

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

April 27, 2021

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

Also Present: County Clerk and Recorder Sara L. Rosene
 Acting County Manager Ed Moyer
 County Attorney Chris Leahy
 Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

General Public Comments

Citizens of the County asked if the Board if there is still a public health order. Other members of the community offered support to open up the county.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on April 28, 2021, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on April 27, 2021, for payment on April 28, 2021, 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 April 28, 2021, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on April 27, 2021, for payment on April 28, 2021, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner Cimino moved to approve wire payment, interfund transfers and vouchers presented on April 27, 2021, for payment on April 28, 2021, for Grand County.

The motion passed unanimously.

Pandemic and Fire Costs as of 4-27-2021				
		East Troublesome Fire		
	COVID-19	Paid	Unbilled but expected	Total Fire
2020 Cares Act/ETFire Reimbursement Allocation	\$ 701,883	\$ 20,388		\$ 20,388
Less:				
2020 Personnel costs	\$ 381,135	\$ 137,487		\$ 137,487
2020 Grand Foundation programs funded	\$ 230,000			\$ -
2020 Rural Health grant	\$ 10,000			\$ -
2020 Other operating costs	\$ 115,852	\$ 254,503	\$ 163,155	\$ 417,658
Total 2020 costs	\$ 736,987	\$ 391,990	\$ 163,155	\$ 555,146
Net 2020 (costs) after reimbursements	(\$ 35,104)	(\$ 371,602)	(\$ 163,155)	(\$ 534,758)
2021 Reimbursements Requested	\$ -	\$ -	\$ -	\$ -
Less:				
2021 Personnel costs	\$ 154,218	\$ -		\$ -
2021 Grand Foundation programs funded	\$ -			
2021 Rural Health grant	\$ -			
2021 Other operating costs	\$ 13,531	\$ 344		\$ 344
Total 2021 costs	\$ 167,749	\$ 344	\$ -	\$ 344
Net 2021 (costs) after reimbursements	(\$ 167,749)	(\$ 344)	\$ -	(\$ 344)
Total Costs after reimbursements	(\$ 202,853)	(\$ 371,946)	(\$ 163,155)	(\$ 535,101)

Unrestricted Fund Balance calculation		
2020 Operating Expenditure Budget		\$ 20,172,000
2019 Unrestricted Fund Balance		\$ 6,194,000
2020 estimated unrestricted funds increase		\$ 400,000
Projected 2020 Unrestricted Fund Balance		\$ 6,594,000
		33%

Departmental Contracts, Comments, Issue

Commissioner Manguso moved to approve the final loan documents between Grand County and U. S. Bancorp Government Leasing and Finance, Inc. for the motor grader in the amount of \$306,045.95 and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Cimino moved to approve Resolution No. 2019-1-39, “A RESOLUTION APPROVING THE FINAL PLAT OF SUMMIT TRAIL HOMES, A RESUBDIVISION OF LOT 3, SUMMIT TRAIL CONDOMINIUMS PHASE I, FIRST AMENDMENT RECEPTION NO. 2005000418, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, AND AUTHORIZING THE CHAIR TO ENTER INTO A SUBDIVISION IMPROVEMENTS AGREEMENT AND A WASTEWATER WATER QUALITY AGREEMENT, AND ACCEPTING AN IRREVOCABLE LETTER OF CREDIT ISSUED BY CITYWIDE BANKS IN THE AMOUNT OF ONE HUNDRED SEVENTEEN THOUSAND TEN DOLLARS AND THREE CENTS (\$117,010.03) AND DIRECTING THE GRAND COUNTY TREASURER TO RETAIN FUNDS IN THE AMOUNT OF TWELVE THOUSAND SIX HUNDRED EIGHT DOLLARS AND EIGHTY CENTS (\$12,608.80) IN ESCROW FOR THE SUBDIVISION IMPROVEMENTS” and authorize the Chair to sign the plat.

The motion passed unanimously.

Commissioner Cimino amended the motion to authorize the Board to sign all applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve Contract Amendment #1 between Grand County and the Colorado Department of Human Services, Office of Behavioral Health in the amount of \$360,326 and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve the Kremmling-McElroy Airfield Hangar Ground Lease between Grand County and Tim Crane for Hangar 18 at the Kremmling McElroy Airfield and authorize the Chair to sign.

The motion unanimously.

Commissioner Cimino moved to approve the First Amendment to Lease Agreement between Grand County Board of Commissioners and ARINC Incorporated for the use of a premises for operation of aeronautical communication equipment in the Snow Removal Equipment Storage Building at Kremmling McElroy Field Airport and authorize the Chair to sign.

The motion passed unanimously.

Commissioner Manguso moved to approve the Granby-Grand County Airport and McElroy Airfield Disadvantaged Business Enterprise Program and authorize the Chair to sign.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign the Grand River Aviation Kremmling Airport McElroy Filed Fixed Based Operations (FBO) Agreement with the FBO, Grand County, and Town of Kremmling.

The motion passed unanimously.

Commissioner Manguso moved to approve the Temporary Access Agreement between Rancher, LLC and Grand county Board of Commissioners for temporary access into, onto, over and/or across real property owned by owner to haul millings to be stockpiled for use by owner, Acord Asphalt and County as a result of resurfacing work on County Roads 48 and 49.

The motion passed unanimously.

Mr. Baer reported that Road and Bridge will be going to Loveland to pick approximately 1,000 pre-made sandbags. These are donated bags. Most of the bags will be located at the Grand Lake ballfields.

Commissioner Cimino moved to approve and sign the Letter of Interest: COVID-19 Recovery Roadmaps to the Department of Local Affairs.
The motion passed unanimously.

Grand County Board of Health

Commissioner Linke announced the Board is sitting as the Grand County Board of Health.

Public Health Director Abbie Baker stated that as of this morning, Grand County is showing 31 positive cases in the last 7 days. Grand County has received a list of confirmed variant cases. There are 20 confirmed variant cases.

There are two cases of reinfection and no cases of breakthrough infection after the vaccine.

As of yesterday morning, providers in Grand County have administered 13,250 doses of vaccine through clinics. The road to 10,000 people vaccinated is based off the population that is eligible for vaccine that are 18 and over.

Approximately 52 percent of eligible Grand County residents have received two doses of vaccine. Adding in the 4.8 percent that have COVID infection in the last 90 days, it brings Grand County to 56.8 percent have some sort of immunity.

The state will likely lift the statewide mask order on May 4 for indoor with some exceptions. It is the intent of Grand County Public Health to follow the state lead.

The Board agreed that it will follow the state requirements.

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

Manager & Attorney Items

Commissioner Cimino moved to appoint Sheena Darland to the Middle Park Fairboard through December 31, 2021.

The motion passed unanimously.

Commissioner Manguso moved to authorize David Taussig (water attorney) to sign the Stipulation for entry of Decree between Municipal Subdistrict, Northern Colorado Water Conservancy District and Colorado River Water Conservation District for the purpose of a correction of the legal description.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Chair to sign the 2021 Memorandum of Understanding between County of Grand, State of Colorado, by and through its Board of County Commissioners and Grand Lake Metropolitan Recreation District of Open Lands, Rivers and Trails funds for trails restoration in the amount \$25,000.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign the Employee Benefit Management Services, LLC Administrative Services Agreement for Grand County.

The motion passed unanimously.

Mr. Moyer reported that the State of Colorado Division of Water Resources State Engineer's Office is looking at the household use only wells in the burn area of the East Troublesome Creek Fire regarding substitute water supply plan. The state wants to make sure that Grand County does not injury downstream senior water rights. Northern Water, River District, Middle Park Water, Grand County and the State Engineer's Office are working on the plan.

There will be fees with a substitute water supply plan or a new well permit.

Consent Agenda

Resolution No. 2021-4-2, "APPROVING THE APPOINTMENT OF AMANDA C. HAIGHT AS A REPRESENTATIVE TO THE MIDDLE PARK FAIR AND RODEO BOARD"

Resolution No. 2021-4-22, “APPROVING AND AUTHORIZING EXECUTION OF A COOPERATIVE FOREST ROAD AGREEMENT BY AND BETWEEN GRAND COUNTY AND THE U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE MEDICINE BOW – ROUTT NATIONAL FORESTS THUNDER BASSIN [SIC] NATIONAL GRASSLAND”

Resolution No. 2021-4-23, “WITHDRAWING AND NOT AWARDING THE RFP FOR DISASTER MANAGEMENT RECOVERY SERVICE”

Commissioner Manguso moved to approve the Consent Agenda.
The motion passed unanimously.

Board Business / Correspondence / Calendar

April 28 Monthly Commissioners / Legislators Breakfast via Zoom, 8 to 10 am
April 28 Colorado Commissioners Acting Together (CCAT) Affordable Housing Subcommittee via Zoom 8:30 to 9:30 am
April 28 Associated Governments of Northwest Colorado (AGNC) Conference Call RE: Wolf Relocation starting at 10 am
April 28 Club20 Town Hall RE: Beneficial Electrification noon to 1 pm
April 28 CCAT Public Health and Human Services Subcommittee via Zoom 4 to 5 pm
April 29 Colorado Counties, Inc. (CCI) Steering Committee Meetings via Zoom 9 am to 3 pm
April 29 Sun Valley Lake Neighborhood Meeting via Zoom 5 to 6:30 pm
April 29 Multi-Jurisdictional Housing Authority Discussion via Webex 5:30 to 8:30 pm
April 30 Kremmling Landfill Use (Hybrid) Meeting 8 to 9 am
April 30 CCI Steering Committee Meetings via Zoom 9 am to 3 pm
April 30 CCI Legislative Update via Zoom noon-1:30 pm
May 3 CCAT Governing Board Meeting via Zoom 3:30 to 5 pm
May 3 Winter Park Transit Advisory Board (hybrid meeting) 4 to 5 pm

The Grand County Board of County Commissioners holds meetings from 8:00 a.m. to 5:00 p.m. daily until further notice.

The Grand County Board of County Commissioners and Grand County Board of Health will meet remotely, as needed, via conference call to discuss COVID-19 starting at 2:00 p.m.

Fire Recovery Update

Emergency Manager Joel Cochran presented.

In order for Grand County to receive reimbursements, an inventory of costs is an estimate of costs.

Private property debris removal	\$12.7 million
Right-of-way	\$7 million
Emergency Protective Action	\$600,000
Donated items	\$850,000

Mr. Cochran will sign the damage inventory in the FEMA grant portal.

Water Quality Specialist Katherine Morris requested the Board to sign a letter requesting two rain gauges in Rocky Mountain National Park.

Commissioner Manguso moved to approve and sign a letter to Darla Sidles, Superintendent of Rocky Mountain National Park requesting the ability to install two rain gauges within Rocky Mountain National Park.
The motion passed unanimously.

Grand County Library District Annual Update

Board President Sally Leclair stated that libraries are underfunded.

Library District Director Polly Gallagher presented.

District Wide Projects
Community Needs Assessment
Job Analysis Committee

Varied Resources on Multiple Platforms

Capital Projects

Implementation of dPlan

Corona Virus Reponse

Social Media and Privacy Policies

Top Check outs

Books

Colorado State Parks

DVDs

Denver Post

14,175 Total GCLD Cardholders

12,762 Grand County residents

1,413 Non-residents

Access Changed

Library visits reduced by nearly 100,000 (total visits 46,648)

Total collection use increased by 28,000 (total more than 214,660)

Public computer use reduced by nearly 11,000 (total 18,659)

Website visits increased by 6,800 (total more than 99,000 visits)

Physical Collection use reduced by about 37,500 (total 115,990) Electronic Collection use increased by nearly 47, 000 (total 98,670)

988 Outreach Events

996 Virtual Programs

62 Offsite Program

108 Onsite Programs

2000 Take & Make Kits

Prior to pandemic

January 1, 2020 GCLD went fine free and room reservation fee free

And the words of thanks from the community...

- Being able to meet with clients ...
- My girlfriend stopped by yesterday but...
- The card to send a note of gratitude...
- Thank you for always taking care of me, and the community...
- Adapting to the situation is the name of the game...

Financially, how did 2020 look?

Revenues increased 15.2%

Expenses increased 7%

Called outstanding bond principal -\$365,000

Donations of \$44,000

Total Fund Balance increased \$962,885

Now for the Future

Mission: boundless opportunities

Grand County Library District is a community resource that supports the residents & visitors with opportunities to explore the world and delve into passions.

Diverse Collection & Services

Curate valuable resources and services for every user to foster lifelong connections to the library

- Shared Economy
- Connection
- Innovation

Access

Make our diverse collections, expertise, and services available when, where, and how users need them

- Awareness
- User-Center Content

•Digital Experience

Community Resource

Be an essential service for our community

- Space
- Continuous Improvement

Initiatives for FY21-25		
Planning Year	Development Year	Implementation Year
Teens	Professional Development	Diverse Collections
Digital Access (2021 or 2022)	Community Building	Early Childhood
Diversifying Staff (2022 – 2023)	Open Hours	Open Hours
	Civic Engagement	Civic Engagement
	Marketing	

How to fund?

Continue a balanced budget

- Increases to personnel to build staff capacity
- Increase to library materials for diverse collection in varied platforms

Continue call of matured certificates of participation

Increase fund balance by \$336,00 due to property tax increases

Commitment to District compliance and retained partnerships

Public Hearing – Adoption of Flood Plain Regulations & FEMA Application

The public hearing scheduled to begin at 11:30 a.m. was called to order at 11:35 a.m. County Attorney Leahy set the record as follows:

- Exhibit A Public Notice – Middle Park Times dated March, 2021
- Exhibit B Proof of Publication – Middle Park Times, dated March 2021
- Exhibit C Memorandum submitted to property owners in impacted areas by the Grand County GIS, dated March 19, 2021
- Exhibit D Proposed Section 14.3 Floodplain Regulations
- Exhibit E Board of County Commissioners Staff Memo, dated April 27, 2021

To: Board of County Commissioners
 From: Robert C. Davis, Community Development Director
 Date: April 27, 2021
 Subject: Draft Floodplain Management Regulations

The draft Floodplain Management Regulations upon approval will be part of an application to the National Flood Insurance Program (NFIP). As you are aware, a Board of County Commissioners workshop was conducted on March 16, 2021 where the regulations were discussed and issues were brought out relating to:

- Comparison to Subdivision Regulations and Building Code
- Implementation of the regulations in the absence of a FIRM Map
- FEMA guidance relative to Agricultural Buildings
- The variance process.

Grand County property owners may purchase flood insurance through the NFIP given the county's decision to participate in the program. The program is designed to achieve its public safety goals by:

1. Requiring that new buildings be constructed to resist flood damages;
2. Guiding future development away from flood hazard areas; and
3. Transferring the costs of flood losses from taxpayers to floodplain property owners through flood insurance premiums.

These floodplain regulations must contain NFIP minimum standards for flood damage reduction which are:

- All development in the base floodplain is required to have a permit from the local government. Development is defined as any human-made change to the land, including new buildings, improvements to buildings, filing, grading, mining and dredging and storage of equipment and materials.
- Development should not be allowed in the floodway.
- New residential buildings may be built in the floodplain, but they must be elevated above the base flood. Nonresidential buildings must be elevated or floodproofed to or above the Base Flood Elevation (BFE).

The flood plain management provisions will be incorporated in the Zoning Regulations replacing Section 14.3. The 2015 Grand County Building Code will be amended to allow the imposition of construction standards on those buildings that are allowed to be built in the floodplain or that may be otherwise subject to flood damage.

Subdivision Regulations

The following language taken from Subdivision Regulation's Section 5.2 and has been added to Section 12 of the draft floodplain regulations language stating:

Any land subject to flooding or located in a natural drainage channel shall not be platted for occupancy until adequate provisions to eliminate or control hazards are made and approved by the Planning Commission. These provisions shall be made to protect the health, safety and welfare of the public, as well as to eliminate any flood hazard resulting from the development of the area. Areas subject to flooding may be left as open space or reserved as easements.

Subdivision Regulations Section 5.6- Design Standards For Flood Hazard, Fire Hazard, Geological Hazard And Mineral Resource Areas under Flood Hazard Areas state:

- (a) Flood Hazard Areas
 - (i) Storage or processing of materials that in times of flooding are buoyant, flammable, explosive or otherwise potentially injurious to human, animal or plant life, shall be prohibited.
 - (ii) Solid waste disposal shall be prohibited within flood hazard areas.
 - (iii) Development of any nature must be designed so as to prevent: substantial solid debris from being carried downstream, enlargement of a flood plain, or damage to or on lands other than those being proposed for development.
 - (iv) Structures proposed in a flood plain must be adequately flood proofed to or over one foot (1') above maximum water elevation of an intermediate regional flood and be anchored to prevent flotation, collapse or lateral movement.
 - (v) Development in a flood plain shall be consistent with the need to minimize flood damage.
 - (vi) Sewage disposal systems shall be designed and located so as to minimize or eliminate infiltration, avoid their impairment, or their contamination of surrounding areas during or subsequent to flooding.
 - (vii) Water supply systems located in flood plain areas shall be designed and located so as to minimize or eliminate infiltration and avoid their impairment during or subsequent to flooding.

Please note that 5.6 (1) (iv) of the Subdivision Regulations would have to be amended to read:

- (iv) Structures proposed in a flood plain must be adequately flood proofed to or elevated over one foot (1 ') above maximum water elevation of an intermediate regional flood and be anchored to prevent flotation, collapse or lateral movement.

Subdivision Exemption Regulations

Section 2.5 - Design Standards for Drainage, Sewer and Water of the Subdivision Exemption Regulations state:

(1) Storm Drainage

Land within an existing one hundred (100) year floodplain or land which is subject to inundation shall not be platted for occupancy unless the flooding condition is alleviated according to plans approved by the Grand County Board of County Commissioners.

This language is consistent with that of the proposed floodplain regulations and would not have to be amended.

Planned Unit Development Regulations

The following language is contained within the PUD Regulations and appears to be consistent with the draft floodplain regulations:

- II. Pre-application Conference:
Prior to actual submission of the Schematic Planned Unit Development Plan and before any site improvements are made, the landowner shall confer with the Planning Commission and/or its staff to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. This discussion shall concern, but not be limited to, the following:

A. The Site

1. Placement of buildings or structures in floodable areas.

Rural Land Use Process Regulations

The following language is contained within the Rural Land Use Process Regulations and appears to be consistent with the draft floodplain regulations:

2.7 - Design Standards for Flood Hazard, Fire Hazard and Geological Hazard Areas

In areas determined to have significant flood, fire or geological hazards the Planning Commission shall require developer to eliminate or reduce hazards to a reasonable level. Such plans may include, but are not limited to engineering designs, fuel modification, emergency water systems, etc. Areas determined to be located in any of the above hazard areas shall not be platted for residential purposes.

Implementation of Floodplain Regulations

A Flood Insurance Rate Map (FIRM) will identify Special Flood Hazard Areas (SFHA) and any construction within those areas would be required to obtain a Floodplain Development Permit. The areas of special flood hazard has been identified by the Federal Emergency Management Agency in its Flood Insurance Rate Map (FIRM) dated January 2, 2008. The existing map which can be found at the FEMA Map Service Center website, only provides floodplain data for certain areas adjacent to the Towns of Granby and Fraser.

Staff anticipates having to develop interim floodplain information by collecting data from other sources or if it suspects hazard areas, will require the developer to conduct a flood study and demonstrate the proposed site is outside of the floodplain or SFHA. As of now, with the absence of data, there is no requirement to adhere to the proposed regulations.

Agricultural Buildings

Currently, agricultural buildings are not required to obtain a building permit. With the advent of the draft floodplain regulations, agricultural buildings will need be subject to the floodplain regulations, including obtaining a floodplain permit. As it stands now, when a project comes in for review and the county determines it meets the definition and requirements in FEMA's agricultural/accessory structure policy- i.e., it is not housing a business such as a winery, wedding reception, etc. and it does include habitable space, etc. - the county may allow a variance to be issued to the elevation/dry floodproofing requirement and allow the building to be wet floodproofed. Even if a variance is granted, there are still items the county should enforce such as requiring flood resistant material below BFE, proper anchoring to a foundation or ground, elevating any electrical items, etc. The variance should not be issued to all the floodplain regulations, just the elevation/dry floodproofing requirement.

Staff understands that requiring agricultural buildings to obtain a floodplain permit is counter to county policy of not requiring permits for agricultural buildings. Staff will work on requesting an exemption from FEMA for the entire county for agricultural buildings. Staff will work with the FEMA Representative to develop language and criteria. Right now, the county is on a path to move forward with the floodplain regulations and there is the variance process for agricultural buildings that could be used in the meantime. The impetus is to get the regulations passed and the community enrolled in the NFIP. We can then revise the regulations at a later date.

Variances

The variance process provides for evaluation criteria and is consistent in spirit with the variance procedures contained in Section 16 Board of Adjustment of the Zoning Regulations.

Understanding Mudflow and the NFIP Attachment

Although there may be an increased possibility of flooding because of the East Troublesome Fire, a big concern exists among staff and residents regarding mudflow and its eligibility for flood insurance. Attached is a FEMA guidance document clarifying the definition of a mudflow versus a flood.

Staff recommends approval and submission of the application.

Commissioner Cimino moved to approve Resolution No. 2021-4-24, "APPROVING THE ADOPTION OF THE GRAND COUNTY FLOODPLAIN MANAGEMENT REGULATIONS AND A DECLARATION OF INTENT AND COMMITMENT TO THE NATIONAL FLOOD INSURANCE PROGRAM, GRAND COUNTY, COLORADO" and direct staff to submit the FEMA application.

Commissioner Cimino aye
Commissioner Manguso abstain
Commissioner Linke aye

The motion passed.

Commissioner Manguso moved to close the Public Hearing.
The motion passed unanimously.

Headwaters Trails Alliance – Outdoor Recreation & Tourism, Economic Impact Study

Executive Summary: The Economic Impacts of Outdoor Recreation on Grand County

The economy and growth of Grand County has always been driven by, and dependent upon, its abundant natural recreation assets and the tourism those assets attract. This study, completed for Grand County and the Headwaters Trails Alliance, was commissioned to “(d)ocument the size and types of tourism, and the economic and fiscal impacts of outdoor recreation-based tourism on Grand County” in today’s economy. This is in order to better “inform the community on the value of outdoor recreation to tourism, the local economy, and tax base of the County” and “(a)ssist with tourism and economic development activities of the public and private sectors.”

Key findings include:

- An estimated 2,001,656 visitors to Grand County in 2019 and 4.5 million visit-days resulting in \$589,859,780 in spending in the local economy.
- This outdoor recreation tourism accounts for approximately 61% of the Grand County economy.
- Overall impacts from outdoor recreation assets accounts for approximately 78% of the Grand County economy.
- These impacts generate 8058 of the county’s jobs.
- Tourist spending accounts for an estimated 73% of the county’s sales tax revenues.
- Outdoor tourism sales taxes contributed \$1.25M to County’s ‘Open Lands, Rivers, and Trails’ Fund in 2019.
- Second homes account for 75% of residential property value in the county and most of the construction industry.
- Homes closer to outdoor recreational assets show a 58% greater \$per square foot value.
- Over 75% of Grand County Tax receipts (Sales, property, and lodging)

The contribution of the county’s outdoor recreation sector is, unsurprisingly, significantly larger than that of any other industry in the county and continues its historical role of being the main driver behind the economy and growth of Grand County.

Lessons from COVID-19

Mirroring national trends, Grand County saw a precipitous drop in visitation during the early days of COVID-19, undermining the economy and leading to significantly reduced business and tax receipts. However, by April, the county had already begun to see a turn-around with an increase in visitation to its outdoor recreation assets. This drove an increase in sales taxes even while hotels, ranches, and overall Grand County visitation was still down.

Despite the decrease in visitation seen in February and March, and the continued lag in lodging, by June, county collections of sales taxes were 10% higher, year-to-date, than the previous year. This was led by trail and water activities, as these were the only two areas to see growth prior to June.

Looking Toward the Future

- Grand County has grown rapidly, with 378% growth over the past 50 years. This has outpaced the population growth in the US, at 162% over the same period, and Colorado, at 261%. Growth is forecasted to continue for the foreseeable future in Grand County, the US, and Colorado.
- As more baby boomers retire and can live wherever they chose, as more people have the freedom to work remotely, and as access to outdoor recreation continues to grow as a priority for much of the population, Grand County should see growth in these areas as well.
- 71% of Coloradans engage in outdoor activities (50% of Americans).
- Between 2012 and 2017, total days engaged in outdoor recreation is up 25%, led primarily by trail-based activities (hiking, mountain biking, trail running, snowshoeing, etc.).

All of these factors are expected to lead to an increase in tourism visitation and spending, which could drive greater economic growth. However, the same can also lead to increased demands on Grand County’s recreation assets.

Maintaining Asset Value

Any asset will see a diminishment of its value without sufficient efforts to maintain it. Degradation of outdoor recreation assets are susceptible as well and tend to arise from three threats:

- Overcrowding
- Overuse / insufficient maintenance

▪Natural causes, such as beetle kill or wildfires

These threats could undermine the economic and fiscal value derived from, and the future economic growth afforded by, Grand County's outdoor recreation assets, if not addressed.

Conclusion

The economy and growth of Grand County has always been driven by its abundant natural recreation assets and the tourism and residents those assets attract. The continued growth, and attractiveness of Grand County as a place to live, offer substantial economic opportunities for the future of Grand County. However, with growth the stresses on the County's economic assets increase as well.

Given the contribution of the county's outdoor recreation sector, economically and fiscally, compared to other industry sectors, it is necessary that the assets supporting the local economy receive the support necessary to maintain, or improve, their value. Otherwise, the overuse and/or lack of investment can result in a degradation of the asset, undermining its value, and a reduction in the benefits gained by Grand County's economy and community. With proper care of its assets, the County is well-positioned to continue to grow and flourish as a result of its natural beauty and recreation opportunities.

Final Plat – Highway Junction Outright Exemption & Tourism, Economic Impact Study

Project Name: Highway Junction Outright Exemption - Final Plat
Applicant: RSJ Granby West Storage, LLC represented by Ronald Jones
Location: Tract 1 and 2, N. B. Burt Subdivision located at 1950 US Highway 34/60001 US Highway 40
Applicable Regulations: Grand County Master Plan, Zoning Regulations, Outright Exemption Regulations, Subdivision Regulations
Zoning: Tourist District
Staff Planner: Alexander Taft, LEED Green Associate
Request: The Applicant is proposing to consolidate 2 existing parcels created by Subdivision, into one 3.38-acre parcel through Outright Exemption.

I. Discussion

Staff presented this application to the Board of County Commissioners during their regular meeting April 6, 2021. A County Commissioner presented concerns related to the request in this application to remove a designated open space, which was shown on the original N.B. Burt Final Plat. This concern was due to a planning effort involving: a private developer, the Town of Granby, and Grand County, regarding improvements for the intersection of US Highway 34 and US Highway 40. During this April 6 meeting a vote on the subject proposal was tabled to allow additional time to resolve the concern.

Staff contacted both the Town of Granby, Ted Cherry Town Manager, and Colorado Department of Transportation, Brian Killian. Brian responded with interest in putting together a drawing to better estimate the spatial needs for a round-about. Brian thought that the drawing could be completed in as soon as a couple weeks, estimating an April 23 deadline. On April 21, Staff spoke with Brian who shared that it would be another month before drawings were completed.

Ted Cherry also responded to Staff's inquiry, citing that the Town would prefer the county commissioners did not vote to remove the open space, and that it remain part of a plat to protect future interest in those highway improvements.

The Applicant, understanding of the situation but desirous to complete their proposal would like to propose to the County Commissioners an option to combine the two lots and leave the open space, non-build zone but re-describe the non-build to allow for minimum disturbance allowing the ability to use the area for parking or storage of things such as trailers, vehicles, or similar. Also the open space would allow for a screening fence which could easily be removed.

If no additional Right-of-Way is needed, and the open space is determined unnecessary the Applicant wants this plat could be revised to remove the open space without having to follow the entire Outright Exemption process. Staff would recommend that if this is the case, the Outright Exemption be amended to eliminate the open space and fast tracked by adding it to the next available Planning Commission agenda and a Board of County Commissioners approval the following week.

Planning recommends the approval of the Highway Junction Outright Exemption with the following conditions to be met:

1. The existing address shall be shown on the Final Plat Mylar.
2. Easements of 20' in width along the side and rear shall be Public Dedications on this plat.
3. The applicant shall contact Grand Fire Protection District No. 1 about applicable impact fees shall be paid at time of building permit.
4. Correct title as shown in recommendation.
5. Reference by book and page or reception to any pre-existing recorded easements including those which are being vacated shall be shown and labeled.
6. Certificate of approval by the Board of County Commissioners.
7. 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.
8. Such additional information as may be required by the Grand County Board of County Commissioners.

Staff also recommends the approval of the Highway Junction Outright Exemption with the additional condition:

1. A Plat note be added to the Final Plat which states: The no building zone as designated as an area in which no permanent structures requiring a building permit would be erected. This area may be used for drives, parking and other temporary type uses as permitted by the Tourist District.

The town of Granby does not have an objection to this request. Town Manager Cherry asked that the Board have the applicant describe whether the fence is allowed in the no build zone.

Mr. Jones agreed that if he built a fence, he would be will to stipulate that the removal of the fence (due to changes to the highway) would fall on the property owner.

Mr. Jones suggested a conditional approval that waits to define the boundary of the no-build zone and open space until information is provided by CDOT.

The following condition was added: "The property owner shall be responsible to remove any fence at the time that the round-about is constructed at property owner's expense."

No letter of occupancy will be issued until the final plat is recorded.

Commissioner Manguso moved to approve the Highway Junction Outright Exemption with added condition and allowing Mr. Jones to get a building permit. No certificate of occupancy will be issued until things are worked out and the plat is recorded.

The motion passed unanimously.

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

Commissioner Manguso moved to convene an executive session at 2:01 p.m. This is in compliance with CRS 24-6- 402 (4)(f), which states, "Personnel matters, unless the employee asks for an open meeting (if multiple employees are involved, they must all request the open meeting), this provision does not apply to discussion concerning any member of the local public body, any elected officials, or the appointment of a person to one such offices, nor does it apply to discussions of personnel policies generally. The topic of the meeting is onsite property manager position for the Grand County Housing Authority Board. Present for the executive session were the Commissioners, Assistant County Manager, County Manager, and Housing Authority Director.

The motion passed unanimously.

I, Nancy Stuart, hereby attest that the minutes of this executive session were recorded in accordance with CRS 24-6-402 and confined to the topic authorized for discussion in the executive session.

The meeting was reconvened at 2:14 p.m.

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

There being no further business to come before the Board, the meeting was adjourned at 2:15 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 4th day of May 2021.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder