

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

September 10, 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  
Assistant County Manager Ed Moyer  
County Attorney Chris Leahy

Those present recited the Pledge of Allegiance.

Commissioner Linke moved to approve the Meeting Minutes of September 3, 2019, of the Board of Commissioners.

The motion passed unanimously.

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

Commissioner Manguso moved to approve and authorize wiring \$10,000 for a down payment assistance loan for Brendon Reagan and Alex Kramer as presented by Sheena Darland.

The motion passed unanimously.

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

Public Comments

Middle Park Fair Board President stated that the Middle Park Fair was successful. The concert was also successful and the Fair Board provided the County with \$40,000 from the concert proceeds.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on September 11, 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 September 10, 2019 for payment on September 11, 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 September 11, 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 September 10, 2019, for payment on September 11, 2019 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Linke moved to approve the wire payments and vouchers presented on September 10, 2019, for payment on September 11, 2019 for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Rick Liberali informed the Board that people are living in small buildings that are not homes and do not have sanitation. Mr. Liberali asked that the Board to keep that in mind.

Community Development Director Robert Davis stated that two of his employees have resigned and he would like to hire those employees to work part time. Both of the employees have waived County insurance. The Board approved the request.

County Sheriff Brett Schroetlin stated that currently the fire danger is low.

### Road and Bridge Update

Road and Bridge Superintendent Chris Baer stated the County received a request for a pit operator to move trucks off its property between 6 a.m. and 7 a.m. This only applies to concrete.

The Board agreed that it can allow this request after notification has been made to the neighbors.

### Manager and Attorney Items

County Manager Kate McIntire presented the weekly update.

Commissioner Manguso moved to approve the Granby-Grand County Airport Hangar Lease Agreement between Grand county and R.W. Aircraft, LLC for one year and is renewed every year with CPI adjustment.

The motion passed unanimously.

Commissioner Linke moved to rescind the motion from last week regarding the roping chute at Flying Heels Arena. The total amount of the roping chute is \$2,499.99 with to be split \$800 from Commissioner Districts 1 and 3 and Commissioner District 2 will pay \$899.99.

The motion passed unanimously.

Assistant County Manager Ed Moyer stated that Grand County has an easement on the Stadelman Ranch. Mr. Moyer suggested that the County may want to ask Headwaters Land Trust to take over the conservation easement. The Board supports the idea to have Headwaters Land Trust take over the Stadelman Ranch easement.

The Board directed staff to request Grand Foundation to provide \$20,000 to Mind Springs for the transportation of M1 holds. The Board will review the funding and intends that funding for M1 holds be provided through Jun 2021.

Commissioner Manguso moved to convene an Executive Session at 9:32 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)(a) the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest. Present for the meeting is Board, County Manager, County Attorney, Finance Director, Communications Coordinator, and County Sheriff. The purpose of the Executive Session is to discuss ballot question without using the forum to sway the public.

The motion passed unanimously.

The Executive Session ended at 10:09 a.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.

### Treasurer's Report

County Treasurer Christina Whitmer presented the monthly Treasurer's report.

### Board Business / Correspondence Calendar

Commissioner Linke moved to convene an Executive Session at 10:26 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)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on a specific legal question. The topic of the meeting is facility needs. Present for the meeting were the Board, County Manager, Assistant County Manager and County Attorney.

The motion passed unanimously.

The Executive Session ended at 10:40 a.m.

I, Richard Cimino, hereby attest that the portion of the executive session during which no minutes were taken was confined to a topic authorized for discussion in an executive session.

---

I, Chris Leahy, hereby attest that the portion of the executive session during which the Recorder was directed to take no minutes constituted a privileged attorney-client communication.

---

### Consent Agenda

Resolution No. 2019-9-3, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AN AWARD OF CONSERVATION TRUST FUND MONIES TO THE GRAND COUNTY MANAGER’S OFFICE FOR REPLACING THE ROPING CHUTE AT THE FLYING HEELS ARENA”

Commissioner Linke moved to approve the Consent Agenda less Resolution No. 2019-9-3.

The motion passed unanimously.

### Beacon Landing Marina, Temporary Use Permit

TO: Grand County Board of County Commissioners  
FROM: Joan Lyons, Planner  
DATE: September 10, 2019  
SUBJECT: Temporary Use Permit – Beacon Landing Marina  
LOCATION: 9405 US Highway 34

Jim and Lisa Debevec, herein referred to as “the Applicants” are requesting that the Board of County Commissioners approve a Temporary Use Permit pursuant to Grand County Zoning Regulations, Sections 11.9 & 11.10 for seasonal outdoor boat and trailer storage from at 9405 US Highway 34, Grand County, Colorado.

#### **BACKGROUND:**

The Applicants operate a marina where individuals can do boat rentals, lake tours, guided fishing charters, bait and tackle, seasonal slips, moorings, maintenance, shrink wrap, and storage. The Applicants have submitted an application for a Temporary Use Permit, including a site plan, and a narrative from the Business Owner. The Applicant’s current/proposed location is at the intersection of US Highway 34 and Grand County Road 4.

#### **CONSIDERATIONS:**

Community Development has received comments from CDOT expressing concerns regarding historical use of access and limiting access on US Highway 34. The Grand County Board of County Commissioners reviewed indoor and outdoor regulations over the course of a six month period during the beginning of 2019. Concerns included, but were not limited to Scenic Byways, visibility, fencing/screening/landscaping, and blight. The Applicant has provided information in their narrative regarding the appearance and condition of the boats and vehicles.

Sections 11.9 & 11.10 of the Grand County Zoning Regulations read as follows:

#### **11.9 TEMPORARY USE PERMITS:**

Temporary uses do not require any new permanent structures or improvements for the operation. They are active only on a seasonal or short term basis and do not result in any long term impact on surrounding properties. Examples include summer stables, Nordic ski centers or seasonal outdoor vendors. Activities such as those sponsored by non-profits and family oriented gathering are excluded.

#### **11.10 SUBMITTAL REQUIREMENTS AND REVIEW:**

Requests for temporary uses shall be reviewed by the Board of County Commissioners and require a permit issued by Resolution. Each request will be reviewed individually, and criteria shall include, but not be limited to such things as parking, sanitation and evidence that all necessary permits have been obtained.

Staff recommends that the Board approve the request for a Temporary Use Permit, with the following conditions before the Temporary Special Use Permit is issued by Resolution:

- The Applicants must consult CDOT for access concerns.
- The Applicants outline an amount of time the Temporary Special Use Permit will be active (either seasonally on an annual basis, or temporary period until regulations are changed) with hours of operation.

- Parking information must be added to the site plan provided in the application.
- Circulation of traffic and storage area must be clearly identified on the existing site plan.
- County Staff will have the ability to revoke the Temporary Special Use Permit if the storage does not reflect what the Applicants have provided in their application and is not orderly and maintained.

Jim Debevec stated that this is a temporary solution and he will work for a better solution. He will store only boats and trailers during the winter.

Planner Joan Lyons stated that the property is zoned tourist.

Commissioner Manguso moved to approve the Temporary Use Permit for Beacon Landing Marina as presented. Commissioner Manguso expressed concern over access.

The motion passed unanimously.

Commissioner Manguso moved to convene an executive session at 11:00 a.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 motion passed unanimously.

The Executive Session ended at 11:45 a.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.

---

Commissioner Linke moved to authorize Grand County to apply for the 2020 Census Outreach Grant to DOLA in the amount of \$10,000.

The motion passed unanimously.

### Calendar

The Board met with Middle Park Health regarding the Peak Health Alliance. The Board attended the Mayor and Managers meeting and toured the River Run facility. The Board attended a Housing Authority workshop.

Commissioner Cimino attended a CCAT meeting where the 2020 legislative agendas were discussed. Commissioner Cimino would like to contribute \$4,000 to CCAT.

There is a lot of movement toward property taxation of short term rentals.

September 11 Commissioner Cimino will speak at the Winter Park Chamber at 11:00 a.m.

September 11 Grand Enterprise meeting at 5:00 p.m.- Commissioner Linke

September 12 Meeting at Rocky Mountain Roastery at 7:30 a.m. to 5:00 p.m. to go to Needles Eye Tunnel. All three commissioners will attend.

September 16 Conservation Easement Discussion – Commissioner Linke

September 16 Grand County Employee Insurance meeting with HUB at 2:00 p.m. in Board of Commissioner's Room– Commissioner Cimino and Manguso

September 17 Cow Study review at 4:00 p.m. at the site

There being no further business to come before the Board, the meeting was adjourned at 12:04 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 17<sup>th</sup> day of September 2019.

---

Richard Cimino, Chair

Attest:

---

Sara L. Rosene, Clerk and Recorder