

**GRAND COUNTY PLANNING COMMISSION  
AGENDA  
Wednesday February 14, 2024 at 5:30pm**

Meeting location: 308 Byers Avenue, Hot Sulphur Springs, Administration Building, Top Floor

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To speak to the Board, remote participants may connect via Webex. Call (415) 655-0002 or select [February 14, 2024 Planning Commission Meeting Webex link](#) ; (meeting number is 2490 112 4384, Password: FEB2024).

- 1) Roll Call.
- 2) Approval of Minutes for December 13, 2023 and January 10, 2024.
- 3) Regular Business.

**Agenda 1) Amended Final Plat of Lots M-12 and M-17 of Mountain Shadows Estates**

- Parcel ID: 119125419056
- Legal Description: Mountain Shadows Estates Lots M-12 and M-17. Part of Section 25, Township 3 North, Range 76 of the 6th Principal Meridian

**Agenda 2) Klimok Outright Exemption**

- Parcel ID: 144311100106
- Legal Description: Metes & Bounds 79 all 13.85 acres in section 2 lot 6 & section 11 lot 2 Township 1 Range 79 West of the 6th Principal Meridian

**Agenda 3) Silver Bullet Ranch Subdivision Exemption**

- Parcel ID: 144302300004
- Legal Description: Metes and Bounds 79 All 37.65 Acres NW1/4 of the SW1/4 Section 2 Township 1 North Range 79W Desc B/281 P/95

**Agenda 4) Tybus Outright Exemption**

- Parcel ID: 145135400005
- Legal Description: 4.993 acres location in the Southeast ¼ of Section 35 and the Southwest ¼ of Section 36, Township 1 North and the Northeast ¼ of Section 2, Township 1 South, Range 76 West of the 7th P.M. Grand County, Colorado
- aka: 4601 County Rd 85

**Agenda 5) YMCA of the Rockies, Snow Mountain Ranch, Special Use Permit**

- Parcel ID's: 158906400179, 145132400019, 145132400021, 158906100118, 158906100174, 159101100001, 159101100003, and 159113200008
- Legal Description: Metes and Bounds 76 all 2187.01 Acres - YMCA 2187.01 Acres, Lots 5, 6, 11, 12 & W1/2 of Lots 7 & 10, W ½ SW1/4 SE1/4, SW1/4, W1/2, NW1/4, SE1/4 Section 5, Lots 5 - 14, SE1/4, E1/2 SW1/4 Section 6, Lots 1 & 2, E1/2 NW1/4, N1/2 NE1/4, Section 7, NW1/4, W1/2 W1/2 NE1/4 Section 8, all in Township 1 South, Range 76W, Lot 8, S1/2 NE1/4, SE1/4, SE1/4 SW1/4 Section 1, S1/2 NE1/4 Section 11, N1/2 Section 12 Less 14.06 Acres County Rd Right of Way, All in Township 1 S, Range 77W.

Agenda 6) **Subdivision Amendments**

- 7.4(2)(f) Surveyor Certificate
- Location: Unincorporated Grand County

Agenda 7) **Zoning Regulation Amendments**

- Amend Section 14.7 – Short Term Rentals
  - o Fire Safety Inspections
- Amend Section 20 – Add a definition of Development
- Location: Unincorporated Grand County