

**MEETING MINUTES
SPECIAL MEETING
GRAND COUNTY BOARD OF COUNTY COMMISSIONERS
GRAND COUNTY DEPARTMENT OF SOCIAL SERVICES
GRAND COUNTY HOUSING AUTHORITY
May 20, 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 Kate McIntire
Interim County Manager Ed Moyer
County Attorney Chris Leahy

Those present recited the Pledge of Allegiance.

Commissioner Linke moved to approve the Meeting Minutes of May 14, 2019, of the Board of Commissioners with one addition.

The motion passed unanimously.

Finance Department

Commissioner Linke moved to approve the corrected public notice for the vendor payments on May 14, 2019.

The motion passed unanimously.

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on May 22, 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 May 20, 2019 for payment on May 22, 2018 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 May 22, 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 May 20, 2019, for payment on May 22, 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 May 20, 2019, for payment on May 22, 2019 for Grand County.

The motion passed unanimously.

Clerk and Recorder Sara Rosene presented the Clerk's fees for April 2019.

Commissioner Manguso moved to approve the renewal of the Tavern Liquor License for Trail Ridge Marina LLC dba Trail Ridge Marina as presented by Clerk and Recorder Sara Rosene.

The motion passed unanimously.

Commissioner Cimino announced that the Board is sitting as the Board of Human Services.

Commissioner Linke moved to approve out-of-state travel for Nicole Fuqua to meet with a family in Oklahoma in an amount not to exceed \$650.

The motion passed unanimously.

Human Services Director Deb Ruttenberg stated that she would like to purchase \$25,000 in TANF funds from Jackson County which is a maintenance of effort in the amount of \$3,800. That will help with Childcare Assistance funds and Child Welfare.

Commissioner Manguso moved to authorize Deb Ruttenberg of Grand County Human Services to purchase \$25,000 in TANF funds from Jackson County which amounts to approximately \$3,800 in maintenance of effort.

The motion passed unanimously.

Commissioner Cimino announced that the Board is sitting as the Board of Human Services.

Community Development Director Robert Davis reported that High Altitude Sportsriders Club has started using the track after it was inspected.

Commissioner Manguso moved to approve Resolution No. 2019-3-31, “A RESOLUTION TO APPROVE THE AMENDED FINAL PLAT, AMENDED LOT 7A, BLOCK 9, SCANLOCH SUBDIVISION, BEING A REPLAT OF LOTS 7 AND 8, BLOCK 9, SCANLOCH SUBDIVISION, RECORDED AT RECEPTION NO. 75532, SITUATED IN SECTION 10, TOWNSHIP 2 NORTH, RANGE 76 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO” and authorize the Chair to sign all applicable documents as presented by Joan Lyons.

The motion passed unanimously.

County Manager Kate McIntire presented her weekly report.

Commissioner Linke moved to approve Lease with Grand Lake Fire Protection District and Grand County EMS for housing, storage, and housing of ambulances.

Discussion: Commissioner Manguso would like the District to sign the Lease first.

Commissioner Linke withdrew the motion.

County Attorney Chris Leahy asked the Board if it would like to participate by amicus brief on the other cases being filed by Duff & Phelps. The two other items for consideration are 1. Continuity and 2. Property used as a unit. The Board is fine with participating in the lawsuit.

Commissioner Linke met with Granby Mayor Paul Chavoustie and Commissioner Linke was provided a tour of the Sun Communities RV Park.

Commissioner Cimino presented an update to the Lyons Club. Commissioner Cimino reported that he attended a bill signing for the reinsurance legislation.

- May 20 Commissioner Cimino – Winter Park Transit Advisory Committee meeting at 4:00 p.m. at the Winter Park Town Hall
- May 21-23 Commissioner Cimino will travel to Club 20 meeting in Washington DC
- May 22 Legislative meeting at 7:30 a.m. at Two Brothers Deli in Idaho Springs – Commissioners Linke and Manguso
- May 23 Commissioner Manguso – TPR meeting in Steamboat Springs Town Hall at 9:00 a.m.
- May 23 NWCCOG meeting at Breckenridge Community Center at 10:00 a.m. – Commissioner Linke
- May 24 STAC meeting at CDOT Office at the CDOT meeting at 9:00 a.m.
- May 28 Elected Officials meeting at 3:00 p.m. at Mavericks – All three commissioners
- May 29 Department heads meeting at 8:30 a.m.

Consent Agenda

Resolution No. 2019-5-7, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO AUTHORIZING OUT-OF-STATE TRAVEL FOR THE GIS COORDINATOR”

Resolution No. 2019-5-8, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE MODIFICATION #4 TO PARTICIPATING AGREEMENT #15-PA-11021008-017 BETWEEN THE U. S. FOREST SERVICE AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO CONCERNING NOXIOUS WEED MANAGEMENT”

Resolution No. 2019-5-9, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE “TASK ORDER B” AS AN ATTACHMENT TO THE PROFESSIONAL SERVICES

AGREEMENT BETWEEN ARMSTRONG CONSULTANTS, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO”

Resolution No. 2019-5-10, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A GRANBY-GRAND COUNTY AIRPORT HANGAR GROUND LEASE BY AND BETWEEN ZOOK MANAGEMENT LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO”

Resolution No. 2019-5-11, “A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A CONSTRUCTION CONTRACT BY AND BETWEEN GONZALES CONSTRUCTION COMPANY, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO INSTALL GUARDRAIL ALONG A PORTION OF COUNTY ROAD 1”

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

EMS Quarterly Update

Commissioner Cimino read the following Proclamation:

WHEREAS, the Board of County Commissioners of the County of Grand acknowledges that the national recognition of Emergency Medical Services was first authorized by President Gerald Ford on November 4, 1974, to celebrate EMS practitioners and the important work they do safeguarding the health, safety and wellbeing of our communities; and

WHEREAS, the date of the annual observance was changed to May in 1992 and has since been recognized by each U.S. President; and

WHEREAS, Grand County Emergency Medical Services is a vital public service; and

WHEREAS, the staff members of Grand County Emergency Medical Services are dedicated to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency medical services dramatically improves the survival and recovery of those who experience sudden illness or injury; and

WHEREAS, the staff members of Grand County Emergency Medical Services engage in hours of specialized lifesaving training and continuing education to enhance their lifesaving skills; and

WHEREAS, the vigilance of Grand County Emergency Medical Services, EMS, and Paramedics as well as their dedication to provide the highest quality of care to the County of Grand is invaluable and crucial for the prosperity of our communities; and

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Grand, State of Colorado that the National Emergency Medical Services week of May 19th, 2019 through May 25th, 2019 be and is hereby recognized, and the staff members of Grand County Emergency Medical Services are thanked and greatly appreciated for their hard work.

EMS Chief Ray Jennings presented:

Grand County EMS was established in 1970.

Quoted from Grand County Colorado Emergency Medical & Trauma Services System Consultation January 2018 Report:

The service currently provided by Grand County EMS is exemplary on many levels, although not without some opportunities for improvement. In many ways, Grand County EMS exhibits the characteristics of a high performance, high reliability organization. The agency is visible and engaged with the community. They are well equipped and provide their personnel with top-notch equipment and ongoing education. Their billing practices are sound, collection rate is outstanding, and level of fiscal accountability is excellent.

The current governance model offers representation for all areas of the county and the fiscal structures are transparent and accountable to the constituents

Retention Statistics:

2017 – 23 Departures – 59%
 2018 – 12 Departures – 31%
 2019 - 10 Departures - 27%

Competing with Fire Departments and EMS agencies – Paramedic shortage for good quality staff.

Grow Your Own Program Statistics

Paramedic FTE – 7
 Intermediate FTE – 1
 EMT FTE – 12
 EMT PTE - 6

GCEMS Paramedic Clinical Care

Cardiac Arrest ROSC to Home 1
 8 Intubations, 19 EKG/12 Leads,
 IVs 229
 Burns -1 Sepsis 5
 Fall -40 Seizures 13
 MVC – 56 Respiratory 47
 Assault – 8 OB 1
 Stabbing Cutting – 1
 Cardiac 48
 CPR 6

Gross Call Volume		Resident Population	
Year	Total	Year	Total
2009	1,794		
2010	1,721	2010	14,794
2011	1,737	2011	14,544
2012	1,647	2012	14,204
2013	1,908	2013	14,296
2014	2,022	2014	14,536
2015	2,101	2015	14,685
2016	2,162	2016	15,129
2017	2,224	2017	15,321
2018	2,428	2018	15,525
2019	767 to date	2019	

Resident population in 1970 was 4,107

Call volume 2019

January 221
 February 230
 March 190
 April 126
 67% result in patient transport
 33% non-transport
 Average 911 Response Time 10:48
 43% under 8 minutes
 Transfer response time 25:27

911 Air Medical from EMS Scene – 3

Backcountry Forest Lands Idleglen
 Snowmobile to SAC
 Backcountry Forest Lands Rabbit Ears
 Snowmobile to MCR
 Pediatric burns to Children's

Call Volume by Day of Week

Sunday	110	14.34%
Monday	93	12.12%
Tuesday	102	13.3%
Wednesday	107	13.95%
Thursday	97	12.65%

Friday	125	16.3%
Saturday	133	17.34%

Patient Destinations

DHWP	25
MPMC Granby	186
MPMC Kremmling	54
SAC	106
SMC	2
YVMC	5
Childrens	8
Transported	511

Education and Public Relations 2019

- Current number of Events Covered 17
- Another 51 Events scheduled for 2019
 - Dedicated Standbys
 - Nondedicated Standbys
 - Parades
 - PR Events
 - Trainings with Fire or Law

AED Program

- Current number of Events Covered 17.
- Another 51 Events scheduled for 2019.
 - Dedicated Standbys
 - Nondedicated Standbys
 - Parades
 - PR Events
 - Trainings with Fire or Law

EMT Training

Adult Class 2019 – 13 Students

Begins Monday 20 May 2019

Adult Class 2018 – 15 Students

4 Hired to FTE

7 FD personnel

2 Law Enforcement Personnel

1 Grand County Employee

1 SAR member Adult

Class 2017 – 13 Students

2 Hired to FTE

7 FD personnel

3 Ski Patrol personnel

High School EMT Class

Adult Class 2019 – 13 Students

Begins Monday 20 May 2019

Adult Class 2018 – 15 Students

4 Hired to FTE

7 FD personnel

2 Law Enforcement Personnel

1 Grand County Employee

1 SAR member Adult

Class 2017 – 13 Students

2 Hired to FTE

7 FD personnel

3 Ski Patrol personnel

2019 Training and Education

Training & Education is the core foundation for GCEMS resiliency in providing emergency community care. “Giving Life A Chance”

Internal training:

NeoNatal Resuscitation course, Chest tube / seal monitoring, quarterly airway skills assessment, Continuing medical training and knowledge training.

External training brought to GCEMS:

Difficult Airway Course, Pediatric Advanced Life Support,
Critical Care Paramedic Refresher, Basic Cardiac Rhythm course,
12 lead Advanced Cardiac Rhythm course, Stop the Bleed train the trainer course

2019 charges billed

911 charges - \$469,051.49
Inter-facility Transfers - \$904,532.77
Total - \$1,373,584.17

2019 Adjustments/Discounts/Write Offs

Central Collections Turnover (Bad Debt)	\$279,549.02
Grand County Resident Discount	\$ 8,795.00
Financial Aid	\$ 4,985.00
Middle Park Medical Inter-facility Adjustment	\$ 23,241.06
Insurance Proposals	\$ 27,031.21
Pay Off Discount	\$ 3,247.74
Medicaid Adjustment	\$ 105,656.69
Medicare Adjustment	\$ 253,728.15
Champus/Tricare Adjustment	
VA Adjustment	
Workmans Comp Adjustment	\$ 34,636.25
Interagency Adjustment (Jail)	\$ 2,949.65
Write Off - Bankruptcy	\$ 0.00
Write Off - Per Management	\$ 13,392.03
Write Off - Deceased	\$ 2,725.14
Community Service Adjustment	\$ 0.00
Insufficient Funds	\$ 0.00
Refunds - Patient	\$ (3,412.01)
Refunds - Insurance	\$ (4,067.83)
Mileage Allowance	\$ 319.00
Total	\$ 752,776.10

2019 Collections

911 - \$155,180.84
Inter-facility Transfers - \$ 299,106.84
Previous years calls \$ 228,763.51
Total - \$ 680,051.19

33% of 2019 calls have been collected

EMS Chief Ray Jennings stated that the County is the owner of an ambulance service and Chief Jennings asked that the Board approve renewal of the license for Grand County Board of Commissioners doing business as Grand County Emergency Medical Services.

Commissioners Linke moved to authorize any and all personnel to sign any documents authorizing the license for Emergency Medical Services as presented by Chief Ray Jennings.

Commissioner Linke withdrew the motion.

Commissioner Linke moved to approve Resolution No. 2019-5-12, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, DBA GRAND COUNTY EMERGENCY MEDICAL SERVICES, TO OPERATE AN AMBULANCE SERVICE WITHIN GRAND COUNTY, COLORADO IN ACCORDANCE WITH GRAND COUNTY RESOLUTION NO. 1977-12-15, 6 CCR 1015-3 AND C.R.S. §25-3.5-301, ET. SEQ., WITH AN EFFECTIVE DATE OF MAY 20, 2019; APPROVING THE ISSUANCE OF AN AMBULANCE SERVICE LICENSE CERTIFICATION AND AMBULANCE PERMITS; AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE THE AMBULANCE PERMITS”

The motion passed unanimously.

Water Protection Update

Water Quality Specialist Katherine Morris presented:

The Colorado River Water Basin shows an increase in water levels.

www.gcwin.org

- Board meeting May 8th
- Member dues fund \$67K of \$111K budget
 - 5 Major contributors, \$10,500 each:
 - Climax Molybdenum
 - Denver Water
 - Grand County
 - Northern Water
 - River District
 - Water & Sanitation districts
 - Dues currently based on taps
 - Municipalities & Nonprofits
- Remaining funding from monitoring and grants
- New database expense requiring dues increase in 2020 (last increase 2017)
- All monitoring programs moving forward for 2019
- Received grant from Trout Unlimited for \$2,500 for bug week
- Colorado Public Lands Day at Headwaters Center with GCWIN 5/18

www.grandcountylearningbydoing.org

Technical Committee

- Macroinvertebrate monitoring RFP was approved
- Substrate monitoring RFP will need approval outside of a meeting—WQS to develop
- Substrate from 2018 was presented
- Operations plan for 2019 was presented
 - Requests were made to include flushing flow recommendations, tracking years attained, and hydrologic summaries in Fraser tributaries to inform decisions about where to release environmental water.
- Hammond ditch fish screen project
 - Site visit was well attended: proposals due 5/29
 - Water Supply Reserve Fund grant application being presented today

Monitoring Subcommittee

- Goals & Objectives Review meeting May 1

IGA Objective Summary

- Improve Stream Management Plan
- Define management goals for stream reaches
- Participate in developing management actions for impaired segments
- Implement an Aquatic Resource Monitoring Plan
 - Identify changes
 - Support agreement on desired modifications
 - Measure effectiveness of actions taken and improvements
 - Rely on existing and new data to set goals and prioritize actions
 - Focus on specific measurable indicators
- Review results to determine if goals are being met

Meetings

- Colorado River Roundtable 5/20
- Grand Lake Clarity Pre-NEPA 5/23
- Grand Lake Adaptive Management Kickoff at WP Town Hall 5/30
- State of the River 5/30 at West Grand High School
 - 5:30 for food, program begins at 6:00pm
- QQ in Carbondale 6/14
- Wild & Scenic annual retreat & stakeholder meeting June 20 & 21 in Glenwood

Board Business

Commissioner Linke moved to change the 3:00 p.m. Executive Session Agenda Item to 11:43 a.m.

The motion passed unanimously.

Commissioner Linke moved to convene an Executive Session at 11:42 a.m. citing Section 24-6-402, CRS, which states that local public bodies may utilize executive sessions for considering any of the following matters (specifically): (4)(e)(1) determining negotiating strategies and positions and instructing negotiators on for the acquisition of property for County owned property and surrounding properties around County Road 5. If necessary, the Board will convene Executive Session under CRS 24-6-402 (4)(b) for conference with attorney.

The motion passed unanimously.

The meeting was reconvened at 12:19 p.m.

I, Richard Cimino, 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.

Present for the Executive Session was the Board, the County Manager, and County Attorney.

Commissioner Cimino left the meeting to attend to official County business away from the Board meeting.

Commissioner Linke moved to authorize Commissioner Manguso to serve as acting Chair for the remainder of the meeting.

The motion passed.

Bertagnoli Outright Exemption

PROJECT NAME: Bertagnolli Outright Exemption
APPLICANT: Bret and Rene Davidson and Rosemary Ann Bertagnolli
LOCATION: Metes & Bounds parcel of 3.19 acres, commonly known as 2125 County Road 642

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

ATTACHMENTS:
A. Vicinity Map
B. Application and Narrative Letter
C. Title Commitment
D. Proposed Outright Exemption Plat
E. Metes & bounds parcel Deeds
F. Resolution 1995-9-4

STAFF PLANNER: Joan Lyons, Alexander Taft, LEED Green Associate
REQUEST: The Applicant is proposing a boundary line adjustment with the adjacent legal Metes and Bounds parcel through an Outright Exemption.

I. BACKGROUND

a. Proposal

Bret and Rene Davidson, hereafter referred to as “the Applicant,” purchased property by Warranty Deed on February 18, 1998, recorded at Reception No. 98001425, with no existing structures. The Applicant approached the County with a request to create a buildable area using land from the Applicant’s neighbor, Rosemary Ann Bertagnolli, due to unusual topographical and geological circumstances. The subject lots in this application consist of two vacant Metes & Bounds Parcels. The Applicant’s parcel is identified as a 3.19 acre tract of land. The Bertagnolli parcel is identified as a 4.9 acre tract of land. Both parcels are located in the Northeast ¼ Northwest ¼, Section 25, Township 3 North, Range 76 West, of the 6th P.M.

b. History

The Applicant’s Metes & Bounds parcel of 3.19 acres was created on September 15, 1972 by Warranty Deed from Grand County to Leo P. Althoff recorded in Book 190, Page 447 of the Grand County Clerk and Recorder. The Applicants have owned their property since 1998.

The Bertagnolli parcel of 4.9 acres was deeded to Rosemary Ann Bertagnolli by her and her husband, Edward James Bertagnolli, recorded in Mach 1986 at Reception No. 24220. The Bertagnolli’s purchased their property from Virgil Van Wormer. Virgil Van Wormer purchased his property Althoff family in November 1982. No further records were found when the Althoff family created said parcel in Grand County. The Bertagnolli parcel

was included in an Outright Exemption process, recorded as Resolution No. 1995-9-4. It is Staff's understanding that the Outright Exemption was done to create the Right-of-Way for County Road 642.

II. STAFF ANALYSIS

This proposed Outright Exemption combines a portion of the Bertagnolli parcel the Davidson parcel to create a more buildable area for the Applicant. Staff has determined that this combination is an unusual and unique circumstance, which allows such to be considered through the Outright Exemption Regulations. Though the Bertagnolli's parcel has previously been included in an Outright Exemption process, Staff recognizes that there is no other subdivision process that a boundary line adjustment can be done for two Metes & Bounds parcels. Neither parcel of land is within a platted subdivision. As well, the Outright Exemption application presents minimal land impacts. The Davidson parcel (West parcel) wants to combine .14 acres of the 4.19 acre Bertagnolli parcel (east parcel) to create a new Davidson parcel of 3.33 acres. No structures exist on either parcel.

It is Staff's opinion that it is within the general interest of public safety and welfare to create a buildable area for a single family dwelling for the Applicant. Water and sewer to this lot shall be provided by a State permitted well and Onsite Wastewater Treatment System (OWTS). Further, the proposed Outright Exemption will create 20 foot perimeter utility easements that shall be shown on the Final Plat Mylar.

III. PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed this during their regular meeting of May 8, 2019. Staff noted that the Applicant was unable to attend because of conflicts in work schedule. Staff noted that an issue arose to their attention as presented by the Grand County Attorney's Office. The Design Standards require the proposal "have a total of five (5) acres". Planning Commission agreed that because it conforms to minimum area of a lot within the Residential District and doesn't create new lots it presented no issue. The Outright Exemption Regulations are for such an unusual circumstance. There is no other body of regulations to contain this proposal. It was discussed that if this was creating an issue then perhaps a change was due for these regulations.

IV. STAFF RECOMMENDATION

Planning Commission unanimously recommended the approval of the Bertagnolli Outright Exemption with the following conditions to be met:

Prior to a hearing by the Board of County Commissioners:

1. Certification and a statement by the owner insuring compliance with the design standards and all other requirements of the Grand County Outright Exemption Regulations [3.2(2) (n)].

Prior to recording of the Final Plat:

2. A draft Quit Claim Deed shall be supplied for review by the County Attorney [3.2 (2) (j)].
3. Statement of taxes due showing current taxes paid [3.2(2) (s)].
4. An electronic copy of the Outright Exemption Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided. [3.2 (2) (t)].
5. A plat note added that states: Tract 2 shall be forever combined a Metes and Bounds parcel owned by C. Rene Davidson described within Warranty Deed recorded at Reception No. 98001425 with the property, never to be sold, mortgaged, or transferred separately.
6. The Applicant shall meet all Plat requirements and such additional information as may be required by the Grand County Board of County Commissioners.

Following recording of the Final Plat:

7. Well permits will be required to be amended with the State to reflect changes in the Legal description of each lot.
8. Impact fees shall be paid at time of building permit. [2.5 (1-2)].

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

Applicant Bret Davidson came to the Board meeting to answer questions.

Commissioner Linke moved to approve Bertagnolli Outright Exemption as presented by Joan Lyons removing condition 8.

The motion passed.

Lots 1A & 1B, Block 6, Lake Forest 1st Addition – Amended Final Plat

PROJECT NAME:	Amended Final Plat, Lots 1A and 1B, Block 6 Lake Forest 1st Addition
APPLICANT:	Marko Mackovic
LOCATION:	Lots 1A and 1B, Block 6, Lake Forest 1st Addition, 270 County Road 642 (Rocky Mountain Drive)
ZONING:	Residential District (R)

APPLICABLE

REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations

ATTACHMENTS:

- A. Vicinity Map
- B. Community Development Application
- C. Lake Forest 1st Addition Subdivision Plat Rec. No. 76469
- D. Lake Forest 1st Addition Amended Final Plat Rec. No. 2012007793
- E. Lots 1A and 1B, Block 6, Lake Forest 1st Addition Proposed Amended Final Plat
- F. Title Commitment

STAFF PLANNER: Joan Lyons, Planner I

REQUEST: Approval of an Amended Final Plat to combine lots for the construction of a new garage.

I. DISCUSSION

a. Background:

Marko Mackovic (the “Applicant”) is the owner of the subject lots transferred via Warranty Deed recorded at Reception No. 2015003335. The Applicant is proposing the construction of garage on the western portion of the 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, such as water quality setbacks.

b. History:

Lake Forest 1st Addition Subdivision was platted in 1953 and contains approximately 140 lots in 64 acres with average lot sizes of roughly .46 acres or 20,037 ft². 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.

A Grand County Community Development Application for an Amended Final Plat was filed and approved in 2012, Recorded at Reception No. 2012007793. The application separated Lot 1 into two lots, Lots 1A and 1B. The only notable recommendation from the hearings in 2012 was that the Applicant’s were to remove a Carport to allow for access through a privately held easement to Lot 1A.

II. STAFF COMMENTS AND ANALYSIS

The Applicant is proposing this lot combination with the future intention of constructing a new garage on the larger lot. The individual platted lots are .53 acres or 23,086.8 ft², and .26 acres or 11,325.6 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 required to have minimum lot area or water quality setbacks.

The subject parcel is bordered by Residential zoning to the east and north and Granby Reservoir to the south and west of the parcel. Immediately north and east exist vacant land.

Staff finds this proposal consistent with the applicable Grand County Zoning Regulations. The resultant lot is .79 acres or 34,412.4 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 garage. Staff believes that the proposal is consistent with keeping low density where there are not public water services available.

III. PLANNING COMMISSION REVIEW

During the regular Planning Commission meeting on May 8, 2019, the Commissioners reviewed this application. Commissioners had questions regarding the 2012 Amended Final Plat and its hearings regarding whether the lots could be combined into one lot. Upon further review by Staff, reports and the Recorded Plat indicate that there are no restrictions preventing the Applicant from combining lots. Staff and Commissioners also discussed that the Applicant will be required to amend their State Well Permit based upon the lot’s legal description following recording of the Amended Final Plat.

IV. RECOMMENDATION

Planning Commission unanimously recommended approval of the Second Amended Final Plat for Amended Lot 1A, Block 6, Lake Forest 1st Addition 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 (4.3 (2) (u)).
2. An electronic copy of the Final Plat shall be submitted (4.3 (2) (y)).
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 and recorded with Final Plat.
6. A 24”x36’ mylar for recording shall be submitted (4.3(1)(a)).
7. A surveyor’s certificate shall be submitted (4.3(2)(l)).

8. Well Permit No. 198552 must be amended to match the legal description of the lot.

The Board agreed that there needs to be a plat note to limit this to a single-family dwelling.

Commissioner Linke moved to approve the Amended Final Plat, Lots 1A and 1B, Block 6 Lake Forest 1st Addition with 8 conditions plus additional condition that has one-single family dwelling limitation. No other dwelling unit will be allowed.

The motion passed.

There being no further business to come before the Board, the meeting was adjourned at 3:13 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 28th day of May 2019.

Richard Cimino, Chair

Attest:

Sara L. Rosene, Clerk and Recorder