that ballot questions for sales and excise taxes are on the ballot this year.

Mr. Michel stated that he does not agree with the numbers that were presented in the ballot questions for the marijuana taxes.

Finance Director Curtis Lange stated that he used the State's web page to estimate revenues for sales tax. He also looked at projections and provided an estimate for the excise tax.

Mr. Michel stated that the estimated sales tax is high and the excise tax amount is a mis-representation.

County Sheriff Schroetlin stated that he would like the County released from Fire Restrictions. The current restrictions expire today at 4:00 p.m. The Board agreed to let the restrictions expire today.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on October 10, 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 October 10, 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 October 9, 2018, for payment on October 10, 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 October 9, 2018, for payment on October 10, 2018 for Grand County.

The motion passed unanimously.

Departmental, Contracts, Comments, Issues

Department of Natural Resource Director Amy Sidener came the Board to let them know she is moving forward with a public hearing regarding the cost of Burn Permits.

The Board gave Ms. Sidener direction to publish the hearing for Burn Permits.

Mr. Moyer noted that the Forest Service will likely be moving forward with the Blue Ridge prescribed burn.

Human Resource Director Colleen Reynolds stated that she received a request for information regarding Worker's Compensation coverage for members of Search and Rescue.

Search and Rescue volunteers have Worker's Compensation coverage through the County. It costs the County approximately \$3,900. The volunteers are covered only if it is an event directed by the Sheriff and on behalf of the County. Any events outside of that will not be covered.

If the County decides to cover outside events, the County would require a sponsorship. The caution is that it could be an additional cost. It is not necessarily the upfront costs, but instead the incurred claims cost along the way.

There have not been a great deal of claims recently but in 2002 there was a Search and Rescue claim that is still open. So far, the incurred costs have \$864,000 to the pool.

The Board would like to get additional information regarding how this would work for Grand County.

Commissioner Manguso moved to approve Resolution No. 2018-2-56

Commissioner Manguso withdrew her motion.

Commissioner Manguso moved to approve Resolution No. 2018-8-36, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF AMENDED LOT 47A, BLOCK 8, COLUMBINE LAKE SUBDIVISION, A REPLAT OF LOTS 47 AND 48, BLOCK 8, COLUMBINE LAKE SUBDIVISION PARK OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Cimino moved to approve the renewal of the hotel and restaurant liquor license for Fraser Valley Metropolitan Recreation District dba Bistro 28 at Pole Creek as presented by Clerk and Recorder Sara Rosene.

The motion passed unanimously.

Assistant County Manager Moyer request approval of the Colorado River Cooperative Agreement Exhibit J for the use of Clinton Reservoir dead pool storage. This has not impact to Grand County. This will allow many of the ski areas in the region (including Winter Park Resort) to utilize the dead pool storage for snow making.

Commissioner Manguso moved to authorize the Chair to sign the First Amendment to the Colorado River Cooperative Agreement regarding use of Clinton Reservoir Dead Pool Storage.

The motion passed unanimously.

Mr. Staab stated that the County received a request from HTA dated October 5 requesting the County fund HTA in the amount of \$20,000.

Mr. Staab received an invoice from the Town of Winter Park for \$40,000 for transit.

County Manager Staab presented his weekly update.

Commissioner Cimino moved to reschedule the November 6, 2018 meeting to November 5, 2018 at 8:00 a.m. and to adjourn the meeting by 9:30 a.m.

The motion passed unanimously.

Consent Agenda

Resolution No. 2018-10-1, "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 REILLY JOHNSON ARCHITECTURE, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE PERFORMANCE OF A COUNTY FACILITY NEEDS ASSESSMENT”

Resolution No. 2018-10-2, “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 EAST GRAND SCHOOL DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO”

Resolution No. 2018-10-3, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A LEASE PURCHASE AGREEMENT AND RELATED DOCUMENTS BETWEEN FLEX FINANCIAL, A DIVISION OF STRYKER SALES CORPORATION AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE PURCHASE OF FIVE (5) LUCAS 3 CPR DEVICES”

Resolution No. 2018-10-4, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO ACCEPTING THE BID FROM MERIDIAM PARTNERS, LLC FOR THE GRAND COUNTY ROAD 3 ARCH PIPE CONSTRUCTION PROJECT, APPROVING AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONSTRUCTION CONTRACT BY AND BETWEEN MERIDIAM PARTNERS, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE PROJECT, AND AUTHORIZING THE COUNTY MANAGER TO ISSUE THE NOTICE TO PROCEED UPON COUNTY ACCEPTANCE OF BONDS”

Resolution No. 2018-10-5, “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 DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO”

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

Board Business

Commissioner Manguso moved to approve the appointment of Deborah Fitch to the Three Lakes District of the Grand County Tourism Board.

The motion passed unanimously.

Calendar

October 11	UCC meeting at Carvers at 7:30 a.m. (Commissioners Manguso and Linke)
October 11	Middle Park Stockgrowers at 6:30 a.m. at the Moose (Commissioner Linke)
October 11	Civic Engagement at Granby Library noon to 2 (Commissioner Linke)
October 15	Prepare and deliver ballots to Post Office (Commissioners Linke and Cimino)
October 17	Legislative Breakfast meeting at the Wildfire (All three commissioners)
November 30	Granby Chamber Holiday mixer

Treasurer’s Report

County Treasurer Whitmer presented her monthly report.

Economic Development Quarterly Report

Economic Development Director DiAnn Butler presented.

Strategic Objectives

Countywide:

Anchor Employers

Wood Cluster Industry

Student to Career Opportunity Initiative

Grand Lake:

Creative District & space to Create
Heart and Soul Community

Members of the Anchor Employers:

Sky Foulkes - Winter Park Resort
Case Kennedy - Winter Park Resort
Doug Craig - C Lazy U Ranch
Lizbeth Nabhan - C Lazy U Ranch
Dan Brashoff - Devil's Thumb Ranch
Eric Mason - Devil's Thumb Ranch
Jane Banard - Devil's Thumb Ranch
Abby Pais-Bernath - Intellisource
Deana Kearns - Intellisource
Trueman Hoffmeister - Snow Mtn. Ranch
Athena Tilghman - Snow Mtn. Ranch
Mel Cipriani - Granby Ranch
Roxanne Hoover - Granby Ranch
Scott Ledin - Fraser Rec District
Robert Flake - Middle Park Medical Center
Jason Bryan - Middle Park Medical Center
Jeff Johnston - The Roofing Company
Jeff Larson - Grand Lake Lodge
Tom Sifers - Mountain Parks Electric
Kate Jankoski - C Lazy U Ranch
Scott Springston - Grand County Higher Education

EDA Web portal progress

- ✓ **August**
 - ✓ *Finalize program design*
 - ✓ *Establish program success criteria*
 - ✓ *Gather data to support the portal*
 - ✓ **September**
 - ✓ *Develop a proof of concept of the web portal*
- **October**
 - *Test and review the functionality with key program users*
 - **November**
 - *Refine, Update and Launch the portal*

Student to Career Opportunity

Darcee Kessler - Grand County Higher Education
Thomas Byrnes - West Grand Counselor
Thom Schnellinger - East Grand Principal
Frank Reeves - East Grand Superintendent
Darrin Peppard - West Grand Superintendent
Craig Schroeder - Entrepreneurship Camp

Grand Lake Heart & Soul

Ken Fucik - Grand Lake Creatives
Steve Kudron - Town Trustee
Rebecca Hofmeister - Younger Creative
Steph Wahl - Grand Lake Center
Ginny Wilkenson - Grand Lake Resident
Robyn Wilson - Team Coordinator
Krystal Constenius - Grand Lake Center
Kathy Lewis - Town Trustee
Annie Palen - Circle 3
Stephanie Monahan - Northwest CO Community
Hillary Ackerman - H&S Coach
Nate Shull - Town Planner
Jimmie Peterson - Town Mayor
Robert Canon - Rocky Mountain National Park
Josh Arriage - Resident at East Grand
Jean Claude - Stillwater Grill

Grand Lake Creative District

Michael Long - Grand Lake Resident
Marilyn Binkley - Rocky Mountain Rep
Therese McGraw - Black Bear Lodge

Samantha Bruegger - Grand Lake Chamber
Ken Fucik - Wooden Boat School
Linda Troute - Musician
Steve Kudron - Grand Lake Trustee
Sara Moran - Musician
Bonnie Severson - Trail River Ranch
Marti Lund - ISC
Kathy Knight - Grand Lake Art Council
Margret Watts - Artist
Peggy Mann - Musician
Jim White - Grand Lake Town Manager
Terri Seik - Grand Lake Youth
Steph Wahl - Grand Lake Center

Space to Create

OVERVIEW Space to Create Colorado is the first state driven initiative for affordable housing for artisans and creative entrepreneurs in the nation. Our mission is to develop affordable housing and work space, including commercial space, for creative industries workers and to position Colorado as the nation's leader in creative led community transformation in rural communities. Space to Create will facilitate the development of nine projects in eight regions in Colorado's rural, small town and mountain communities. This effort is led by the Colorado Office of Economic Development's Colorado Creative Industries, the Colorado Department of Local Affairs, the Boettcher Foundation, Artspace and History Colorado.

GOALS • Stimulate community and economic development in rural, small town and mountain communities by providing permanently affordable and financially sustainable workforce housing and working spaces for creative sector employment • Nine projects initiated across Colorado by 2019 will culminate in roughly \$45 million of investment in direct capital investment by multiple partners and agencies

Public Hearing – Departmental Fee Hearings

The public hearing scheduled to begin at 11:00 a.m. was called to order by Commissioner Linke at 11:10 a.m. County Attorney Franek set the record with Exhibits:

- A. PowerPoint Presentation to BOCC, dated August 28, 2018
- B. Public Notice dated September 7, 2018
- C. Proof of Publication in the Middle Park Times dated September 13, 2018
- D. Public Review Sheets with and without signatures
- E. Existing fees from building division in document titled "How to Estimate Building Permit Fees"
- F. Existing fees from zoning division in document titled "Grand County Development Application"
- G. Existing fees from zoning division in document titled "Planning & Zoning Building Permit Review"
- H. 2018 Community Development Fee Schedule, dated October 4, 2018
- I. PowerPoint Presentation to BOCC, dated October 4, 2018
- J. Grand County EMS Fee Proposal

Current Planning Application Fees

Subdivisions

- Subdivision Sketch Plan (\$1,000)
- Subdivision Preliminary Plat (\$2,500+\$40/Lot)
- Subdivision Final Plat (\$2,000)

Subdivision Exemption

- Subdivision Exemption (\$1,000)

Outright Exemption

- Outright Exemption (\$1,000)

Vacation

- Vacation Fees (\$750*)

Variance

- Variance (\$1,000*)
- Variance - Sign (\$300*)

1041 Permit

- 1041 Permit (\$1,500 minimum or 10% of project cost and additional expenses incurred by Grand County)

Special Use Permit (SUP)

- SUP - New (\$750*)
- SUP - Renewal or Amendment (\$150*)
- SUP - Temporary (\$150* plus \$30.00 per hour for review time after 3 hours)

Planned Unit Development (PUD)

- PUD - Schematic Plan (\$2,000)
- PUD - Final Plan (\$2,000)
- PUD - Amended Schematic Plan (\$1,000)
- PUD - Amended Final Plan (\$1,000)

Rural Land Use (RLU)

- RLU - Sketch Plan (\$1,000)
- RLU - Preliminary Plan (\$2,500 + \$40/Lot)
- RLU - Final Plan (\$2,000)

Amended Final Plat

- Amended Final Plat (\$500)

Rezoning

- Rezoning (\$1,000*)

Proposed Planning Application Fees

Subdivisions

- Subdivision Sketch Plan (\$1,000)
- Subdivision Preliminary Plat (\$2,500+\$40/Lot)
- Subdivision Final Plat (\$2,000)

Subdivision Exemption

- Subdivision Exemption (\$1,000)

Outright Exemption

- Outright Exemption (\$1,000)

Vacation

- Vacation Fees (\$750*)

Variance

- Variance (\$1,000*)
- Variance - Sign (\$300*)

1041 Permit

- 1041 Permit (\$1,500 minimum or 10% of project cost and additional expenses incurred by Grand County)

Special Use Permit (SUP)

- SUP - New (\$750*)
- SUP - Renewal or Amendment (\$150*)
- SUP - Temporary (\$150* plus \$50.00 per hour for review time after 3 hours)
- SUP - Seasonal Vendor Permit (\$75.00)

Planned Unit Development (PUD)

- PUD - Schematic Plan (\$2,000)
- PUD - Final Plan (\$2,000)
- PUD - Amended Schematic Plan (\$1,000)
- PUD - Amended Final Plan (\$1,000)

Rural Land Use (RLU)

- RLU - Sketch Plan (\$1,000)
- RLU - Preliminary Plan (\$2,500 + \$40/Lot)
- RLU - Final Plan (\$2,000)

Amended Final Plat

- Amended Final Plat (\$500)

Rezoning

- Rezoning (\$1,000*)

Current Planning Permit Review Fees

Type of Permit	Fees
Single Family Dwelling	\$50.00
Multi-Family Dwelling (2 units)	\$100.00
Multi-Family Dwelling (3 or more units)	\$100.00, plus \$10 per unit
Decks, Garages, Additions, etc.	\$25.00
Boathouses and Boatdocks	\$50.00
Commercial	\$50.00
Plan Change	A plan change review fee is not required
Sign	\$25.00
Sign Amendment	\$10.00
Re-vegetation (Grass Seed)	\$40.00

Proposed Planning Permit Review Fees

Type of Permit	Proposed Fees
Single Family Dwelling	\$50.00
Multi-Family Dwelling (2 units)	\$100.00
Multi-Family Dwelling (3 or more units)	\$100.00, plus \$10 per unit
Decks, Garages, Additions, etc.	\$50.00 (from \$25)
Boathouses and Boatdocks	\$50.00
Commercial	\$50.00
Plan Change	A plan change review fee is not required
Sign	\$150.00 (from \$25)
Sign Amendment	\$10.00 (A sign amendment review fee is not required)
Re-vegetation (Grass Seed)	\$40.00

The Board agreed that the multi-family (2 units) and multi-family dwelling (3 or more units should be \$50.

Other Planning and Document

Type of Document/Review	Fees
Legal Notice	Actual cost of public notice and certified mailing fees that are required as part of any application shall be paid by the Applicant
Consultants for Application Review	Cost of Consultants plus twenty percent (20%) administrative and overhead cost
Regulation Books	\$20.00 hard copy or NO FEE for an e-file
Master Plan	\$20.00 hard copy or NO FEE for an e-file
Copies (letter, legal, ledger)	\$.25 per page
Large Copies (greater than ledger)	\$5.00 per page

Current Building Permit Application Fees

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

Other Inspections and Fees

1. Plan review fee ¹ 65% of Building Permit Fee as shown in Table 1-11-2B 2. Additional plan review required by changes, additions or revisions to plans \$47.00 per hour 3. Inspections outside of normal business hours.....\$47.00 per hour ² 4. Reinspection fee.....\$47.00 per hour ² 5. Inspections for which no valuation is specifically indicated in Table 1-11-2A \$47.00 per hour ¹ 6. For use of outside consultants for plan checking and inspections, or bothActual costs ³
Footnotes ¹ When submittal documents are required to be reviewed, a plan review fee shall be assessed at sixty-five percent (65%) of the building permit fee as shown in Table 1-11-2B. The plan review fee is a separate fee and is in addition to the building permit fee. ² Minimum one hour. ³ Cost of consultants plus twenty percent (20%) administrative and overhead cost.

A Plan Review Fee is required in addition to the Building Permit Fee. The Plan Review Fee is 65% of the Building Permit Fee.

Strategic plan is working on this.

Commissioner Cimino moved to accept the proposed changes with the additional change of modifying Multi-Family (2 units and above) will be \$50. All the other proposed fee changes will be adopted as recommended by the Department. There will be a clarification of "Seasonal" SUPs.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-2-56, "A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR FRASER VALLEY COMMUNITY MEDIA, INC., PERMITTING A RADIO BROADCAST TOWER, LOCATED IN THE S1/4 OF THE NW1/4 OF SECTION 33, T1N, R75W, 6TH P.M., GRAND COUNTY, COLORADO"

The motion passed unanimously.

EMS

Grand County Government provides the community with necessary services for the community to include Emergency Medical Services through the Grand County EMS Department. The utilization of fee for service / user fees is designed to recover cost for providing Emergency Medical Services at the point of care / location of any patient who seeks 911 or medical transport. The fee for service is to recover the readiness cost to have EMS services available 24 hours a day 365 days a year. This is in conjunction with the 2Mill property tax to fulfill the budgetary cost of the Grand County Emergency Medical Services Department's budget as a non-tabor enterprise fund and not to obligate or reducing funding for other services out of the Grand County General Fund.

Fee for service is a normal practice for EMS services throughout the United States to have the consumer of EMS services pay user fees for EMS services provided at the time of the request. This format is designed to relieve the Grand County tax payer from the burden of the entire cost of providing the readiness, the response, and emergency care. The user themselves may also find relief from the EMS fees in so much as utilizing their benefits from commercial healthcare insurance, automotive insurance, military health insurance, Medicare, and Medicaid. The use of user fees and the property tax also assist in offsetting cost for those individuals who are under insured or have no ability to pay as part of the charity care offset. Consumers / patients who have the ability to pay out of pocket may receive a cash discount not to exceed 15%. Additionally, Grand County EMS offers a time pay or payment program with a minimum of \$25.00 dollars per month and no interest is charged.

Grand County EMS adjust the Fee for Services based on the annual budget of the department in computing the overall budget as well as the overall revenues. The adjustment in fees will be used to balance the EMS budget for fiscal 2019.

Grand County EMS is committed to review and adjust cost for the consumer annually based on the current fiscal needs to maintain a reliable community EMS program. Grand County EMS is providing dedicated personal service in the "care after the call" assist individuals with their EMS / ambulance bill.

Grand County EMS request the fees for service changes to be approved and allowed for 2019 to continue the ability to provide the citizens of Grand County and visitors with a dependable and reliable Emergency Medical Service program.

Proposed Emergency Medical Services Fee Change for 2019

EMS Fees would take effect on 1 January 2019.

The purpose of the fee changes are to maintain the level of effort and the level of EMS services provided to the citizens, tourist, and visitors of Grand County. The cost to provide the services continues to increase and the cost aggregate rate increase of 9% are being burden to the consumer who utilizes the services of Grand County EMS. The understanding the county residents pay property taxes and as such a cost burden relief is included. This model is designed based on information from national fee structure of EMS agencies to fit our profile and rates are set to balance the Grand County EMS annual budget.

Current Rates as of 1 January 2018			Proposed Rates as of 1 January 2019
BLS Base Rate	\$1177.00		\$1295.00
ALS 1 Base Rate	\$1590.00		\$1750.00
ALS 2 Base Rate	\$1720.00		\$1890.00
Specialty Care Transport	\$2420.00		\$2660.00
Backcountry Response	\$ 300.00	No change	\$ 300.00
Rendezvous with Medical Aircraft	\$ 300.00	No change	\$ 300.00
Treat No Transport ALS / BLS	\$300.00	No change	\$ 300.00
Blood Draw for Law Enforcement	\$ 60.00	No change	\$ 60.00
Additional EMT	\$ 110.00	No Change	\$ 110.00
Additional Paramedic	\$ 165.00	No Change	\$ 165.00
Standby Services Dedicated LR	\$ 90.00hr	No change for local organizations	\$ 90.00hr
Standby Services Dedicated NR	\$ 90.00hr	This is new and for organization not based Grand County	\$ 99.00hr
Response for accidents for non-residents		New for 2019	\$ 500.00
Mileage (Loaded Miles)	\$ 22.00		\$ 24.00
Mileage (2 Patients)	\$ 11.00		\$ 12.00
County Resident Discount	\$ 125.00		\$ 500.00

Commissioner Cimino moved to approve the EMS fees as presented except for the line “Response for accidents for non-residents. That fee will be discussed at a future time.

The motion passed unanimously.

Commissioner Cimino moved to close the public hearing.

The motion passed unanimously.

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

Senior Housing Options – Cliffview Expense Discussion

Senior Housing Options Executive Director John Goddard came to discuss cash flow between Senior Housing Options and Cliffview Assisted Living Center.

Mr. Goddard stated that Cliffview has a slim margin. Mr. Goddard stated that Senior Housing Options needs an infusion of cash at Cliffview.

Mr. Goddard stated that because this is a small assisted living facility, it is not very efficient number for staffing. They are required to have one staff person per 10 residents and one staff person for 12 residents.

Mr. Goddard stated that the mix between Medicaid and private pay is very important. The number of Medicaid dominate at Cliffview.

Commissioner Linke suggested that the County pay the amount that has is owing and pay half of what is requested for the end of the year.

Commissioner Linke directed staff as follows:

1. The Housing Authority pay the amount due through the end of September in the amount of \$73,551
2. The Housing Authority pay one-half of the \$31,456 to cover estimated costs to the end of the year
3. Senior Housing Options will sign off that the County is free and clear of all debt

4. Senior Housing will send emails monthly to Housing Authority Board and staff to update financials

Mr. Goddard agreed to the terms presented.

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

Public Hearing – OOE Holdings, LLC Special Use Permit

The Public Hearing scheduled to begin at 1:00 p.m. was called to order by Chair Linke at 1:04 p.m. County Attorney Franek set the record with Exhibits:

- A. Letter of Application with Narrative Letter Dated June 20, 2018
- B. Public Notice- Middle Park Times, dated August 31, 2018
- C. Proof of Publication- Middle Park Times, September 6, 2018
- D. Vicinity Map depicting 500' notification buffer, as established by the Grand County GIS
- E. List of property owners within the 500' notification buffer, as established by the Grand County GIS
- F. Certified Mailings to all property owners within 500' as established by the Grand County GIS
- G. Public Review Sheets (no names)
- H. Proposed Site Plan
- I. Title Commitment
- J. Board Building Permit #B11-0465
- K. Zoning Map
- L. Location Map
- M. Vicinity Map
- N. Access Route Map
- O. Draft Special Use Permit ("SUP") 2018-X- XX
- P. Ordelheide Outright Exemption Plat dated June 23, 1999
- Q. Lease Agreement and Vehicle List dated October 24, 2015
- R. Letter of Concern email from Karen Gralow dated September 8, 2018
- S. Certificate of Recommendation dated October 9, 2018
- T. Memorandum from the Department of Community Development Dated August 27, 2018

PROJECT NAME: OOE Holdings, LLC Construction and Heavy Equipment Storage Special Use Permit
APPLICANT: OOE Holdings, LLC represented by Drew Nelson
LOCATION: Ordelheide Outright Exemption, Grand County, Colorado commonly known as 23500 County Road 50
ZONING: F - Forestry and Open District
APPLICABLE REGULATIONS: Section VI (6) and XI (11), Grand County Zoning Regulations and Grand County Master Plan
ATTACHMENTS: A. Application with Narrative Letter
B. Proposed Site Plan
C. Title Commitment
D. Building Permit #B11-0465
E. Draft Special Use Permit ("SUP") 2018-X - XX
F. Mappings (vicinity, zoning, location, and access route)
G. Lease Agreement
STAFF PLANNER: Alexander Taft, LEED Green Associate
REQUEST: The Applicant is requesting approval a Special Use Permit that allows for the indoor storage of snow removal and excavation equipment.

I. BACKGROUND

a. HISTORY

The 10.01 acre property is located to the west of Ice Box Estates along County Road 50 (see location map attachment F3). Ordelheide Outright Exemption, formerly known as Mountain Time Estates Subdivision Exemption was recorded in 1999. The vacant property was purchased by James and Jeannine Lahrman in August of 2008. The Owners, transferred the property by Quit Claim Deed to OOE Holdings, LLC in 2009.

The site contains a 12,000ft² barn constructed in 2011-2013 under building permit # B11-0465. Staff at the time noted that the building would not be used as a commercial business but for storage of vehicles and equipment.

The Lessee, Golden Eagle Holdings, is a Colorado corporation that has been registered with the Secretary of State since 2006, and are currently in good standing.

b. PROPOSAL

OOE Holdings, proposes to use this site for storage of snow and tree removal equipment primarily during the summer months. The primary use would be storage of snow, logs, vehicles, equipment, and supporting appurtenances. The primary administrative portions of the business are run through an office location in the Town of Winter Park. Staff occupying the site may be 1-2 employees, for an entire work day, although it has been represented this is infrequent.

The ownership anticipates the future construction on a single family dwelling, but does not have a time estimate for the future construction.

Operation of the site will allow for minor maintenance of snow plow equipment and tree removal equipment. Vehicle maintenance that shall take place is limited to oil or fluid changes. GEH does not currently employ a full time mechanic for more extensive maintenance.

Storage of vehicles during the winter months will be contained on individual employee's properties. These procedures increase efficiency of current client needs and work flow. At the end of each season, fleet vehicles will use this site for storage. Average daily trips involving this facility are estimated at less than four vehicles.

II. PLANNING COMMISSION

The Planning Commission review of this application occurred during a regular meeting held, September 12, 2018. The operation of the site and use were discussed to clarify question that this was not a use similar to a commercial lumber mill. Primarily, discussion surrounded the trips created by this use. There were questions and comments about the visibility of equipment and materials from County Road 50 and the extent of existing screening. The Planning Commission recommended that a condition be added that if 20 Average Daily Trips (ADT's) are exceeded, the Permittee shall contact Community Development.

III. RECOMMENDATION

Planning Commission unanimously recommended approval of the OOE Holding Special Use Permit with the following conditions as presented by Staff with some minor additions/changes:

- 1) The Applicant shall supply a list of equipment to be stored onsite.
The following requirements shall be made a part of the Special Use Permit:
 - a. The permit shall be for a duration of three (3) years a lifetime.
 - b. The Permittee is required to keep a current lease on file with the Community Development Department.
 - c. The Permittee shall monitor ADT's and notify Community Development if the trips exceed 20 ADT's.
 - d. The following Special Use Permit sections shall include: Hours of Operation, Equipment and Materials Storage, Equipment Maintenance, Other Uses, and Off-site Impacts.
- 2) That all standard language and conditions of Grand County Special Use Permits shall be made part of any approved permit for this request, under the following headings, as follows:
 - Control of Site
 - Noxious Weed Control
 - Screening
 - Site Maintenance
 - Rehabilitation of Site
 - Storage of Abandoned Equipment
 - Compliance with County, State and Federal Regulations
 - Limitation of Liability
 - Alteration of Terms and Conditions
 - Access and Right to Enter Site
 - Assignability
 - Binding Contract
 - Financial Security
 - Abandonment
 - Violation of Terms and Conditions
 - Non-Transferable
 - Termination.

Drew Nelson for the applicant stated that the term of the permit proposed by staff is different from the decision of the Planning Commission.

There was also a difference between staff and the Planning Commission with regard to total number of trips per day.

Mr. Taft stated that the Planning Commission changed the three-year permit to a lifetime permit. The other change was that if the use exceeds 20 ADTs then they need to revisit the access to the site.

Commissioner Manguso stated that this has been operated as a commercial use for some time. Mr. Nelson stated that there has been no commercial use at this site.

Commissioner Manguso stated that she struggles with this being a lifetime permit.

Commissioner Cimino moved to approve the OOE Holdings, LLC Construction and Heavy Equipment Storage Special Use Permit as presented except that it be a three-year permit.

The motion passed unanimously.

Commissioner Cimino moved to close the public hearing.

The motion passed unanimously.

Public Hearing – Bridger Wireless, LLC Special Use Permit

The Public Hearing scheduled to begin at 1:15 p.m. was called to order by Chair Linke at 1:34 p.m. County Attorney Franek set the record with Exhibits:

- A. Letter of Application and Narrative dated August 9, 2018
- B. Public Notice- Middle Park Times, August 31, 2018
- C. Proof of Publication - Middle Park Times, September 6, 2018
- D. Memorandum from the Department of Community Development Dated August 27, 2018
- E. Vicinity Map depicting 500' notification buffer, as established by the Grand County GIS System
- F. List of property owners within the 500' notification buffer, as established by the Grand County GIS System
- G. Certified Mailings to all property owners within 500' as established by the Grand County GIS System
- H. Public Review Sheets (no names)
- I. Vicinity Map depicting actual site
- J. Monopole Site and construction plans dated August 9, 2018
- K. Bridger Wireless, Inc. Telecommunications Site Lease Agreement
- L. Proof of Publication for Balloon Test -Middle Park Times, August 2, 2018
- M. Title Commitment dated July 31, 2018
- N. Vicinity Map
- O. Location Map
- P. FCC Section 106 Filing Notification dated August 27, 2018
- Q. Photo Simulations and view location maps
- R. RF Propagation map
- S. TOWAIR Determination
- T. ASR Registration Search results for 15 kilometers
- U. AT&T Existing Tower Locations
- V. Certificate of Recommendation dated October 9, 2018

PROJECT NAME: Bridger Wireless Telecommunications Tower Special Use Permit
APPLICANT: Bridger Wireless -- Represented by Nicholas Constantine of Tower Engineering Professionals, Inc.
LOCATION: 55.73 acres, Metes and Bounds in Part of NW ¼ NW ¼ and SE ¼ NW ¼ of Section 14 and SE ¼ NE ¼ NE ¼ of Section 15 T2N R81W of the 6th P.M. also known as 15756/15881 CO Highway 134 approximately 6.25 miles Northwest of Kremmling
APPLICABLE REGULATIONS: Zoning Regulations: Forest and Open District Section 6.1 and Special Use Permits Section 11.8, Grand County Master Plan
ZONING: Forestry and Open District
ATTACHMENTS:

- A. Application and Narrative Letter
- B. Project Summary
- C. Site Plan
- D. Project Plans And Engineering
- E. Commencement Letter And Lease Agreement
- F. Proof of Publication for Balloon Test conducted August 17th & 18th
- G. Property Title Commitment
- H. Section 106 FCC registration notification
- I. Draft Special Use Permit 2018-XX-XX
- J. AT&T Towers in Grand County

K. Vicinity Map

STAFF PLANNER:

Alexander Taft, LEED Green Associate

REQUEST:

The Applicant is requesting a Special Use Permit to construct and operate a one hundred twenty five (125) feet tall telecommunication tower and supporting appurtenances.

I. BACKGROUND

a. History

The parcel involved in the proposal is owned by Glenda Lee Hill. The approximately 55 acre parcel have been assessed agricultural for at least the last 5 years. There are agricultural buildings onsite that are typical of agricultural use and keeping livestock.

b. Proposal

The applicant is requesting a Special Use Permit to construct and operate a one hundred twenty five (125) feet tall un-manned wireless telecommunications facility. The site is located near the junction of Colorado State Highway 134 and US Highway 40, west of Wolford reservoir.

The proposed telecommunication tower will have the capacity to allow for collocation of several carriers. The first tenant of this structure is AT&T with FirstNet, which is the first high speed, nationwide wireless broadband network dedicated to public safety. This tower is intended to serve the public where there is minimal current service. The proposed tower will serve the local residents and the traveling public in the west end of the County. Most important is the access it provides the county for emergency and public service communications.

II. STAFF COMMENTS

As stated in the Applicants narrative, the State of Colorado has provided support for the development and integration of the National Public Safety Broadband Network (NPSBN) and the First Responders Network Authority (FirstNet). This network is dedicated to the use of public service and first responders with the purpose of providing response to natural and human caused disasters.

It is Staff's opinion that this telecommunication facility serves a general public need. The County west of Byers Canyon has many areas that lack sufficient cellular telecommunications coverage. With recent and increased fire danger over the past decade, FirstNet provides a service to local public safety. To help keep communities safer, this improvement will be useful in expanding and helping public service response where access is difficult.

III. PLANNING COMMISSION RECOMMENDATION

The Planning Commission review of this application occurred during a regular meeting held, September 12, 2018. The extent of coverage was the primary concern during this review.

The Applicant clarified the frequency used by this provider required many tower sites in locations where critical population could be reached. There was explanation that while AT&T with FirstNet will be the first provider located on the tower, the location of the tower provides optimum possibilities for other providers. The Applicant also responded to questions about the lease, and how it will be carried with the land and any future owners.

Clarifications were made by Staff that notice was sent out to properties further than the required five hundred (500) foot buffer. The Planning Commission made a unanimous recommendation of approval.

IV. RECOMMENDATION

The Planning Commission unanimously recommends approval of this application for the Bridger Wireless Wolford Mountain Telecommunications Tower Special Use Permit with the following conditions:

- 1) The Applicant shall register and comply with all requirements as set forth by Grand County Emergency Telephone Service Authority, as well as other applicable State and Federal agencies.
- 2) The Applicant shall provide a security acceptable to Grand County in the amount of \$25,000 to ensure maintenance and complete rehabilitation of the site.

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

- 3) The permit shall be for the lifetime of the facility under current ownership.
- 4) The Permittee is required to keep a current lease on file with the Community Development Department.
- 5) The maximum tower height will be limited to the one hundred twenty five (125) feet as specified in this Special Use Permit, and alteration to maximum height or lease area shall be subject to approval of the Board of County Commissioners.
- 6) Contact information for any and all Collocation Providers shall be provided and added to the Special Use Permit.
- 7) The following Special Use Permit sections shall read as described in this certificate: Colors and Materials, Exterior Lighting, Tower Lighting, Site Maintenance, Uses Permitted, Size of Operation, Collocation, Miscellaneous Terms, and Grand County Emergency Telephone Service Authority.
- 8) That all standard language and conditions of Grand County Special Use Permits shall be made part of any approved permit for this request, under the following headings, as follows:

- Control of Site
- Noxious Weed Control
- Site Maintenance
- Rehabilitation of Site
- Storage of Abandoned Equipment

- Compliance with County, State and Federal Regulations
- Limitation of Liability
- Alteration of Terms and Conditions
- Access and Right to Enter Site
- Assignability
- Binding Contract
- Financial Security
- Abandonment
- Violation of Terms and Conditions
- Non-Transferable
- Termination

Nick Constantine works for Tower Engineer Professionals representing Bridger Wireless stated that Bridger Wireless is the tower developer. They will lease out the space. It is usually AT & T.

Commissioner Manguso stated that the County generally does not do a permit for the life of the permit. In addition, she would like to see that Grand County has access to this facility. Grand County also needs to be able to put equipment on the tower.

Commissioner Manguso moved to approve the Bridger Wireless LLC Telecommunications Tower Special Use Permit for the life of the permit. Included in the conditions are access to the site for Grand County specifically, 24 hours per day, 7 days per week and that Grand County can collocate equipment for emergency purposes and/or Road and Bridge equipment.

The motion passed unanimously.

Commissioner Cimino moved to close the Public Hearing.

The motion passed unanimously.

Public Hearing – Kenefake Camping Special Use Permit

The Public Hearing scheduled to begin at 1:30 p.m. was called to order by Chair Linke at 1:47 p.m. County Attorney Franek set the record with Exhibits:

- A Grand County Development Application with narrative, dated August 13, 2018
- B Site Plan dated October 1, 2018
- C Vicinity Map
- D Memo from Department of Community Development dated August 29, 2018
- E Public Notice dated August 31, 2018
- F Vicinity Map depicting the 500 foot notification buffer as established by the Grand County GIS
- G List of Certified Mailings to all property owners within 500 feet as established by the Grand County GIS
- H Proof of Publication – Middle Park Times dated September 6, 2018
- I Public Review Sheets with and without signatures
- J Staff Certificate for Planning Commission dated September 12, 2018
- K Staff Power Point Presentation to Planning Commission dated September 12, 2018
- L Excerpt from Lease Agreement dated June 14, 2018
- M Letter from Paul Chavoustie dated September 11, 2018
- N Letter from Nicky Kenney dated September 12, 2018
- O Email from Navarrete dated September 30, 2018 with reply by Commissioner Manguso
- P Staff certificate for BOCC dated October 9, 2018
- Q PowerPoint presentation to BOCC dated October 9, 2018
- R Email from John Henley dated October 9, 2018
- S Draft Special Use Permit
- T Photos taken by John Henley taken October 9, 2018
- U Email Aaron Blair dated 10-9-2018

PROJECT NAME: Kenefake Camping Special Use Permit
APPLICANT: Frank Kenefake
LOCATION: 400 Grand County Road 60
APPLICABLE ZONING REGULATIONS: Zoning Regulations Section 9 and Section 11, and Grand County Master Plan
ZONING: Business
EXHIBITS: EXHIBIT A – Grand County Development Application with Narrative
EXHIBIT B - Site Plan

EXHIBIT C - Vicinity Map

STAFF: Richard Hubler, Planning & Building Technician

REQUEST: The Applicant is requesting a Special Use Permit for “camping” in order to develop in phases a camping area to include camping cabins and campsites.

I. DISCUSSION

Frank Kenefake is requesting a Special Use Permit to develop a camping area on the property which previously housed the Granby Sawmill. The property is located directly east of Granby and south of Grand County Road (GCR) 60. Access is provided from GCR 60 and additional access is available by easement from the end of Agate Ct.

Mr. Kenefake recently sold the property to Grand Agate, LLC but now holds a long term lease on approximately two acres of the eastern end of the property. This portion of the property currently contains several residences which will remain and be screened by a fence to be constructed.

The proposed development is to be completed in phases, with the initial phase being the construction of 4 cabins and 18 campsites for RVs, tents or similar. The cabins will include bathrooms and electricity and will be constructed to meet building codes to be available for residential occupation year-round. Subsequent phases will convert the RV campsites into additional cabins.

Parking will be provided directly adjacent to each cabin or RV site, as well as at the north end of the property next to an office building with a shower/bathroom facility and a general store. The center of the site is proposed to include a recreation area with landscaping.

II. ANALYSIS OF 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 three are most relevant to this Special Use Permit proposal – Elements 2, 3, & 6.

Plan Element 1 – Natural and Cultural Resources

The focus of Plan Element 1 is to preserve and protect environmentally sensitive lands and resources. The proposed development occurs at the edge of the Town of Granby on a site that historically housed a sawmill and is adjacent to existing intensive business developments. It is also bounded on the south by the railroad. Staff feels that this proposal will not negatively impact historic, cultural, or natural resources any further than existing development already has, and that the implementation actions for Element 1 are not applicable.

Plan Element 2 – Land Use: Growth and Development

Plan Element 2 aims to conserve the natural beauty and rural setting while building vibrant communities and directs growth to occur in and around existing communities. The proposed development of a camping area on the edge of Granby is located within the growth area boundary. It is therefore consistent generally with the intent and specifically with the policies to encourage infill and redevelopment and to direct development toward growth areas served by central water and sewer, as the redevelopment of this property will include connection to public services from the Town of Granby and Granby Sanitation District.

Plan Element 3 – Development: The Built Environment

The vision of Plan Element 3 is to preserve visually important lands and maintain rural mountain landscapes. The proposed camping area is consistent with policies to locate higher intensity development away from sensitive areas and minimize the development of existing agricultural lands as well as to limit light pollution.

Plan Element 4 – Community and Public Facilities.

Plan Element 4 focuses on the development of public facilities and infrastructure. Staff feels that the proposed development addresses a policy to encourage existing water and sanitation districts to provide out-of-district services to adjacent development. The redevelopment of this property and the proposed connection to Granby Water and Sanitation District supports the continued expansion of the Town of Granby services to properties that have not been annexed. Staff feels that other policies regarding recreation facilities, health care, and education are not applicable to this proposal.

Plan Element 5 – Transportation

The provision of safe and efficient multi-modal transportation systems is not applicable to this proposal.

Plan Element 6 – Economic Base

The intent of Plan Element 6 is to expand and diversify the economic base of the county through development of year-round businesses focusing on recreation, tourism and natural resource based industries while carefully considering the impact of second homes on the affordable housing options and service sector jobs. This proposal for development of a year round camping area will contribute to the local tourism economy and potentially boost the need for service sector employment. However, the overall development is much smaller than currently proposed developments on the west end of Granby. This proposal does not address the overall shortage of affordable housing in the area or the county. Staff feels that the need to address housing opportunities is much larger than the impact of Mr. Kenefake’s 22 units. Further, if all the phased development occurs on this property, 22 cabins with plumbing and heating would be built, and in the future, could potentially be re-purposed for local residences.

Plan Element 7 – Administration & Process

Plan Element 7 addresses processes for administration of the other plan elements, and staff feels that the policies have either been met or do not apply to this proposal.

III. ANALYSIS OF COMPLIANCE WITH THE GRAND COUNTY ZONING REGULATIONS

The site for the proposed Camping use is in the Business District. In this district, a commercial camping area is allowed under the provisions of Section 9.1 – “uses permitted by special review” (1) camping, pursuant to regulations set forth in Section 11.8. Hotels, motels, lodges, resort cabins as well as boarding or rooming houses, rest homes and bed and breakfasts are allowed in the Business District as a “use permitted” by right without special review. This application proposes overall re-development of the site to include a camping area, single family residences (use of pre-existing mobile homes), and what could be classified as resort cabins. Since the development is proposed in multiple phases, review of this application includes all these uses in the Special Use Permit.

11.8 SPECIAL USES

(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;

As stated in the project narrative letter, camping spaces will only be for those in RVs, tents or similar for short duration. The cabins will be available for both customers with or without an RV. The pre-existing use of mobile homes is being considered as part of this application, as multiple mobile homes are allowed in camping areas, per Section XX(45).

Condition: To remain consistent with existing campgrounds as well as language defining resort cabins and short-term rentals, staff recommends individual stays in the cabins and campsites be limited to less than 30 days, management of which shall be the responsibility of the applicant. Longer term residential occupation of the existing mobile homes shall not be restricted.

(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;

The narrative letter indicates and site plan illustrates that the applicant will provide spaces of adequate size and will physically indicate the sites on the ground. Applicant shall comply with (b) and (c).

(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;

Mr. Kenefake has expressed to staff that the site will be served by public water and sewer systems from the Town of Granby. Staff conversations with the Town of Granby indicate a water main extension will be required from Jasper Ct. The recent easement through the Solar Senior Living complex directly to the north supports this water system extension to the general area of the proposal and would be required for the provision of service. Staff conversations with Granby Sanitation District confirm the applicant and property owner have discussed obtaining service, which will follow annexation into the sanitation district and the extension of a sewer main.

Condition: Applicant shall provide a “will serve” letter or other documentation from the Town of Granby and Granby Sanitation District prior to issuance of the Special Use Permit. Documentation of service to individual structures as proof of taps paid will be required during the building permit process.

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

Staff feels this condition can be met by limiting dependent mobile homes, travel trailers, truck campers, and tent camping to sites #1-8 and only allowing independent RV units in sites #9-18.

Condition: Sites #9-18 shall be restricted to independent recreational vehicles, management of which shall be the responsibility of the applicant.

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

Mr. Kenefake has indicated understanding of this requirement in his narrative letter, and staff feels this condition will be met during the development. Applicant shall comply with (g).

IV. STAFF COMMENTS

The proposed development is an infill type redevelopment of an existing piece of land located in a business intensive area just outside the boundary of the Town of Granby. Currently existing adjacent uses include Whatever Floats Your Boat service facility to the east, Independent Propane to the west, High Valley Landscape to the north, the remainder of the sawmill property to the west and the railroad tracks to the south. The closest residential use is the Solar Senior Housing facility operated by Grand County across GCR 60 to the north. The subject property has been for many years in need of redevelopment and while this proposal still leaves the remainder of the sawmill property in its current state, it does begin to bring the property into compliance with the Master Plan. The Business District allows for a diversity of intensive uses, and the surrounding properties exhibit this diversity. The existing residential use is also in character with the general neighborhood as apartments, condominiums, single family homes and ranch land all exist within one thousand feet of the proposed development.

The applicant proposes developing small cabins that will be permitted and constructed to building codes for year round use and provide heating, plumbing, and electricity. This style of development is more consistent with the immediate neighborhood than the seasonal “camping cabins” built elsewhere in the county. The provision of water and sewer is through connection to the Town of Granby and the Granby Sanitation District,

and this process is already underway. The phased development of the site meets the regulations at present and allows for future build-out in a manner consistent with existing regulations.

The applicant proposes to finish cleaning up his portion of the site, has designated that the camping area will be fenced, including along the railroad tracks, and has repeatedly committed to a quality development. If the overall site plan only included the cabins, no Special Use Permit would be required as the uses permitted in a Business District include boarding and rooming houses, rest homes, bed and breakfasts, hotels, motels, lodges, and resort cabins. The applicant has proposed to develop a camping area to allow mixed use, including cabins, RVs and tents, and the provisions for a camping area include the use of the pre-existing mobile homes.

The applicant provided an updated site plan following the Planning Commission meeting to illustrate the re-designed driveway and interior roads, the perimeter fencing and the specific location of the mobile homes. This revised site plan was reviewed by Grand Fire District #1 Chief Ron Thompson for access and to indicate the location for hydrants.

It is the opinion of staff that this proposal wholly meets the expectations laid out in the Grand County Zoning Regulations, and the conditions specified below are to clarify certain details of the construction pursuant to discussions with the applicant.

V. PLANNING COMMISSION RECOMMENDATION

This proposal was reviewed by the Planning Commission on September 12, 2018, and was unanimously approved with staff recommendations and seven additional conditions listed below. Public comments and discussion during the meeting raised concerns regarding several issues: traffic impacts, particularly on the nearby intersection of GCR 60/Agate and 6th St; noise; guest safety; campfires; the existing mobile homes; and the current and historic “blighted” condition of the entire property. Based on these concerns and other considerations, the Planning Commission recommended the following conditions:

1. Lifetime permit term.
2. Downward facing, “dark sky” compliant lighting
3. Quiet Time consistent with STR regulations
4. On-site management
5. Entrance from GCR 60 and internal drives to Road & Bridge Standards
6. Staff to address routing of vehicles with Road & Bridge and Town of Granby so that vehicles with trailers follow the route already designated for ATH & gravel yard traffic.
7. Fire-pits to be limited to one community fire-pit per development phase.

VI. RECOMMENDATION

The Planning Commission and Staff recommend the conditional approval of the Kenefake Special Use Permit in its entirety, including all 3 described phases, with the following conditions:

Prior to issuance of the Special Use Permit by the Board of County Commissioners:

- 1) The applicant will provide a “will serve” letter or similar documentation from the Town of Granby and the Granby Sanitation District.

Staff recommends the following conditions be included in the Grand County Special Use Permit:

- 1) Stays shall be limited to less than thirty (30) days, and such will be managed by the applicant or on-site management.
- 2) During Phase 1 & Phase 2, all camping sites shall be physically marked on the ground to be at least thirty (30) feet wide and fifteen hundred (1500) square feet in area.
- 3) Sites #9-18 on the approved site/project plan shall be restricted to independent recreational vehicles.
- 4) Permanent all weather walkways shall be built and maintained to all cabins and camping sites.
- 5) Building permits will be required for all structures, including but not limited to cabins, the office, fences over six (6) feet tall, and retaining walls over four (4) feet tall.
- 6) Build-out of phases two and three shall occur as described on the submitted site/project plan. Any changes to the development from this approved plan shall require an amendment of this Special Use Permit.
- 7) The permit shall be for a lifetime term under current permittee.
- 8) Exterior lighting shall be downward facing, dark sky compliant.
- 9) Quiet Time shall be from 7pm to 7am and noise shall not exceed the limits set forth in Title 25, Article 12 of the Colorado Revised Statutes or constitute disorderly conduct under C.R.S. § 18-9-106.
- 10) On site management shall be required during the hours of operation.
- 11) Construction of driveways, access entries, and interior roadways shall be of dimensions designated by Grand Fire District #1 and designed and built to Road and Bridge standards.
- 12) Departing vehicles with trailers shall not turn left from GCR 60/Agate Ave onto 6th St, but shall instead turn right onto 6th St., then left onto Jasper Court behind Wrangler Tire and 7-Eleven, then south on 5th St to US 40.
- 13) There shall be only 1 community fire-pit allowed per development phase, as described on the site/project plan. These fire-pits shall comply with all Grand County restrictions on Open Fires.
- 14) Any additional conditions to be added by the Board of County Commissioners.

Mr. Kenefake stated that he is working on this property so that it is good for him and good for the community.

Tracy Navarrete is concerned over the project in general. Ms. Navarrete understands that the Town Manager and Mayor for Granby have not seen any plans for this site.

John Henley lives on County Road 6236 next to Legacy Park. Mr. Henley stated that he is concerned over the location and the planned use. Mr. Henley does not believe that a proper traffic study was done. He is concerned over the intersection at County Road 60, 6th Street, and Highway 40. It is a dangerous intersection. Mr. Henley has an objection to a life-time permit. Mr. Henley is not in favor of a permit that is longer than three years.

Jennifer Gelbhaus is a resident and HOA president of Cabin Village. She lives across the street from where this is going in.

Ms. Gelbhaus stated that there are private drives in her area and when traffic backs up, people go through their private drives to get around traffic. She expressed concern for the safety of children playing on private property in those areas.

Ms. Gelbhaus asked if the bath house was going to be a community bath house. The members of her community are concerned over the use.

Jennifer Tibbetts is a property owner in the Town of Grand County. She stated that she appreciated the Social Network notification. Ms. Tibbetts believes that everyone in the room is committed to economic growth that is sustainable and responsible for Grand County. There is a safety issue to growth that needs to be considered.

From a business owner's perspective, she is unclear who the target audience is for this development.

Jennifer Mirczak lives in Cabin Village. She received a letter in advance and read through the materials. She has the same concern as the neighbors and in addition, she is concerned over mobile homes being added to the property. Ms. Mirczak stated that a general store was listed in the material. She would like to know if that will be part of the area and if liquor sales will be allowed.

Ms. Mircsek asked if the electricity would be underground or if it would be overhead. She wondered if the tent sites would have power.

Ms. Mircsek asked if this is for camping or for low cost housing.

The applicant agreed not to have a liquor store on the property.

Mr. Kenefake stated that he will be fixing up the mobile homes that are on the property.

Mr. Henley stated that he is 100 percent behind this being a new business and a great opportunity. He urged the commissioners to get a more formal definition of the use. He would like to know the phases.

Commissioner Manguso moved to approve the Kenefake Camping Special Use Permit with the time frame being either five years or completion of Phase 1, whichever occurs first; right turn only sign on County Road 60 as you near 6th; basic striping and all other conditions as provided by staff. Liquor sales will be prohibited on the property. No tents will be allowed on the property from November 1 to May 1 each year.

The motion passed unanimously.

Commissioner Cimino moved to close the Public Hearing.

The motion passed unanimously.

Middle Park Conservation District Annual Report

Kaitlin Miller of the Middle Park Conservation District presented.

The District sells grand and wildflower seed, tree seedlings and perennials, tire tanks and polyacrylamide. For 2018, they have sold \$48,000 of grass seed. The total in seedling sales this year is \$16,800. They sold five tire tanks this year. Have sold about \$1,100 in polyacrylamide.

For adult education, the held a Water Law in a Nutshell Workshop on Grand Lake on August 26. There were 46 attendees. The District partnered with Grand County Wildfire Council on the "Era of Megafires Presentation."

Ms. Miller stated that she did noxious weed of the week articles in the local paper. She continues to promote the noxious weed guide.

Ms. Miller does youth education by providing “Where does our water flow,” “Save the Frogs Days,” GCWIN Bug Week,” and “Water Warriors.”

Partnerships of the Conservation District:

High Country Conservation Center

- Regional Water Efficiency Plan

Grand County Wildfire Council

- Community Chipping Program
- Fuels Reduction C/S Program

Middle Park Habitat Partnership Program

- Assist landowners with habitat projects
- Clover seeding
- Spring developments

Colorado State Forest Service

- Seed seedlings
- Seedling Survival Supplies
- Forest Management Assistance

NRCS

CSCB

- District Conservation Technician

DCT Work

- Targeted Conservation Program

High Mountain Flood Irrigation

*A pool of money set aside for landowners in Middle Park to use for irrigation projects

*Funds were acquired by MPCD, but contracts are between landowners & NRCS

NRCS Programs

- Targeted Conservation Program
 - ✓ 4 Contracts in 2018
 - ✓ 13 applications for 2019
- Environmental Quality Incentive Program
 - ✓ 6 contracts in 2018
- RCPP:ILVK
 - ✓ Irrigators in the Vicinity of Kremmling
 - ✓ 2 contracts in 2018
 - ✓ 6 application for 2019

Justin Fosha asked Grand County to provide \$2,900 to the District for its programs.

The Board agreed to fund the District in the amount of \$2,900 in 2019.

There being no further business to come before the Board, the meeting was adjourned at 3:49 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