

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

January 2, 2019

Present: Commissioner Richard D. Cimino, Commissioner District 1- Chair
Commissioner Merrit S. Linke, Commissioner District 2
Commissioner Kristen Manguso, Commissioner District 3

Also Present: County Clerk and Recorder Sara L. Rosene
County Manager Lee Staab
Acting County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Manguso moved to approve Resolution No. 2019-1-1, "A RESOLUTION OF ACTIONS NECESSARY TO BEGIN THE WORK FOR GRAND COUNTY FOR THE YEAR 2019"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-1-2, "A RESOLUTION APPOINTING THE COUNTY MANAGER TO SERVE AT THE PLEASURE OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-1-3, "A RESOLUTION SETTING FORTH CERTAIN STATUTORY REQUIREMENTS BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, TO-WIT, ACTIONS CONCERNING MEETING DATES; BUILDING CLOSURE AND MEETING SCHEDULES FOR THE YEAR OF 2019; LEGAL NEWSPAPER AND PLACE OF POSTING MEETING NOTICES"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-1-4, "A RESOLUTION AUTHORIZING THE COUNTY ASSESSOR TO REVIEW FOR ABATEMENT OR REFUND AND TO SETTLE BY WRITTEN MUTUAL AGREEMENT ANY SUCH PETITION FOR ABATEMENT OR REFUND IN AN AMOUNT OF FIVE THOUSAND DOLLARS OR LESS PER TRACT, PARCEL OR LOT OF LAND OR PER SCHEDULE OF PERSONAL PROPERTY"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-1-5, "A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE STANDARD MILEAGE RATE OF REIMBURSEMENT FOR 2019, SETTING THE MAXIMUM EMPLOYEE DAILY ALLOWANCE FOR MEALS AND INCIDENTAL EXPENSES FOR 2019, AND SETTING THE MONTHLY REIMBURSEMENT AMOUNT FOR USE OF PERSONAL CELL PHONES FOR 2019"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-1-6, "A RESOLUTION CONTINUING THE POSITION OF COUNTY ATTORNEY TO SERVE AT THE PLEASURE OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO"

The motion passed unanimously.

Commissioner Cimino announced that the Board is sittings as the Grand County Housing Authority.

Commissioner Linke moved to approve and authorize the Chair to sign the USDA Rural Development Account for the reserve account for Grand Living as presented.

The motion passed unanimously.

Housing Authority Manager stated that the Housing Authority has terminated the contract with Senior Housing Options. Middle Park Medical Center will be taking over the management of Cliffview.

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

Finance Department

Commissioner Manguso moved to authorize the Chair to sign the Request for Taxpayer Identification Number Certification W9 form.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on January 3, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on January 2, 2019, for payment on January 3, 2019 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Manguso moved to approve the wires payment, vouchers, and interfund transfers presented on January 2, 2019, for payment on January 3, 2019 for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Commissioner Linke moved to approve and authorize the Chair to sign all applicable documents for lease for motor graders in the amount of \$759,801 and authorize the Chair to sign the documents outside the meeting as presented by Bill Clark.

The motion passed unanimously.

Road and Bridge Superintendent Chris Baer stated that the work on the County Road 3 culvert is not yet complete. He is meeting with the contractor today to determine when the work will be done.

Commissioner Linke moved to approve out of state travel for Kadie Huse to the National Environmental Health Association (NEHA) West Regional meeting in San Diego from February 4 through February 7.

Discussion: The only cost to the County is for salary.

The motion passed unanimously.

Public Health Nurse Brene Belew-LaDue stated that WIC is run by the United States Department of Agriculture and that part of the government is shut down. The state has enough reserve to cover costs until the end of January.

Commissioner Linke moved to approve the assignment of Hangar Ground Lease for Hangar #20 at the Granby / Grand County Airport, Emily Warner Field from Dave Cook to Chris Ziegler.

The motion passed unanimously.

Commissioner Linke moved to approve the re-appointment of Mike Ritschard to the Colorado River Water Conservation District Board of Directors from January 2019 to January 2022.

The motion passed unanimously.

Manager and Attorney Items

County Manager Staab presented his weekly update.

The Board agreed to meet and review applications for County Attorney and County Manager on Monday, January 7, 2019 at 10 a.m. The meeting will be an executive session at the Board of Commissioners meeting room.

Consent Agenda

Resolution No. 2018HA-12-39, "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 COMPANY SETUP FORM CONCERNING THE BANKING ACCOUNTS TO BE HELD AT GRAND MOUNTAIN BANK BY THE HOUSING AUTHORITY OF THE COUNTY OF GRAND"

Resolution No. 2018HA-12-40, "A RESOLUTION APPROVING AND AUTHORIZING 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 "RESOLUTION OF LODGE, ASSOCIATION OR OTHER SIMILAR ORGANIZATION" FORM CONCERNING THE BANKING ACCOUNTS TO BE HELD AT GRAND MOUNTAIN BANK BY THE HOUSING AUTHORITY OF THE COUNTY OF GRAND"

Resolution No. 2018HA-12-41, "A RESOLUTION APPROVING AND AUTHORIZING 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 "RESOLUTION OF LODGE, ASSOCIATION OR OTHER SIMILAR ORGANIZATION" FORM CONCERNING THE BANKING ACCOUNTS TO BE HELD AT GRAND MOUNTAIN BANK BY THE HOUSING AUTHORITY OF THE COUNTY OF GRAND"

Resolution No. 2018HA-12-42, "A RESOLUTION APPROVING AND AUTHORIZING 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 THREE (3) NEW BUSINESS ACCOUNT AGREEMENTS BETWEEN GRAND MOUNTAIN BANK AND THE HOUSING AUTHORITY OF THE COUNTY OF GRAND, DBA SILVER SPRUCE APARTMENTS, TO OPEN BANKING ACCOUNTS"

Resolution No. 2018HA-12-43, "A RESOLUTION APPROVING AND AUTHORIZING 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 THREE (3) NEW BUSINESS ACCOUNT AGREEMENTS BETWEEN GRAND MOUNTAIN BANK AND THE HOUSING AUTHORITY OF THE COUNTY OF GRAND, DBA GRAND LIVING SENIOR HOMES, TO OPEN BANKING ACCOUNTS"

Resolution No. 2018-12-44, " A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE RE-APPOINTMENT OF MIKE RITTER AS A REPRESENTATIVE TO THE GRAND COUNTY TOURISM BOARD"

Resolution NO. 2018-12-45, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A SERVICES CONTRACT BETWEEN ROBERT FRANEK AND THE GRAND COUNTY BOARD OF HUMAN SERVICES"

Resolution No. 2018-12-46, "ARESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HEALTH, APPROVING THE GRAND COUNTY PUBLIC HEALTH IMPROVEMENT PLAN"

Resolution No. 2018HA-12-47, "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 MANAGEMENT AGREEMENT BY AND BETWEEN KREMMLING MEMORIAL HOSPITAL DISTRICT, DBA MIDDLE PARK HEALTH, AND THE HOUSING AUTHORITY OF THE COUNTY OF GRAND CONCERNING THE CLIFFVIEW ASSISTED LIVING CENTER"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

January 7 The Board will hold a Special Board meeting at 10:00 a.m. to review applicants for County Attorney and County Manager

January 9 Commissioner Linke will meet with Shanna Ganne regarding Grand County Historical Association

Commissioner Manguso noted that the Town of Kremmling sent a letter regarding proposed changes to the Kremmling Airport.

Hideaway Mountain Lodge Special Use Permit

The public hearing scheduled to begin at 10:15 a.m. was called to order at 10:15 a.m. by Chair Cimino. Acting County Attorney Maxine LaBarre-Krostue set the record with the following Exhibits:

- A Application with narrative dated October 28, 2018
- B Title Commitment dated October 19, 2018
- C Public Notice in the Middle Park Times dated December 6, 2018
- D Proof of Publication in the Middle Park Times dated November 30, 2018
- E Certified mailings list to all property owners within 500 feet as established by the Grand County GIS dated November 30, 2018
- F Vicinity map depicting 500 foot notification buffer as established by Grand County GIS
- G First class mailing list to all property owners within 1000 feet as established by Grand County GIS
- H Vicinity map depicting 1000 foot notification buffer as established by the Grand County GIS
- I Memo to Hideaway Mountain Lodge and to interested parties dated November 30, 2018
- J Certificate of Recommendation dated January 2, 2019
- K Power Point Presentation dated January 2, 2019
- L Vicinity map showing project location
- M Public review sheet with and without signatures
- N Inspection Notice from East Grand Fire Protection District No. 4 dated November 19, 2018
- O Draft Special Use Permit dated January 2, 2019

PROJECT NAME: Hideaway Mountain Lodge – Special Use Permit
APPLICANT: M&C Walker Enterprise, LLC, represented by Mike Walker
LOCATION: 425 Grand County Road 5001
APPLICABLE REGULATIONS: Zoning Regulations Section 6 and Section 11, and Grand County Master Plan
ZONING: Forestry and Open District
EXHIBITS:
EXHIBIT A – Grand County Development Application with Narrative
EXHIBIT B - Site Plan
EXHIBIT C - Vicinity Map
EXHIBIT D – Draft Special Use Permit
STAFF: Alexander Taft, LEED Green associate
REQUEST: The Applicant is requesting a Special Use Permit for an existing lodge with 13 rooms.

I. BACKGROUND

Mike and Carla Walker of M&C Walker Enterprise, LLC (the" Applicant") are requesting a Special Use Permit to operate a lodge with 13 bedrooms on property that was previously the High Mountain Lodge. The property is located about 2 miles due west of Fraser, north of Grand County Road 50. Access is provided from Grand County Road 5001.

The previous business, High Mountain Lodge ceased full time operation in 2014. The Walkers purchased the property, including the existing lodge buildings, in October 2016 and began a lengthy renovation process. Following a season as seasonal worker housing, the rebranded Hideaway Mountain Lodge began operating as a lodge in May of 2017.

The Walkers submitted an application for a Short Term Rental Permit to our office earlier this year. In processing that application, Staff decided that the use was most consistent with that of a Lodge and recommended the Applicant apply for a Special Use Permit since the property had more than 5 bedrooms.

According to the narrative supplied, Hideaway Mountain Lodge operates year round, has 13 guest rooms in two buildings and houses up to 44 guests. Amenities include an indoor pool, hot tub and sauna, as well as a game room, library, and outdoor decks. The lodge provides breakfast and during the winter season dinner and shuttle service to Winter Park Resort are available. Staff housing, business operations facilities and offices are located on site.

II. STAFF COMMENTS

The Applicant is requesting a Special Use Permit for an existing guest lodge in a facility that has had similar use since it was constructed in 1981. The site is located just outside the Fraser / Winter Park urban area and provides temporary lodging and affiliated services for guests and visitors to Winter Park Resort and the

recreational amenities within the Fraser Valley. Adjacent to this site is another lodge facility operated by Timberline Ministries, and nearby is the Young Life camp which hosts more than 500 people. This use is generally consistent with the local development pattern and the goals of the Master Plan and requirements of the Zoning Regulations.

To the east of the site lies Tally Ho Estates, a single family residential development of 2.85 acre lots primarily accessed from GCR 5001. North and west of the property is open meadow agricultural land and the Timberline Ministries lies to the south of Hideaway Mountain Lodge.

The provision of water is by a well property permitted and registered to the Applicant and managed pursuant to a water decree. The property owners have indicated they are currently working through the Water Court system to update the decree. Sewer service is provided by the Waste Water Treatment Facility operated by CR50 HOA which is currently undergoing a major renovation and updated 1041 Permit. The Applicant is a participant to that process and an active member of the CR50 HOA.

Because of the nature of the property, including especially the incidental facilities, the property owners were directed by Staff to apply for a Lodge Special Use Permit instead of a Short Term Rental Permit. No Special Use Permit currently exists for this property. Due to the recent transfer of ownership and the preceding period of non-use, Staff believes a new Special Use Permit is the appropriate choice. Our office has no record of complaints regarding this use in the last two years. Further, the information supplied in the application, and the supporting research and site visit by Staff indicate the current operation as Hideaway Mountain Lodge is a benefit to Grand County.

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 continued operation of Hideaway Mountain Lodge, consistent with standard county expectations for special uses.

III. PLANNING COMMISSION RECOMMENDATION

This Application for a Special Use Permit was reviewed by the Planning Commission during the regular meeting on November 14th. The Applicant was present to answer any questions. Planning Commission members discussed the quite times, 7am to 7pm seemed too restrictive. The suggestion was made that quite times are similar to surrounding Special Use Permit Permittees. Planning Commission unanimously recommended approval of this Special use Permit Application with the minor corrections discussed.

IV. RECOMMENDATION

Planning Commission recommended approval with conditions and corrections recommended by Staff for the Hideaway Mountain Lodge Special Use Permit with the following conditions to be included in the Grand County Special Use Permit:

- 1) Applicant shall have an evaluation by East Grand Fire District and provide the report to Staff. Depending on the report and EGFD evaluation, upgrades may be required prior to permit issuance.
- 2) Building permits will be required for all work not exempted by IBC §105.2 as adopted by Grand County.
- 3) The Permit shall be for an initial term of 5 years with the possibility at renewal of a lifetime term under current permittee.
- 4) Exterior lighting shall be downward facing, dark sky compliant.
- 5) Quiet Time shall be from 9 pm to 8:30 am 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. § 18-9106.
- 6) On site management shall be required during the hours of operation.
- 7) Any outdoor fire pits shall comply with all Grand County restrictions on Open Fires.
- 8) Standard permit conditions including off-site impacts, noxious weeds, parking, and blight, as included on Exhibit D.
- 9) Any additional conditions to be added by the Planning Commission or Board of County Commissioners.

Mike Walker stated that there are 13 rooms. Of the 13 rooms, two are suites. The total capacity is 44.

Mr. Taft stated that he received calls from neighbors but have no objection if the use of the facility will continue as it has been in the past.

Commissioner Manguso moved to approve the Hideaway Mountain Lodge Special Use Permit as presented.

The motion passed unanimously.

Commissioner Linke moved to close the public hearing.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 10:20 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this day of January 2019.

Richard Cimino, Chair

Attest:

Sara L. Rosene, Clerk and Recorder