

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

October 23, 2018

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

Also Present: Clerk and Recorder Sara L. Rosene  
County Manager Lee Staab  
Assistant County Manager Ed Moyer  
County Attorney Robert Franek  
Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Cimino moved to approve the minutes of the Regular Board of Commissioners meeting of October 16, 2018 as presented.

The motion passed unanimously.

Employee Recognition

The following County employees received a Grand County Coin due to each of their exceptional service to Grand County:

Tammy Russell for her exceptional work for EMS  
Karla Witcher for her exceptional work for EMS  
Chris Baer for his exceptional work for Road and Bridge  
Allen Pullium for his exceptional work for EMS

The following were recognized for 5-year anniversaries or increments of the 5-year anniversaries:

Erica Mentzer	5 years
Travis Wildeboer	5 years
Ray Jennings	15 years

Finance Department

Cathy Henderson for Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on October 24, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on October 24, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Cathy Henderson for Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on October 24, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on October 23, 2018, for payment on October 24, 2018 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Cimino moved to approve the wires payment, interfund transfers and vouchers presented on October 23, 2018, for payment on October 24, 2018 for Grand County.

The motion passed unanimously.

Departmental, Contracts, Comments, Issues

Human Resources Director Colleen Reynolds presented the Application Form Amended Group Coverage Signature Pages. She noted the following:

Buy-up plan terminating

- PPO Base plan renewing (deductible change, maximum out of pocket change)

Public Hearing – Fraser Valley Metropolitan Recreation district request to own or operate a bowling alley, The Foundry Cinema and Bowl, located at 22 Second Street, Fraser, CO 80442, pursuant to CRS 32-1-1005(2)

The public hearing scheduled to begin at 1:45 p.m. was called to order by Chair Linke at 1:50 p.m. County Attorney Franek set the record with the following exhibits:

- A. Email from Scott Ledin with comments from Ed Moyer dated October 9, 2018
- B. Public Notice dated October 11, 2018
- C. Proof of Publication in Middle Park Times on October 11, 2018
- D. Memo from Community Development sent to bowling alleys dated October 10, 2018
- E. Grand County Community Development staff report dated October 23, 2018
- F. Public Review Sheets (with and without signatures)
- G. Fraser Valley Metropolitan Recreation District boundary map
- H. Fraser Valley Metropolitan Recreation District facilities map
- J. Power Point Presentation by Community Development
- K. Current tax notice

PROJECT NAME: Fraser Valley Metropolitan Recreation District  
APPLICANT: Fraser Valley Metropolitan Recreation District represented by Scott Ledin, Director of Parks and Recreation.  
LOCATION: Town of Fraser and Grand County, Colorado  
ZONING: N/A  
APPLICABLE REGULATIONS: Title 32 Colorado Revised Statutes, Special Districts 32-1-1005, Park and recreation districts  
EXHIBITS:

- A. Vicinity Map.
- B. Resolution 1978-9-7 approving the Service Plan for the Fraser Valley Metropolitan Recreation District.

STAFF PLANNER: Alexander Taft, LEED Green Associate  
REQUEST: A request to consider an establishment of facilities and services provided by Fraser Valley Metropolitan Recreation District

## I. DISCUSSION

### a. HISTORY

The Board of County Commissioners (“BOCC”) approved the Service Plan of Fraser Valley Metropolitan Recreation District (“FVMRD”) on September 19th, 1978, by Resolution No. 1978-9-7. The BOCC’s approval of the Service Plan found that the FVMRD Service Plan provided for a service that was found to be inadequate in the County, substantially was in compliance with Grand County Master Plan and serves an existing and projected need.

The service plan that was adopted with the 1978 Resolution was focused around serving the younger population in Grand County. The original district was projected to serve a population of approximately 1,200. Summer was notably a low intensity season creating a seasonal “boom, bust” cycle for recreational amenities. The District Steering Committee was looking for ways to engage the population during the warmer season, especially the younger population during the summer recess. Golf courses proposed by the District would serve the older population and would serve as a way to create a lifetime recreational activity that is supported by all age groups. The District has a several facilities that currently serve a broad range of the population in Grand County.

Currently FVMRD owns and operates:

- Grand Park Community Recreation Center in the Town of Fraser.
- Pole Creek Golf Club and associated facilities within Pole Creek Valley Subdivision.
- Fraser Valley Sports Complex and IceBox Ice Rink adjacent to the intersection of County Road 5 and US Highway 40.

FVMRD is successful in managing these recreation facilities and their associated food and beverage operation. The success is reflected in the expanded use and recent improvements underway on IceBox Ice Rink.

### b. PROPOSAL

FVMRD is requesting an approval by the Board of County Commissioners to pursue interest in owning and operating a bowling alley and cinema. The Foundry is an entertainment and recreation center currently under private ownership. As such, according to CRS 32-1-1005, the BOCC can only approve the request if it is demonstrated that existing facilities are inadequate to meet the need:

C.R.S. 32-1-1005 (2) (a) No district shall construct, own, or operate any bowling alley, roller skating rink, batting cage, golf course on which the game is played on an artificial surface, or an amusement park which has water recreation as its central theme, unless the board of such district receives approval for such project from the Board of County Commissioners of each county which has territory included in the district. The Board of County Commissioners shall disapprove the facility or service unless evidence satisfactory to the board of each of the following is presented:

- (I) The facility or service is not adequately provided in the district by private providers;
  - (II) There is sufficient existing and projected need for the facility or service within the district;
  - (III) The existing facilities or services in the district are inadequate for present and projected needs;
  - (IV) The district has or will have the financial ability to discharge any proposed indebtedness on a reasonable basis; and
  - (V) The facility or service will be in the best interests of the district and of the residents of the district.
- (b) In addition to any existing notice requirements, notice of the hearing of the Board of County Commissioners on the proposal of the district to construct, own, or operate a facility or to provide a service pursuant to this subsection (2) shall be sent by the district to all providers of the same or similar type of facility or service located within two miles of the proposed facility or service no later than ten days prior to such hearing. The notice required by this paragraph (b) will be deemed to have been sent to all required providers if said notice has been sent by first-class mail, postage prepaid, to all such providers listed in a current classified telephone directory and to all such providers whose names are provided to the district by the appropriate trade association.”

The Applicants representative has provided the following as evidence satisfactory to the Board:

- (I) The Foundry Cinema & Bowl is the only bowling alley in both the FVMRD boundaries and in Grand County.
  - (II) There seems to be sufficient existing and projected need for the facility within the FVMRD. This facility is now five and a half years old and has shown a profit every year.
  - (III) This may be a non-issue as this is currently the only facility within the FVMRD or Grand County.
  - (IV) The proposal includes an annual lease payment, subject to annual appropriations, at a level that is supported by the current business operations.
  - (V) The FVMRD 2017 Master Plan Update identifies providing amazing indoor recreation experiences and pursuing alternative revenue streams. We believe this opportunity meets both of these goals. Should the FVMRD consider pursuing this opportunity, we would operate this facility in accordance with our organizational mission, vision, values and goals with the communities’ best interest in mind.
- The BOCC in its approval confirms that ownership and operation of the proposed facilities in this district are consistent with the Grand County Master Plan and the District Service Plan. Therefore, if approved by the BOCC, FVMRD can proceed with negotiations for acquisition.

Approval of this is appropriate for the following reasons:

- County Master Plan supports development within the town limits
- This service is currently inadequate in the area and across the County.
- The additional facilities provide new and useful recreational activities to the District.

## II. RECOMMENDATION

The only other bowling alley in the County was in the Town of Grand Lake and has been closed since December 2015. There is a proposal in the Town of Grand Lake to replace the bowling alley that has been on hold since May of 2016.

It is Staff’s recommendation to the Board of County Commissioners that pursuant to C.R.S. 32-1-1005 (2) (a), the approval of FVMRD in owning and operating a bowling alley and cinema is consistent with the parks and recreation district. The facility will serve a population that is currently inadequately served.

Fraser Valley Metropolitan Recreation District Director of Parks, Recreation, and Golf Director Scott Ledin stated that the District has been looking into this since the beginning of this year. He acknowledged that there could be challenges with this. He noted that this idea is outside the box. He believes that it is an opportunity for the District.

Commissioner Cimino suggested that if this happens, the District Board may want to consider whether it will censor certain films.

Commissioner Manguso asked how the Town of Fraser feels about this since it will take the property off the tax roll.

Assessor Weydert stated that if the Board approves this, this property becomes tax exempt. This year, the taxes were \$45,814.

Town of Fraser Board member Andy Miller stated the town is concerned over property taxes. It will be roughly \$2,200 to the Town of Fraser. The Town of Fraser has the school, library, fire station, and recreation center as tax exempt properties.

Fraser Valley Metropolitan Recreation Board member David McKnight stated that they are tasked with trying to continue service to the community.

Community member Kathy Bergen and Patty Sue Coulson are in full support of this proposal.

Commissioner Manguso would like to see all the taxing entities notified to see if any have serious concerns.

Mr. Ledin understands that the town directed the owners of the property to contact the recreation district.

Commissioner Cimino moved to approve the request from the Fraser Valley Metropolitan Recreation District to own or operate a bowling alley – the Foundry Cinema and Bowl, located at 22 2<sup>nd</sup> Street, Fraser pursuant to CRS 32-1-1005(2).

The motion passed unanimously.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

#### Summit Trail Lodge Condominiums Phase 1 Amendment – Final Plat

PROJECT NAME: Summit Trail Lodge Condominiums Phase 1 Amendment – Final Plat  
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  
STAFF PLANNER: Alexander Taft, LEED Green Associate  
REQUEST: The applicant is proposing a subdivision in order to construct multi-family residential composed of two (2) townhome (condominium) buildings containing four (4) units 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 the 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 provide sufficient information for the Final Plat approval and submittal of building permits. Previous discussion and analysis from the Sketch Plan, Preliminary Plat and Final Plat can be referenced under Appendix A

#### II. REVIEW AGENCY COMMENTS

Mountain Parks Electric, Inc.

Mountain Parks Electric (MPEI), has agreed to work with the developer to determine how to supply facilities. Suggested language dedicating easements for the MPEI shall also be placed on the Final Plat. County Engineer, JVA Consulting Engineers Comments have been supplied from the County Consulting Engineer. The comments suggest approvals from the Fire Protection District and Water and Sanitation District shall be required. A response from Tim Gagnon, the projects engineer, has provided resolution to comments made in relation with the Road and Bridge Standards.