

MINUTES
PLANNING COMMISSION
REGULAR MEETING
April 3, 2019
6:30 P.M.

- CALL TO ORDER: Chairman Hayden Southway called the regular meeting of the Grand Lake Planning Commission to order at 6:37 p.m. on April 3, 2019 at the Town Hall, 1026 Park Avenue.
- ROLL CALL
PRESENT: Chairman Hayden Southway; Vice Chairman Robert Canon, Commissioners John C. Murray, Judy Burke, and Town Planner Nate Shull.
- ABSENT: Commissioner Shockey was noted as absent due to vacation. Commissioner Kudron was noted as absent due to a conference attendance. Commissioner Lanzi did not report being absent. Commissioner Burke moved to excuse Commissioners Kudron and Shockey and name Commissioner Lanzi unexcused. Seconded by Commissioner Murray. All others voted aye.
- APPROVAL OF MINUTES: NONE
- UNSCHEDULED CITIZEN PARTICIPATION: Chairman Southway asked if there were any unscheduled public comments and noted that comments are limited to 3 minutes.

No members of the public had comments
- CONFLICTS OF INTEREST: Chairman Southway asked if any members of the Commission had a conflict of interest, or the appearance of. None were stated
- ITEMS OF BUSINESS NONE
- ITEMS OF DISCUSSION: **CONTINUED: Lot Consolidations/Lot Line Adjustments – ordinance language to be modified in consideration of limiting approvals for nightly rental requests.** – Planner Shull explained that this matter was being brought back to the Commission by request of the Board of Trustees to reconsider additional language that would address potential nightly rental applications on property seeking lot line adjustments and/or consolidations. He proceeded by asking whether any such additions should be added to the original resolution.
Discussion amongst the Commissioners included the content of the resolution, and the authority to regulate nightly rentals as it relates to a re-subdivision request. The Commission concluded that such language would not be appropriate since this criterion for review would be out of the Commissioner and Board's scope, in addition to the fact that such language is shaky in terms of its legal firmness if argued in a court of law. They further agreed that there are better means or avenues by which nightly rental properties can be regulated. Planner Shull stated that he would report this information back to the Board of Trustees.

Jim Kreutzer, 112 GCR 4640 – Mr. Kreutzer explained that he was not present at the meeting to approve the original resolution and wished to express his concern with it, stating that it is a major deterrent to commercial developers wanting to build in Town since it adds another level of bureaucracy. Presently, one owner of contiguous commercial or mixed-use properties may combine lots by-right without needing to go through Planning Commission or Board review. He fears that by reviewing consolidations and adjustments, these reviewing bodies can deny that request, ultimately killing the development.

Chairman Southway suggested that unless there was a legitimate issue in the request, Planning Commission nor Board of Trustees would deny a lot consolidation simply because of the proposed development program. Planner Shull suggested adding language to the original resolution under Review Criteria stating “the proposed lot line consolidation/adjustment meets the intent of all the use-by-right regulations for that zone district”.

ITEMS OF
DISCUSSION:

CONTINUED: List of items to add/modify in Municipal Code to be considered for required legislative review - Planner Shull recapped what had been discussed at the previous meeting, sharing a list of items for future Planning Commission review that had been created to include, but not be exclusive of;

- All property bounding or abutting bodies of water such as lakes, streams, rivers, or ponds
- All new uses, construction and additions to structures on property zoned commercial and commercial transitional
- Review of all NEW nightly rental requests

The Commissioners continued with discussion of other potential review items, and ultimately concluded on the following additional items;

- Discretionary review of all new construction over 3000 sf and all additions over 10% of the size of the existing structure on property zoned Residential (low-mid-high densities)
- All municipal activities that impact street closures or deal with alteration of traffic

Commissioner Burke and Murray requested that they hold off on any recommendation until the next meeting in order to solidify this list and give all absent Commissioners the chance to further contribute to it.

PLANNING
COMMISSION
DISCUSSION:

Streetscape Improvements Project Update – Planner Shull provided a brief update on the present and future activities associated with the Downtown Streetscape improvements project. He suggested Brian Thomasen, Director of Engineering for NV5, Inc would be at the upcoming Board of Trustees meeting to explain their scope of work and proposed budget.

PLANNING
COMMISSION
DISCUSSION:


Comprehensive Plan Task Force Progress Update – Planner Shull provided a brief update on the present and future activities associated with the Grand Lake Comprehensive Plan update. Discussion included bandwidth/capacity to handle background research and analysis in-house, as well as connecting these efforts with the Grand Lake Heart & Soul program.

ADJOURNMENT:

Commissioner Canon moved to adjourn, seconded by Commissioner Burke. All Commissioners voted aye, and the meeting was adjourned at 9:07 p.m.

Hayden H. Southway, Chairman

ATTEST:


Jennifer Thompson, Town Clerk

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