

MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
July 17, 2019  
6:30 P.M.

CALL TO ORDER: Chairman Hayden Southway called the regular meeting of the Grand Lake Planning Commission to order at 6:30 p.m. on July 17, 2019 at the Town Hall, 1026 Park Avenue.

ROLL CALL

PRESENT: Chairman Southway, Vice Chairman Canon, Commissioners John C. Murray, James Shockey, Judy Burke; Steve Kudron, and Town Planner Nate Shull.

ABSENT: Chairman Southway noted that no Commissioners were absent

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.

Gary Casalo, 305 Mountain Ave – Mr. Casalo expressed his frustration with the ground water flooding of his home on Woodpecker Hill, alleging that the activities may have been caused by the sewer line excavation at the Grand Lake Lodge. He requested the Planning Commissioners come as a group to look at the conditions. He also argued that the Town should remedy the flooding problem in their portion of the right-of-way on Patterson Street and bill the Grand Lake Lodge for the work.

CONFLICTS OF  
INTEREST:

Chairman Southway asked if there were any conflicts of interest among the Commissioners. No conflicts of interest existed.

ITEMS OF  
BUSINESS:

**PUBLIC HEARING (Continued) – Consideration to recommend approving a plan change to an existing building permit for a new boat slip to be constructed on property located at Lot 1, Block 7, Grand Lake Estates 1st Filing, more commonly referred to as 428 Lakeside Dr, Grand Lake Colorado** – Chairman Southway asked Town Planner Shull to present the matter. Planner Shull explained the purpose of the request and provided geographic context. He then skipped to the staff comment portion, highlighting the critical feedback of federal agencies about the proposed

boat slip. In conclusion, he suggested tabling the matter to a future meeting until the applicant could obtain the necessary permits and approvals from the State Historic Preservation Office (SHPO) and the United States Forest Service (USFS).

Chairman Southway invited the applicant's representative to speak at the podium.

Geoff Elliott, Grand Environmental Services – Mr. Elliott acknowledged that while the federal requirements, though being worked through, were still of concern. He agreed with Planner Shull's suggestion, stating that he would communicate with SHPO and USFS about getting written clearance and an alternative design for the boat slip.

The commissioners continued their discussion of the request, covering topics including wetland areas, expected discharge/lake bed disturbance, USGS flow gauge device, and setbacks.

After no further discussion, Commissioner Shockey moved to table the applicant's request to a future meeting. Commissioner Canon seconded. All others voted aye.

**QUASI JUDICIAL PUBLIC HEARING – Consideration to grant an appeal in the form of a variance for expansion of a non-conforming structure located at Lot A, Shadow View Terrace, more commonly referred to as 169 Shadow View Lane –**

Chairman Southway asked Town Planner to present the matter. Planner Shull shared the purpose of the request and moved immediately to staff comments. He explained that, upon discovering a previous resolution (Resolution 5 – 2013), the applicant had already been granted a variance to build a deck cover/awning with support beams, but to date had not acted on this resolution. Since such resolution was passed, the applicant merely needs to meet the conditions of the resolution.

Chairman Southway invited anyone in the public to speak. With no public comments given, Chairman Southway closed the public comment portion and opened up discussion amongst the commissioners.

Questions arose regarding the specific conditions, the length of time in which resolutions remain valid, and variance criteria. With the request essentially having been retracted, the Planning Commissioners directed staff to ensure that Resolution 05-2013 is met.

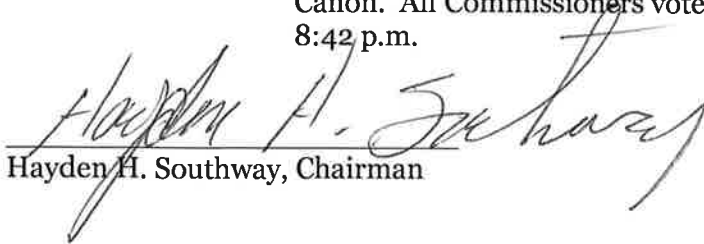
**ITEMS OF  
DISCUSSION:**

**Town Planner Update** – Planner Shull shared some updates on current and completed projects in Town, including W. Portal Bridge, Downtown Streetscape, commercial and mixed-use developments, and water tank replacement, among others.

**Arts Space Market Survey** – Planner Shull described the Space to Create process so far in the works, and encouraged the Commissioners to spread the word about the Arts Market Survey.

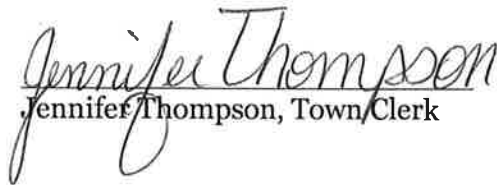
The Planning Commissioners concluded with a discussion about changing certain design standards to become more compatible with desired character of Grand Lake, including pitched roof requirements, height restrictions, and open space.

ADJOURNMENT: Commissioner Burke moved to adjourn, seconded by Commissioner Canon. All Commissioners voted aye, and the meeting was adjourned at 8:42 p.m.



Hayden H. Southway, Chairman

ATTEST:



Jennifer Thompson, Town Clerk