

RECORD OF PROCEEDINGS

REGULAR MEETING
TOWN OF GRAND LAKE BOARD OF TRUSTEES
MONDAY, JANUARY 27, 2014 7:30 P.M.

CALL TO ORDER: The regular meeting of the Board of Trustees was called to order by Mayor Judy Burke at 7:30 p.m. at the Town Hall, 1026 Park Avenue.

ROLL CALL

PRESENT: Mayor Burke; Trustees Gasner, Lanzi, Lewis, Ludwig, and Weydert; Town Manager Hook, Town Clerk Kolinske, Town Planner Biller, and Town Attorney Krob.

ABSENT: Mayor Burke announced that Trustee Peterson was absent from both the afternoon workshop and this evening's meeting because of vacation. Trustee Lewis moved to excuse Trustee Peterson from both this afternoon's workshop and this evening's meeting. Trustee Lanzi seconded the motion and all Trustees voted aye.

APPROVAL OF MINUTES

January 13, 2014: Trustee Weydert moved to approve the minutes of the January 13, 2014 regular meeting as written, seconded by Trustee Gasner. All Trustees voted aye except Trustee Lanzi, who abstained.

ANNOUNCEMENTS:

Mayor Burke announced that it would be appreciated if cell phones were turned off during the meeting.

Mayor Burke announced that this year's Winter Carnival, "*The Superstars of Music*" will be held on Saturday, February 1st. The events include tea pot curling, snowman contest, snow golf, kid's steeplechase, parade, snow sculptures, parent/child sled pull, bed sled races, human bowling, fireworks over the lake, and the "Grandy Awards" and Ball.

Mayor Burke announced that the Grand Lake Fire Protection District's Board has cancelled the Special Election that they had scheduled for February 4, 2014.

Mayor Burke announced that a Poker Run to benefit Flight for Life Colorado will be held Saturday, February 8th beginning at 9 a.m. in the Community House.

Mayor Burke announced that a public meeting regarding the East Shore Trail will be held Tuesday, February 11th at the Grand Lake Fire Station beginning at 7 p.m.

Mayor Burke then announced that the Trail River Ranch facilities (the old Betty Dick property) in Rocky Mountain National Park are available for use if you have an educational based event in need of a unique venue. Contact

RECORD OF PROCEEDINGS

Bonnie Severson for details and reservations at 970-627-3646 or blseverson@gmail.com.

CONFLICTS OF INTEREST:

Mayor Burke stated that if there are any Trustees wishing to announce a conflict of interest with any items on this evening's agenda, they should do so at this time.

Trustee Ludwig announced that he had a conflict with the Local Liquor Licensing issues as he holds a license for The Rapids Lodge and Restaurant.

REPORTS: SALES TAX CASH FLOW REPORT FOR JANUARY 2014:

Mayor Burke asked Town Clerk Kolinske to present the sales tax cash flow report. Kolinske reported that the amount of revenue received in January 2014 for the month of November 2013 is \$39,055. This amount is 52 ¾ % above what was received through January 2013 and the most received for the month of November since at least 2009.

REPORTS: FINANCIAL REPORT FOR DECEMBER 2013 (UNADJUSTED):

In the absence of Financial Trustee Jim Peterson, Mayor Burke asked Town Clerk Kolinske to present the Financial Report for December 2013 (unadjusted). Peterson reported that the General Fund expenditures through the end of December totaled \$1,716,678.02 or 56.4% of budget. He said the Water Fund expenditures for the same period totaled \$652,903.06 or 69.8% of budget, the Marina Fund expenditures totaled \$135,776.67 or 35.6% of budget and the PAYT Fund expenditures totaled \$12,891.86 or 66.2% of budget.

At 7:35 p.m. Trustee Ludwig excused himself and left the room.

LIQUOR LICENSING AUTHORITY: QUASI-JUDICIAL – SHOW CAUSE HEARING – REGARDING THE TAVERN LIQUOR LICENSE OWNED BY GRUMPY'S SALOON, INC., D/B/A GRUMPY'S SALOON – Mayor Burke asked Town Attorney Krob to present this matter to the Board. Krob explained that this matter has been set for a Show Cause Hearing, but before proceeding or making a recommendation to the Board, he gave a summary of events that lead up to this point. He began by saying that there was an event that involved the cutting of the Town's Christmas tree and there were rather extensive reports provided by the Grand County Sheriff's Office as a result of that. At that time, Incident Narrative #13-000064_3 was not brought to the Board's attention. The Narrative included a report made by Terry Humble who said that he was told by another party "Cody" that Sabo and Barnes were initially planning on burning down the house of the board member whom opposed the liquor license, along with a secondary plan of smashing the windows and smashing the office of Judy Burke. Humble stated that he is not

sure of the extent of the involvement in the incident regarding Felts and Sanger. That report was then brought to the attention of Town staff. Those were obviously very serious allegations and a matter of substantial concern to staff as well as to the Board because if true, then they would constitute intimidation of a member of the Liquor Licensing Board in connection with the license that was issued. Due to the serious nature of those allegations staff recommended that the Board of Trustees set the matter for a Show Cause Hearing so that two things could happen. 1) An investigation into the allegations be made, and 2) this hearing would be set to enable the applicant to address the allegations. The Sheriff's Office then undertook an investigation and sent a report to the Town dated December 11, 2013. A copy was provided to the liquor license holder as well as his counsel. In the report, the Deputy spoke with Cody Holt, who was the individual identified that over heard the conversation of concern, and Holt explained that he never made a statement like that ever and was not even in town when the tree was cut. Holt also told the Deputy that Humble changed his story to that he heard the statement "around town." Holt again told the Deputy that he never said that statement and if he did hear something like that, he would have told the police about it. Also in the report, Humble was quoted as saying that he does not remember if it was Barnes and Sabo's plan to burn Weydert's house down or just burn the Christmas tree in Weydert's yard. The Deputy asked Humble if he had been coerced or threatened to change his story and Humble stated that he had not. Based on the outcome of the investigation, Town Attorney Krob said that there is not sufficient evidence to proceed with the Show Cause Hearing and recommended that the matter be vacated.

Trustee Gasner moved to vacate the Show Cause Hearing seconded by Trustee Lewis. The motion carried when all Trustees voted aye except Mayor Burke and Trustee Weydert who abstained.

At 7:41 p.m. Trustee Ludwig excused resumed his seat.

OLD BUSINESS:

None.

NEW BUSINESS:

PUBLIC HEARING - CONSIDERATION OF A SPECIAL USE PERMIT FOR A PUTT PUTT GOLF COURSE LOCATED AT LOTS 6-8, BLOCK 19, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 700 GRAND AVENUE (D/B/A GRAND LAKE HARDWARE) – Mayor Burke asked Town Planner Biller to present the matter to the Board. Biller explained that the Town has received a special use application for a putt putt golf course which requires Board review. The request is for a secondary business not incidental to the primary use of an existing business. Alan Funk is the applicant, the primary business is the Grand Lake Hardware, and the secondary business is the putt putt golf course.

Municipal Code 12-2-31(A) General SUP states:

2. *A [SUP] permit [is required] for the temporary use (six months or less) of private property.*
 - (b) *For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more business present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility.....*
 - (d)1. *Applications must be made at least ninety (90) days prior to the date(s) of the proposed use.*
 - (i) *Any significant changes to the application must be made at least thirty (30) days prior to the proposed use unless caused by an emergency, as determined by Town Staff.*
3. *At a Public Hearing, after receiving comment and testimony, the Commission shall make recommendation to the Board of Trustees in the form of a resolution. Nothing in this section shall preclude the Commission from tabling or continuing the Public Hearing to another time and place. If the Resolution is to approve the request, it shall contain the following findings:*
 - (i) *That the proposed location of the use is in accord with the purposes of this Chapter and the purposes of the district in which the SUP site is located.*
 - (ii) *That the proposed location of the Special Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements.*
 - (iii) *That the proposed use will comply with all of the applicable provisions of the Code of Ordinances.*
 - (iv) *That the applicant shall comply with such terms and conditions as the Commission determines are necessary to carry out the letter and intent of the Special Use Permit process.*
 - (v) *That the SUP shall be valid for a specific duration of time, citing specific dates.*
 1. *In the case of reoccurring applications, the Planning Commission may make recommendation to the Town Board of Trustees for the Board's approval of an annually-reoccurring Special Use Permit not to exceed three years.*

Municipal Code 12-2-28(B) Parking Requirements states:

1. *General Retail: 1space/350 S.F. of Total Floor Area*
Office: 1space/350 S.F. of Total Floor Area
Amusement Services: 1space/1,000 S.F. of Total Outdoor Floor Area
- 2.(a) *The total number of required parking spaces shall be calculated based on the table from part 1. An fraction shall be rounded up to the next whole number.....*

2. *After allowing for the on-street parking credit...structures shall be required to satisfy seventy-five (75%) percent of the resulting number of required parking spaces off street, unless a variance is obtained by the Town.*
3. *On-Street Parking Credits in Determining Required Parking Spaces*
 - (b) *The amount of parking spaces required as determined elsewhere in this section shall be reduced by the number of available on-street parking spaces on a one-to-one basis.*

Staff contacted all surrounding property owners of this Public Hearing and received no written comments regarding the SUP. Staff has reviewed the application and in general the applicant has proposed the following:

- 18 holes (65'x110')
- Summer use only.
- Hours of operation: 10am to 8:30pm
- Signage not to exceed 50 sq.ft.
- All business operations conducted through the hardware store.
- No outdoor lighting at this time.
-

In order to meet the Town Municipal Code and the International Building Code (IBC) the following items are required:

- Create two additional parking stalls on-site
- Ensure the course is ADA accessible.
- Ensure patron access to the restrooms located inside the hardware store is maintained.

Staff is in support of an existing business desiring to expand and supports efforts to increase activities for our summer visitors. However, the Planning Commission was unable to take action on this matter at their 1/15/14 meeting and continued their Public Hearing until 2/5/14. Therefore, the Board is unable to take action on this matter, but should take public comment if necessary. If persons in attendance wish to make public comment, the Board should open the public hearing. Regardless, the Board should continue the Public Hearing to the next Board meeting on 2/10/14.

Mayor Burke then opened the meeting for public comment.

Hayden Burke, 700 Grand Lake Lane, was the first person to be recognized from the audience. As President of the Chamber of Commerce, he said that the Chamber fully supports the putt putt golf course.

Steve Kudron, owns a business at 1034 Grand Avenue, was then recognized. He said that he has reviewed the applicant's submission as well as staff's comments and recommendation. One of the things that is of great concern to him as a business owner is the ability to grow and to make it efficient. He said, "The investment that is going to be made here is nearly \$30,000.00. The recommendation made by staff to provide 2 parking spaces is an additional

\$20,000.00. At an \$8.00 to \$12.00 putt, that's an awful long time for somebody to make an expectation that would be very beneficial to the community as well as a possible attraction that we could use to increase people coming into Town." He said that he took a look at the parking calculations that were made and believes that there are a couple of discrepancies. He explained that the reason for his presence is to point out how, as a community and as business people, we can look for ways to be able to say "yes" instead of for ways to be able to say "maybe" or even "no". He said, "As you are moving forward when you take a look at some of these items, I think it is common sense, and I hope you see it the same way. There is a deck and a patio on the lower level that is 352 square feet and there is a deck and a patio on the upper level that is shown as 352 square feet with an asterisk. The asterisk means that the square footage was not used in the parking calculation. Further down under Special Use Permit is Putt Putt Golf (65' x 110') totaling 7,150 square feet. I spoke with Alan Funk earlier today and asked him where that number came from. What he told me was that he kinda did an about measurement. If you are familiar with the property, the putt putt will only be on the cemented areas and not on the landscaped areas which will account for a little over 25% of the space. What I specifically asked Alan was how much square footage will be used and he said 6,000 square feet. There is a difference, a large difference, when we are looking at this. Approximately 65' x 105' is 6,825 square feet which would only require 7 spaces instead of 8. The Town Ordinance requires 1 space per 1,000 square feet. 110' x 65' is 7,150 square feet. It's costing Alan \$10,000.00 for 150 square feet which may or may not be accurate. I would recommend to staff and I would also recommend to Alan to take an accurate measurement of that space so it could be reviewed before the Planning Commission. The other thing to look at is the deck and patio consisting of 352 square feet which is included in the assessment but it is also a part of that cement area that is shown on the plan for the putt putt area. Alan is kind of getting double dipped on 352 square feet. It's not a whole lot but when you consider the total general retail/office square footage of 4,186 and subtract 352 you get 3,834 square feet. When calculated by code, 3,834 square feet/1 parking space per 350 square feet = 11 parking spaces instead of 12. There are actually 16 spaces shown on the plan and if those two spaces were taken out, Alan wouldn't have to pay \$20,000.00. Having the putt putt golf course at this location would bring people down to that side of Town. In the summer time, rarely are all those spaces filled and I would love to see them filled. I recently purchased another building that is down on that side of Town and hope to have it open for retail this spring. I would love to be able to see more business coming that way and who knows maybe we could extend the boardwalk all the way down to Center Drive. I would like you to consider this and I would like you to approve it without the parking spaces when it comes before you on the 10th. Thank you very much."

Will O'Donnell, 1133 Grand Avenue, was then recognized from the audience and asked if putt putt was a use by right. He then asked, "If it is then why is there a need to go before the Planning Commission?" Town Planner Biller

responded by saying that Alan Funk will be operating it through his current business which is not incidental to a hardware store. If it were a standalone business, it would be a use by right. O'Donnell said, "I know that you all will be attending a Board retreat soon; the Downtown Assessment discussion is ongoing and to be constructive in that discussion, I would like the Town Board to consider the fact that we've got an over cooked Town Code in Grand Lake. Our commercial core is an eight block long strip of commercial. At the end of those eight blocks, 50% is vacant right now. We are not heavy on commercial use in this Town yet we've got this code that has all these burdensome parking requirements and all these burdensome open space requirements and all these burdensome sign code requirements. We've got a Code Enforcement Official that we're going to waste money on hiring soon to police these overly burdensome codes on eight blocks of retail. It's just totally overcooked; it belongs in a big city with hundreds and thousands of people, not four hundred. Over one hundred years after the Town was platted the commercial vitality is just grim and getting grimmer. So let's talk at the retreat about relaxing these burdensome codes. The putt putt is a seasonal business; we don't need to charge them \$10,000.00 per space. Let's figure out how, as a Town government, how to aid businesses that want to evolve here not just throw at them all these onerous constraints that is so cost prohibitive to do anything in this Town. That's all I have to say, thank you."

Carey Barnes, 604 Marina Drive, was then recognized agreeing with what Mr. Kudron and Mr. O'Donnell said. She said, "It would just be nice to really see everybody come together instead of all of this dissention. It would be nice if we all work together, work together economically, as well as politically, as well as neighborly. I don't think that we're doing what we have here as a core any justice when we have so many restrictions, we have so many strict code rules and enforcements. And obviously you have to have some of that in a community but I think that possibly the purpose of you guys having this group come in and do this analysis was because we were a struggling community and we were struggling between them and you and us and we were struggling between each other we were struggling with our whole way of getting our message out that we are a great place, we are a wonderful community and I just agree with Mr. O'Donnell that when you guys do go to the retreat, that you do take a softer look at things economically for the businesses in this community because it is really tough here. We have had a business in Town for the past 25 years, but my husband Greg has actually been a business owner here since 1969. We have seen a lot of changes. We were here during what we call the glory days; we've seen politics come and go; we've seen great people come and go and we've seen wonderful people come in and the community evolve to what it is today. It is a great community. Our family loves it here. We want to be a part of it here. We do a lot of things for the community here. We want cohesiveness; we just feel that we want people to come together and work as one. From the heart of the community, from the heart of the business owners, the families, the young people here, Sam and Monika, they're here, they've come into our community, they've lost their school, but we raised our kids

here. Our kids got to share, Tom's kids got to share in all of the glory of this community at that time. To be able to create the environment so that their kids can come in and step into those positions in this community is important to us. Thanks."

Mayor Burke reminded everyone in the audience that this is a Public Hearing regarding the Special Use Permit for the Putt Putt Golf Course and asked people to keep their comments to that topic.

Donna Ready, was then recognized speaking on behalf of Brad Hajim whose address is 625 Grand Avenue. She said, "Mr. Hajim wanted me to ask what the Trustees have done for business growth in the area and this does relate to the Putt Putt." Mayor Burke responded by saying that the meeting was open to hear the public's comment. Ms. Ready said, "I'm open to your public comment. What have you guys done?" Receiving no comment she then gave her name and address of 1133 Grand Avenue. She said, "If you were really listening to Mr. Kudron tonight I don't think that the parking spaces will be an issue because he is obviously right. So I'm here for the big picture." She then distributed a handout to the Board Members (see attached Exhibit A). She said, "Back around the year 2000 the Board of Trustees at that time voted to raise the parking space fee from \$2,000.00 to \$10,000.00 per space. What has happened to growth since then? I don't see that we've had any growth since then. So I'm here to remind you of all of the glorious things that would have happened if you hadn't raise the parking space fees. Development would have come in. The big picture is that I'm here to ask you please don't let the putt putt golf course go away just because of parking spaces. And in the big picture please roll it back, lower the parking space fees to \$2,000.00 or better yet to \$0.00 and lets let the Town grow."

Mayor Burke explained that the Board will make comment and discuss the matter once the Public Hearing has been closed.

Doris Braun, 700 Park Avenue, was then recognized from the audience. She said that she lives across from the hardware store and would love to see the putt putt there. She said, "Since the elementary school closed I miss all of the kids in Grand Lake and this will be a place where the kids will be again and will enjoy it. But please, whatever the deal is let them go through with the putt putt golf or find somebody to open the other one. I wish it will be there because it will bring business on this side of the Town too which Circle 3 and the hardware store is ok but if we had something for the whole family including kids it would be greatly appreciated."

Having no further comments, Trustee Gasner moved to continue the Public Hearing for the Special Use Permit Application for a putt putt golf course located at Lots 6-8, Block 19, Town of Grand Lake; more commonly referred to as 700 Grand Avenue (d/b/a Grand Lake Hardware) until the Planning

Commission reviews this matter and takes action. Trustee Lewis seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION OF PENDING LEGISLATION BEFORE THE COLORADO GENERAL ASSEMBLY – Mayor Burke asked Town Manager Hook to present this matter to the Board. Hook explained that the Board has an opportunity to consider if pending new legislation warrants further action on the part of the Town. Continuing the dialogue with the Board from prior meetings:

- Prior to the opening of this session of the Colorado General Assembly, legislation in recognition and support of the 100th Anniversary of Rocky Mountain National Park (RMNP) was planned to be introduced
- The packet for your January 13 workshop included an update and materials related to broadband issues
- CML’s legislative workshop is scheduled for February 13 at the History Colorado Center in Denver
- CAST’s legislative workshop is scheduled for March 13 at the CML Building in Denver

On January 13, 2014, NWCCOG/QQ issued their legislative update email. Staff desires to know if the Board has any particular interest or concern with any current proposed legislation. Staff is prepared to assist with the follow-up on any legislation that the Board may feel warrants additional involvement on the part of the Town. Staff has not been able to confirm the status of the RMNP legislation. The Board should discuss the latest information on pending legislation to determine if additional involvement on the part of the Town is warranted. Staff has no recommendations on legislation for the Board at this time. If there is specific pending legislation on which the Board desires to provide direction to staff, the Board should consider developing a motion to that effect.

Trustee Lewis moved to take no action at this time. Trustee Weydert seconded the motion and all Trustees voted aye.

CITIZEN PARTICIPATION: Doris Braun, 700 Park Avenue, was recognized from the audience asking if the playground could be included in the Special Event Permit for this year’s Winter Carnival submitted by the Chamber of Commerce for the kid’s steeplechase. Town Manager Hook responded by saying that all of Town Square has been approved in the Special Event Permit.

Will O’Donnell, 1133 Grand Avenue, was again recognized from the audience. He said, “Please do consider my comments at the Town retreat. The fact that the Lemmon Lodge Replat of something that 98% of already existed took four years and is a huge symbol of what I’m talking about. During those four years it kept people from getting building permits to improve their properties. It is just unnecessary to replat something that has been in existence for I don’t know how long. It was just a bunch of technical points that took four years. I

haven't been to that many of these meetings but I bet you 50% of the meetings that I have been to, I've heard a great deal of discussion from staff about all of the hours that they have spent cleaning up and revising and amending the Town Code. Hours and hours and hours just by staff to amend the Town Code and it's really too much code. I understand your difficulty making the Lemmon Lodge Plat get approved because you've got all this code that you have to abide by and you can't not abide by it in one case and abide by it in another case. I understand that and I realize that it's a difficult position for Town staff to be in, but, it's too much code for this Town. I have said this before; this Town is like a shopping mall, it's not New York City or London. We're not building subway systems here and we're not building skyscrapers; we're building putt putt golf courses and we've got shops on the boardwalk that want signage so that people can see them. It's really not much more complex or difficult than that. We don't really need to have an overcooked sign code which keeps the merchants from promoting their unique businesses. We do not need another Town Code Enforcement Official to go up and down the boardwalk with his clipboard and give citations out to whoever is using the parking strip for some unacceptable violation of code reason. We just don't need all that stuff in this Town. We really don't. So that's my opinion. I really think that our regulations are stifling. The proof is in the pudding; we've obsessed on the open space and parking and signage and code enforcement and code revision and plats and replats and it just goes on and on and we have stifled evolution of this Town as a result. I could go on and on about this and I won't anymore but please do consider maybe just scrapping the whole code. If you can't run the Town without the code then let's not have a Town Hall. It's a small little village, it's not rocket science, and it's not New York City. We can get along without this Town Code and be successful. I realize that there are some things that are important so maybe discuss what's important and what is too much and lean down the code so that staff does not always have their hands tied and so that staff doesn't have to spend hours and hours and hours and hours putting people through the gauntlet to comply with this Town Code that belongs in a city not the little shopping mall of the village of Grand Lake. That's all I've got to say, please consider it. Thank you."

Trustee Ludwig then asked to see a show of hands of people who actually live within the Town limits. He said that he is sitting in the position of Town Trustee because in the last two elections none of them or anyone else in this Town stepped up to run for office. He said that there are three Trustees rolling off the Board in April; he being one of them and he cannot run again. Of the fifteen hands that he counted that went up, he suggested that they get together and choose someone to run for office, someone that they would support, and they can sit in his seat and see if they can do the job that they want. He said he expects to see a very vibrant election this year and now is the time to step up if they don't agree with the way things are.

Doris Braun, 700 Park Avenue, was then recognized from the audience. She said that she was in Town Hall earlier that day and asked Town Clerk Kolinske

RECORD OF PROCEEDINGS

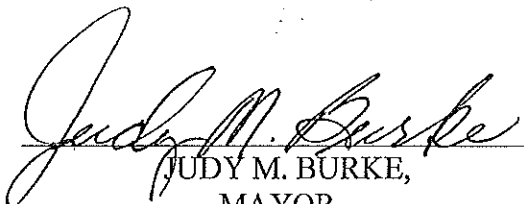
what someone would have to do to run for election and was told that if qualified, they can pick up Nomination Petitions from her between February 10th and February 28th. She then asked Town Clerk Kolinske if that information can be put in the newspaper. Kolinske responded by saying that she is currently working on a full page ad that will be published on February 7th that will explain what the important deadlines are for every municipality in the County. There will be phone numbers for each of the Clerks in the County; it will explain the qualifications to be a candidate for office, it will highlight HB 13-1303 and how it will affect mail-in voters.

Mayor Burke explained that being in office doesn't just require attending two meetings per month; it could end up being six to eight meeting per month because there are other organizations and issues to deal with. For example, Trustee Lewis serves on the Chamber of Commerce as well as Trustee Ludwig which means additional meetings per month. There are also representatives that attend the school board meetings. Trustee Peterson serves on the Northwest Colorado Council of Governments which is at least one additional meeting per month. She said that you really do have to have a love for the community to do this as a volunteer. She said that these Board Members spend hours and hours reading large packets preparing for a meeting while working or running a business. It's a time consuming commitment.

Doris Braun then said that if the next generation doesn't do more for the Town and take over, we are going to end up with some senior citizen homes and probably a hospital. We all know how hard it is to make enough money to survive the winter here. She did say that being a Town official is commitment and is time consuming but encouraged the young people to get involved.

ADJOURNMENT:

Trustee Gasner moved to adjourn, seconded by Trustee Lanzi. All Trustees voted aye, and the meeting was adjourned at 8:24 p.m., January 27, 2014.



JUDY M. BURKE,
MAYOR

ATTEST: 

RONDA KOLINSKE, CMC,
TOWN CLERK

12

Exhibit A

Please Encourage business and growth in Grand Lake.

It seems to me that growth in Grand Lake basically came to a halt around the year 2000, when the Board raised the "parking space fee" from \$2,000 to \$10,000.

Many amazing projects would be here now if it were not for the Town standing in the way of progress, charging absurd fees and creating a paperwork nightmare and enforcement problems. To name only a few:

2000 Doug Foster would have built retail and residential on the two vacant lots next to Pancho & Lefty's. With only 100 feet by 100 feet of land, he was unable to meet the Town's open space requirements, so he gave up...

2006: Allen and Tony Miller would have built a large number of fine quality residential condominiums along the south side of Block 2, just off the boardwalk. We would have had many moire vacation homeowners coming up to spend money on treats, home decor and dining out; that opportunity is lost forever. The town declined, based on believing at that time that commercial would be a better use for Park Avenue, although in 2014, Grand Lake still has vacancies on main street.

2009: Lakeside Lofts in the Pancho's parking lot would have been a boon to the east end of the boardwalk! The town took 19 months to approve the project and the petitioner spent \$100,000. By the time the Town granted approval, he had lost his financing and the economy turned.

2014: We will see if you lose a fine new mini golf course which would provide some family activity and add needed life to the west end of town since you are asking them to put in 2 parking spaces. How many rounds of putt putt do you have to sell in order to cover two parking spaces, which currently equal \$20,000.00?

Does it really matter if Aspen collects \$35,000 for a parking fee? Let's roll Grand Lake's back to zero or to no more than \$2,000 per space and let the Town grow and flourish!