

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

January 22, 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 Manager Lee Staab
Acting County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on January 23, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the checks presented on January 22, 2019 for payment on January 23 2019 for the Grand County Housing Authority.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on January 23, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the vouchers presented on January 22, 2019, for payment on January 23, 2019 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Linke moved to approve the wires payment and vouchers transfers presented on January 22, 2019, for payment on January 23, 2019 for Grand County.

The motion passed unanimously.

Commissioner Cimino briefly discussed approved monies for repairs on Rollins Pass. Commissioner Cimino suggested that Chris Baer reach out to Travis Wright and Kate Wright for historical input.

Commissioner Manguso received a call from a member of Kremmling Hospital Board requesting a letter of support from the Board of County Commissioners for application for an USDA loan for Middle Park Health, to be used for improving the Kremmling emergency room and clinic, as well as adding beds to the hospital in Granby and office space for the doctors. The Board will write a letter of support but would like to receive updates and a more formally drafted request.

Employee Recognition and Coin Ceremony

Eric Selzer from Information Technology Department was recognized for exemplary service and received a county coin. Monthly and annual anniversaries of employees were acknowledged. Veterans Service Office Duane Dailey was honored for over 30 years of service in various departments in Grand County government.

Employees' monthly and yearly anniversaries were recognized.

Departmental Contracts, Comments, Issues

Alexander Taft of Community Development, stated that a correction was needed on a resolution for previous release amount.

Commissioner Manguso moved to approve Resolution No. 2019-1-37, to rescind Resolution No. 2018-12-4 and accepting a Resolution granting final acceptance.

The Board requested that legal look over the resolution and decide whether the resolution needs to be rescinded or simply amended.

Commissioner Linke moved to approve the Intergovernmental Agreement between Grand and Summit Counties for a Spanish language medical interpreter as presented to be signed later.

Discussion: Grand County will receive \$20 per hour for reimbursement.

The motion passed unanimously.

Road and Bridge Superintendent Chris Baer gave an update on County Road 3. The goal date for road reopening is Tuesday of next week. A workshop will be scheduled for March to discuss some of the road and bridge issues in Grand County, including the State adding two lanes from Fraser to Tabernash and a roundabout at Highways 40 and 34.

Manager and Attorney Items

County Manager Lee Staab presented his weekly update.

Board Business / Correspondence / Calendar

Calendar

January 22	East Grand School Board at 5:15 p.m. (Commissioner Cimino)
January 23	Coffee with Brett Barkey at 10:30 a.m. at Rocky Mountain Roastery (Commissioner Cimino)
January 23	Health and Human Resources Coalition meeting at the Granby Library from 2:00 p.m. to 4:00 p.m. (Commissioner Cimino)
January 24	Club 20 Rural Voices of Colorado (Commissioner Linke)
January 24	NWCCOG meeting (Commissioner Manguso)
January 28	Basin Round Table in Glenwood Springs Rec Center at noon (Commissioner Linke)
January 29	No Board meeting as it is the fifth Tuesday
January 30	Department Heads meeting at 7:30 a.m. (All three commissioners)
January 30	County Attorney interviews (All three commissioners)
February 5	Meet and Greet with County Manager Candidates at the Granby Town Hall (All three commissioners)
February 6	In-person interviews with County Manager Candidates

On January 16, the Board performed interviews for the County Manager position.

Commissioner Linke met with Summer Gathercole regarding the Colorado Workforce.

Commissioner Linke attended a Club 20 conference call for the executive committee. The call was to discuss legislation introduced by KC Becker regarding the removal of TABOR caps.

Commissioner Linke attended the Grand County Wildfire Council Steering Committee meeting.

Commissioner Cimino attended the CCAT meeting on Thursday. The priorities are healthcare, transportation and human services.

Road and Bridge Asphalt Paving Plan

Tim Gagnon, County Engineer, summarized projects completed in 2018.

In 2018, both asphalt and overlays were completed and a new road section done and numerous chip/seal roads. County Road 5 was completed last year. It was split into three different years. County Roads 1, 4, 41, 50, portion of 64E, 66, 73, and 840 were completed. Some homeowners came forward and paid for four inches of new asphalt to be placed on County Road 830. All projects were completed within the \$1.8 million budget.

In 2019, Mr. Gagnon is looking at an estimate of \$1.5 million for the roads on the list. The main roads under consideration this year are County Roads 53, 515, 832, 838, 84, 8500, and 858.

The Board asked staff to approach YMCA about sharing cost of work on County Road 53.

County Manager Staab stated that the YMCA has mentioned cost sharing for road maintenance in the past. He offered to approach the YMCA and have a conversation with them about County Road 53.

The Board requested more information on non-YMCA entities serviced by County Road 53, as well as costs of maintenance in the future for different options of repair.

County Road 6 is becoming a safety concern. It primarily services Forest Service property. The Board gave direction to proceed with repair of County Road 6.

County Road 515 services Pole Creek Meadows and is an alternate route. The Board gave direction to proceed with repairs. County Road 515 has subgrade issues that must be fixed before new asphalt is placed.

County Road 22 south needs to be resurfaced. It is scheduled for 2023. It is considered a low-volume road.

Public Hearing – Amended Final Plat – Lots 2 & 3, Block 7, Anglers Club #1 and Vacation of Utility Easement

The Public Hearing scheduled to begin at 11:15 a.m. was called to order by Chair Cimino at 11:21 a.m. Interim County Attorney LaBarre-Krostue set the record with the following exhibits:

- A Letter of application with narrative dated October 8, 2018
- B Memo from the Department of Community Development dated January 2, 2019
- C Vicinity map depicting the 250-foot notification buffer as established by the Grand County GIS
- D First Class mailings to all property owners within 250 feet as established by the Grand County GIS
- E Public Review sheets with and without signatures
- F Staff report dated January 22, 2019
- G Vicinity site map
- H Letter from David A. Firmin from Hindman Sanchez legal counsel to Rocky Mountain Estates Homeowners Association, dated October 15, 2018
- I Colorado Anglers Club No. 1 plat dated December 1, 1953

PROJECT NAME: Amended Final Plat, Lots 2 and 3, Block 7 Colorado Anglers No. 1
APPLICANT: Scott Brenner Brave Revocable Trust, represented by Scott Brenner Brave and Lauren Cecelia Brave, Trustees
LOCATION: Lots 2 and 3, Block 7 Colorado Anglers No. 1, 385 & 401 County Road 4033
ZONING: Residential District (R)
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations
ATTACHMENTS:
A. Vicinity Map
B. Letter of Application and Narrative
C. Colorado Anglers No. 1 Subdivision Plat
D. Lots 2 and 3, Block 7 Colorado Anglers No. 1, Amended Final Plat
E. Title Commitment
F. Colorado Anglers No. 1 Plat
G. Letter from Rocky Mountain HOA
STAFF PLANNER: Alexander Taft, LEED Green Associate
REQUEST: Approval of an Amended Final Plat to combine lots for the construction of a new single family dwelling.

I. DISCUSSION

a. Background:

Scott Brenner Brave Revocable Trust, represented by Scott Brenner Brave and Lauren Cecelia Brave, Trustees (the “Applicants”) are owners of the subject lots transferred via Warranty Deed recorded at Reception No. 2018007942. The Applicants are proposing the construction of a new single family dwelling on combined lots. Approval of this Amended Final Plat will increase the effective building area preventing potential engineering and construction problems presented by the existing lots.

b. History:

Colorado Angler’s Club No. 1 Subdivision was platted in 1953 and contains approximately 280 lots in 83.2 acres or an average lot sizes of roughly .30 acres or 13,060 ft². Utility easements of 5 feet exist adjacent to all lot lines within this subdivision. Subdivided lots are within the service area of Three Lakes Water and Sanitation District and require a well. There are existing easements within the County rights-of-way for sewer. Electric is provided in adjacent interior lot line easements, but not within the proposed easement vacation.

II. STAFF COMMENTS AND ANALYSIS

The Applicant is proposing this lot combination with the future intention of constructing a new single family dwelling on the larger lot. The individual platted lots are 77’x150’ or 11,550 ft² lying in the Residential District.

Under current County Zoning Regulations, minimum area of a lot is 15,000 ft² and minimum width is sixty (60) feet. The difficulty with constructing a building on the existing lots is the plat was created at a time where lots were not placed in optimal orientation with the topography.

Staff finds this proposal consistent with the applicable Grand County Regulations. The resultant lot is .52 acres or 22,651 ft² and therefore complies with the 15,000 ft² minimum area of a lot lying in the Residential District. It is Staff's opinion that, the land area is a suitable area for constructing a home and accessory structure. Staff believes that the proposal is consistent with keeping low density where there are not public water or sewer services.

III. PLANNING COMMISSION REVIEW

During the regular Planning Commission meeting December 12, 2018, the Commissioners reviewed this application. There was some brief discussion relating to connection to public water and sewer. Staff clarified that these lots will be served by well and public sewer provided by Three Lakes Water and Sanitation District. Planning Commission voted to recommend the approval of this application with no additional conditions.

IV. RECOMMENDATION

Planning Commission unanimously recommended the approval of the Amended Lot 2A, Block 7, Colorado Angler's Club No. 1 with the following conditions to be met prior to the recording of the Amended Final Plat.

1. A statement of taxes that shows all taxes have been paid shall be submitted.
2. An electronic copy of the Final Plat shall be submitted.
3. All recording fees are to be paid by the Applicant.
4. All applicable building and sanitation permits shall be obtained through the County prior to construction.
5. Draft Quit Claim Deeds to amend legal description of the lots shall be submitted for review by the County Attorney's Office.

Commissioner Manguso moved to approve the Amended Final Plat – Lots 2 & 3, Block 7, Anglers Club #1 and vacation of Utility Easement.

The motion passed unanimously.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

Amended Final Plat – Lot 3 Moose Run Subdivision & Outright Exemption

PROJECT NAME: Amended Final Plat, Amended Building Envelope, Lot 3, Moose Run Subdivision and Outright Exemption
APPLICANT: David and Hannelore Doty, Owners
LOCATION: Lot 3, Moose Run Subdivision and Outright Exemption, 169 County Road 5002A
ZONING: Forest and Open District (F/O)
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations, and Outright Exemption Regulations
ATTACHMENTS:
A. Vicinity Map
B. Amended Final Plat
C. Moose Run Subdivision Exemption Plat
D. Letter of Application
E. Title Commitment
F. Email approval from Moose Run Subdivision
G. Building Plans for Doty Garage
STAFF PLANNER: Alexander Taft, LEED Green Associate
REQUEST: Approval of an Amended Final Plat to relocate a building envelope.

I. DISCUSSION

a. Background:

David and Hannelore Doty, the "Applicants" are currently the owners of Lot 3, Moose Run Subdivision and Outright Exemption. The Applicants are proposing an Amended Final Plat to rotate and expand the existing building envelope on Lot 3 to construct a garage. The Applicants purchased the lot under Warranty Deed in April 19, 2006 recorded at Reception No. 2006003628.

The recorded Final Plat for Moose Run Subdivision and Outright Exemption requires owners to build within specific building envelopes for each lot.

The existing building envelope size is 15,625 square feet (Exhibit A) and is expanding to approximately 16,300 square feet (163 feet x 100 feet). (Exhibit B) The proposed building envelope will expand approximately six hundred seventy-five (675) square feet. The new rectangular building envelope will be rotated in its original position to accommodate for the addition of the 675 sq. ft., this will allow for the construction of a proposed garage. The relocated building envelope has been surveyed to remain outside setbacks and will expand in no direction that will affect the Crooked Creek Supply Ditch, located within the Moose Run Subdivision.

As explained within the 2000 Final Plat Staff Certificate of Recommendation, “The majority of the building envelopes in Moose Run have been sited to prevent hardships associated with the irrigation ditches. In addition, it is noted (4.1) on the Final Plat that structures must be a minimum of 30’ from any ditch and the septic system must be a minimum of 50’ from any ditch. This was a specific recommendation of the applicant’s soils engineer, as well as Grand County Staff.”

The Doty’s property, Lot 3, is surrounded to the south & west by Moose Run Subdivision Open Space. Directly to the east, the Doty’s own the adjacent property, Lot 4, which is vacant. Directly to the north, the adjacent property owners own Lot 8 in which is vacant the Tally Ho Ranches Estates, the actual home on Lot 8 is located across the street.

The primary characteristic of the Moose Run Subdivision and surrounding properties consists of large single family dwellings on an average lot size of 3.0 acres.

b. History:

Moose Run Subdivision and Outright Exemption was platted in November 28, 2000 at Reception No. 2000-011832. It consists of 40 lots totaling 182.201 acres. This subdivision was platted with the intention of creating single family home sites. Moose Run Subdivision and Outright Exemption lies approximately 2.5 miles due west from the Town of Fraser.

Building envelopes were established on this subdivision with dimensions of 125’ x 125’ or 15,625 square feet.

II. STAFF COMMENTS AND ANALYSIS

The request to amend the building envelope, which allows the slight rotation and alteration of the dimension while retaining the original area, would provide a total added area of 675 sq. ft. according to the proposed Plat.

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 location of the new envelope will help minimize impacts to vegetation and will not have a greater impact on the neighbors, even with a mildly expanded area.

III. PLANNING COMMISSION REVIEW

During the regular Planning Commission meeting December 12, 2018, the Commissioners reviewed this application. The Applicants were present to provide some clarification on the proposal including the connection to water and sewer and alterations of the building envelope. Planning Commission voted to recommend the approval of this application with no additional conditions.

IV. RECOMMENDATION

Planning Commission unanimously recommends the approval of the Amended Final Plat, Amended Lot 3A, Moose Run Subdivision, being a replat of Lot 3, Moose Run Subdivision with the following conditions to be met prior to the recording of the Final Plat.

1. Statement of taxes due showing current taxes paid.
2. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat.
3. All recording fees are to be paid by the Applicant.
4. All applicable building and sanitation permits shall be obtained through the County prior to construction.
5. Quit Claim Deeds to describe the amended legal description of the lots.

Commissioner Manguso moved to approve the Amended Final Plat – Lot 3 Moose Run Subdivision & Outright Exemption as presented, with the additions as stated.

The motion passed unanimously.

Amended Final Plat – Lot 4, Sunset Ridge Estates Subdivision Exemption

PROJECT NAME: Sunset Ridge Estates Subdivision Exemption I – Amended Final Plat
APPLICANT: John and Deborah Erwin, represented by Lawrence Wheeler
LOCATION: Lot 4, Sunset Ridge Estates Subdivision Exemption I, Part of Sections 5, Township 3 North, Range 75 West of the 6th P.M., Grand County, Colorado located north of County Road 8

APPLICABLE

REGULATIONS: Zoning Regulations, Subdivision Exemption Regulations, Master Plan
ZONING: Residential District – R

ATTACHMENTS:

- a) Vicinity Map
- b) Application and Narrative letter
- c) Memo from Robert Davis, AICP, SMP dated September 24, 2018
- d) Title Commitment
- e) Sunset Ridge Filing No. 2 Plat (Rec No. 120143)
- f) Sunset Ridge Estates Subdivision Exemption I & II Plat (Rec No. 94011066)
- g) Sunset Ridge Filing No. 3 Plat (Rec No. 2015006210)
- h) Proposed Amended Plat

STAFF PLANNER: Alexander Taft, LEED Green Associate

REQUEST: The Applicant is proposing an Amended Final Plat to correct and clarify an error in the legal description.

I. BACKGROUND

a. Proposal

The Lot 4, Sunset Ridge Estates I is owned by John and Deborah Erwin, herein referred to as the Applicant. The Applicant is requesting this Amended Final Plat to correct an error in the legal description created by a previously recorded Amended Plat.

b. History –

Sunset Ridge Estates Subdivision Exemption I and II was recorded September 30, 1994 at Reception 94011066. These and seven other Sunset Ridge Estates Subdivision Exemption created 36 lots. All of these are larger lots ranging in size from approximately 5 acres, up to approximately 12 acres.

The department was first contacted about this error in 2017, which led to former Community Development Director Bill Grey to The Planning Commission with the following information:

“Sunset Ridge, Filing No 3 approved in September 2015 subdivided Tract E, Sunset Ridge Estates into 4 lots, open space and an outlot that was consolidated with Lot 4, Sunset Ridge Estates Subdivision Exemption. The consolidated lot was included in the final plat of Sunset Ridge, Filing No. 3 (SR3) and platted as Amended Lot 4. All owners of the property associated with the SR3 executed the final plat. The owners of Amended Lot 4 are concerned that their lot is now associated with SR3 rather than Sunset Ridge Estates Subdivision Exemption. The legal for Lot 4 is:

Amended Lot 4, Sunset Ridge Estates Subdivision Exemption I, Sunset Ridge, Filing No. 3, according to the final plat recorded at Reception No. 2015006210.”

II. STAFF ANALYSIS

The Applicant has supplied the relevant documents required with this application and will need to make changes to the Final Plat Mylar, as indicated below, prior to submission for recording to be in compliance with the current regulations.

III. PLANNING COMMISSION REVIEW

During the regular Planning Commission meeting December 12, 2018, the Commissioners reviewed this application. The Applicant were present to provide some history on this proposal and why they brought it forward. They purchased Tract E of Sunset Ridge Filing No. 2 because their driveway ran through it. The Sunset Ridge HOA requested that the Erwins spray the trees within the property because of troubles with pine beetle, an agreement was made to subdivide the parcel and have the HOA cover tree maintenance. The Planning Commissioners after hearing Staff’s recommendation and the Applicant’s testimony recommended approval of this application as presented by Staff.

IV. RECOMMENDATION

Planning Commission unanimously recommended the approval of the Sunset Ridge Estates Subdivision Exemption I – Amended Final Plat with five (5) conditions to be met prior to submitting a Final Plat for recording:

1. Following the recording of the Final Plat, the existing well permit shall be updated to match the new legal description of the property.
2. Provide additional information as may be required by the Grand County Board of County

Commissioners.

3. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to recording of any Final Plat.
4. Statement of taxes due showing current taxes paid.
5. The Applicant shall meet all final plat requirements prior to recording.
6. Staff additionally suggest that the Final Plat Mylar also include a Lien Holders Certificate (Similar to that shown below) as there is a mortgage on the property.

LIENHOLDERS CERTIFICATE

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc., MERS as nominee for __{NAME OF BANK}_____ has signed this plat this day of {MONTH} , 2019, and by doing so hereby consents to the recording thereof and subordinates its lien recorded at Reception No. of the Grand County Records to the interest created hereon.

Mortgage Electronic Registration Systems, Inc., MERS
As nominee for ____ {NAME OF BANK} _____

By:
Printed Name:
Title:
State of:
County of:

The foregoing instrument was acknowledged before me this day of , 2019,
by as of Mortgage Electronic Registration Systems,
Inc., MERS as nominee for ____ NAME OF BANK _____.

My Commission Expires: , 20
Witness my hand and official seal.
Notary Public

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

Commissioner Manguso moved to approve the Amended Final Plat – Lot 3 Moose Run Subdivision & Outright Exemption.

The motion passed unanimously.

Amended Final Plat – Lot 3, Summit Trail Lodge Condominiums, Phase I

PROJECT NAME: Summit Trail Lodge Condominiums Phase 1 Amendment – Final Plat REHEARING
APPLICANT: 1215 Bryant Development, LLC represented by Tim Gagnon P.E., Bowman Consulting
LOCATION: Lot 3, Summit Trail Lodge Condominiums / 1215 GCR 8344 (AKA Bryant Blvd)
APPLICABLE REGULATIONS: Grand County Master Plan, Zoning Regulations, Subdivision Regulations
ZONING: R – Residential District
ATTACHMENTS:
a) Vicinity Map
b) Estimate Of Probable Cost
c) Final Plat
d) Architectural Renderings
e) Board of Adjustment Resolution 2018-5-1
f) Party Wall agreement
g) Declaration of Protective Covenants.
h) Mineral Rights notification
i) Revised Construction Documents dated January 3, 2019
j) Revised Architectural Documents dated December 18, 2018
STAFF PLANNER: Alexander Taft, LEED Green Associate
REQUEST: The applicant is proposing a subdivision in order to construct multi-family residential composed of four townhome (condominium) buildings with a density of 2.9 du/acre.

I. STAFF ANALYSIS

Staff believes this proposal is compliant with current County Regulations and Master Plan. The subject parcel,

Lot 3 contains the least land impacts of the lots created in Summit Trail Lodge condominiums. As discussed in Sketch Plan and Preliminary Plat, the Applicant has been mindful of the site constraints and challenges. It is Staff's opinion the evidence provided in those reviews provides sufficient information for the Final Plat approval and submittal of building permits. Previous discussion and analysis from Sketch Plan and Preliminary Plat can be referenced under Appendix A.

This Subdivision application was presented to Planning Commission during the October 10th meeting, where Planning Commission recommended approval of the application as presented with fifteen (15) conditions. Staff then proceeded to Board of County Commissioners (the "Board") on October 23rd where the Board granted approval with no additional conditions. The Applicant has discovered the need to shift the building lot as established on the plat due to unforeseen changes in the architecture. Staff is bringing the revised plat through the Final Plat approval process to solidify those changes with the appropriate authority because our regulations don't qualify minor administrative amendments or approval.

II. PLANNING COMMISSION RECOMMENDATION (October Final Plat hearing)

The Planning Commission reviewed this application during the regular meeting on October 16, 2018. Staff highlighted potential problem areas on the Plat. The lots shown, create the potential for encroachment into an existing easement that the Applicant does not want to vacate. This concern was alleviated with the establishment of a building envelope inside the lot disallowing construction of structure to extend outside the building envelope.

The Planning Commission also requested that with the amount of information and analysis being provided in this application, Staff should note the dates of map creation or submittals in order to clarify some materials may not be consistent with the current submittals.

The Planning Commission unanimously recommended approval of this application with the conditions presented by staff with the additional condition that a date shall be added to the Plat.

III. PLANNING COMMISSION RECOMMENDATION (January Final Plat rehearing)

The Planning Commission reviewed this application during the regular meeting on January 9, 2019. Staff presented this Final Plat proposal and its history during this meeting. Staff clarified that the project had previously received recommendation of approval from Planning Commission in October 2018 and approval from Board of County Commissioners in October 2018, but because of changes needed on the Plat related to the building architecture had to come back through the Final Plat Approval process.

The Planning Commission had no further questions or comments on this proposal and made a vote on the rehearing of the proposal. The Planning Commission unanimously recommended approval of this application with the conditions presented by staff with the additional condition that a date shall be added to the Plat.

IV. RECOMMENDATION

The Planning Commission unanimously recommended the approval of the Summit Trail Condominiums Phase I First Amendment Final Plat with the following thirteen (13) conditions to be met:

1. The construction documents shall be submitted to the Water and Sanitation District for approval prior to issuance of a County Building Permit.
2. A Subdivision Improvements Agreement is entered into with the County to give surety to the improvements that referenced in the Estimate of Probable Cost provided by Tim Gagnon of Bowman consulting, dated March 8, 2018.
3. Impact fees of \$3,939.84 for MILOL for East Grand School District shall be paid prior to recording the Final Plat.
4. A Water Quality Agreement is entered into with the County with a fee of \$2000.00.
5. Landscaping trees shall be located outside of utility easements and away from lines.
6. The Final Plat shall locate and dedicate easements for access to utility metering. Suggested language from Mountain Parks Electric shall be added to the Final Plat Mylar.
7. A note shall be added to the Plat to further describe the building envelope:
 - No structures that shall be attached to the ground shall be permitted outside of the building envelope as shown on this plat.
8. The applicant shall meet all Preliminary and Final Plat requirements.
9. Date of creation shall be placed on a Final Plat Mylar [Section 7.3 (2) (a)].
10. Statement of taxes due showing current taxes paid prior to recording the Final Plat [Section 7.3 (2) (p)].
11. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat [Section 7.3 (2) (q)].
12. A Final Plat Mylar printed at 24" x 36" shall be submitted for recording [Section 7.3 (1) (a-b)].
13. All fees shall be paid by applicant prior to recording.

Commissioner Manguso moved to approve the Amended Final Plat – Lot 3, Summit Trail Lodge Condominiums, Phase I.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 11:40 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