

***PLEASE ADHERE TO SOCIAL DISTANCING AND FACE MASKS REQUESTS FOR IN PERSON
ATTENDANCE***

TOWN OF GRAND LAKE
PLANNING COMMISSION
TOWN HALL
6:30 P.M.
Sept 16, 2020

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - a. August 19, 2020
- IV. UNSCHEDULED CITIZEN PARTICIPATION
(This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.)
- V. CONFLICTS OF INTEREST
- VI. ITEMS OF BUSINESS
 - a. Variance request for the land use area of Lot 1, Block 33, more commonly referred to as 328 Mountain Ave.
- VI. ITEMS OF DISCUSSION
 - a. Pay as you throw layout
 - b. Comprehensive Plan update
- VII. FUTURE AGENDA ITEMS
 - a. Retirement and replacement of Haydn Southway and Robert Canon from the Planning Commission
 - b. Planning Commission to make recommendation on Comprehensive Plan
 - c. Wildlife Corridors
- IX. ADJOURNMENT

Online meeting information (please log on 15 min early if you anticipate needing any technical support):
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/718027909>

You can also dial in on your phone. United States: +1 (571) 317-3122 Access Code: 718-027-909

We Will be meeting in Town Hall and sitting 6 feet apart. Please wear a mask. Once we reach capacity, public will be requested to phone in via GoTo Meeting Link Above to participate.

MINUTES
PLANNING COMMISSION
REGULAR MEETING
AUGUST 19, 2020
6:30 P.M.

CALL TO ORDER: Chairman Hayden Southway called the regular meeting of the Grand Lake Planning Commission to order at 6:31 p.m. on August 19th, 2020 in Town Hall.

ROLL CALL
PRESENT: Chairman Hayden Southway; Commissioners Diane Mahoney, John C. Murray, James Shockey, Robert Canon, Ernie Bjorkman, and Judy Burke; and Town Planner Kimberly White.

ABSENT: Commissioner Shockey virtually present via GoTo meeting.

APPROVAL OF
MINUTES: August 5th, 2020. Minutes approved with a page 4 correction Shadow Park West Condominiums. Motion to approve with corrections by Commissioner Bjorkman, seconded by Commissioner Burke. All in favor with Commissioner Murray abstaining. Motion passed.

UNSCHEDULED
CITIZEN
PARTICIPATION: Chairman Southway asked if there were any unscheduled public comments and noted that comments are limited to 3 minutes.

There were no unscheduled public comments.

CONFLICTS OF
INTEREST: Chairman Southway asked if any members of the Commission had a conflict of interest, or the appearance of. None of the Commissioners had any conflicts.

ITEMS OF BUSINESS: None.

ITEMS OF DISCUSSION: **UPDATE OF DRAFT COMPREHENSIVE PLAN:** Planner White stated that Martin from Plan Tools, Inc mailed a box of printed copies to distribute to the Board of Trustees, Planning Commission, and Comprehensive Plan Task Force. The Task Force was given two weeks to review the draft document and return their comments to Plan Tools, Inc. by August 27th. Then, Plan Tools, Inc. would review the comments and incorporate any pertinent changes into a draft that would be distributed for public comment after the September 10th Task Force Meeting. Planner White passed out the printed copies to the Planning Commissioners and said it was for their reference and they were welcome to make comments, but they were not being solicited at this time. A comment was made that the image on the front needed to be of Grand Lake, and not Shadow Mountain Lake.

FENCE-FACING DIRECTION:

Planner White put the images that Commissioner Mahoney sent via email illustrating a finished fence versus the inner “unfinished” side of the fence. Commissioner Mahoney stated that she looked online and found articles that stated good fence etiquette is such that the “finished” side of the fence faces your neighbor. She would like to see the Town Code updated to require any person building a fence to have the “unfinished” side of the fence face their own property. There was a discussion about what looks better and what the Commissioners feel is best etiquette as a neighbor. There was discussion about wildlife corridors and if fences should be allowed, as well as the height restrictions on fences in town. There was discussion about the state of the fences that are falling down and code enforcement. There was discussion about fences facing the street should be in one direction with the “finished” side facing the street. Commissioner Mahoney read from a site (fence authority) about fence etiquette that the fence should face unfinished towards the builder. Chain link fence was discussed as well as height. Planner White mentioned that the Code contains language that it has adopted the international residential building code and, in that code, fences under 6 feet do not require a building permit. She went on to say that if the fence is over 6 feet, staff can approve the building permit, and if it is over 8 feet it requires permission from the planning commission. A discussion about property line commenced and the footing of a fence might be on the neighbor’s property or well within the property line as well as neighbors. Discussion about adding code specifically stating the direction of the fence and height. Commissioner Shockey mentioned that CPW guidance should be solicited prior to introducing new fence code. Planner White asked that everyone write up their ideas and email them to her. Planner White suggested that people could use hedges or trees to protect the wildlife corridor. There was discussion that many newcomers to Grand Lake are bringing their ideas of fencing from where they are from. Shorter fences or split-rail fences should be encouraged. Dumpster screening was brought up. The discussion will commence at a future meeting and each Commissioner was asked to email their ideas and comments to planner@toglco.com

PAY AS YOU THROW:

Planner White introduced Chairman Southway to give a discussion and asked Keith to give an update on the compactor suggestion. Chairman Southway asked about Keith’s update on the program. Keith Everhart, Public Works Director started the discussion on the compactor history at Columbine. He stated that the compactor hopper was not large enough to accommodate the trash during the summer months. He would need to have a public works employee to man the compactor every hour to accommodate the amount of trash in the small hopper (3-4 yards) of the compactor. While the entire Trash bin may hold 30-40 yards, the hopper isn’t that big. There was discussion about the amount of trash that is being created this year due to Covid take out and single-use trash. Commissioner Canon said that he

would like to see the location of the PAYT south of the carwash lot. He stated that its current location is a danger to the fire department. It was discussed that the PAYT needs to be removed from Sailboat Dr. and that bears have gotten into the trash because people have forgotten to lock the bins. It was discussed that the PAYT should have limited hours with cameras and tickets written to those who leave their trash. Commissioner Murray asked about waste around Town. Keith stated that during the summer, the staff collects trash two times a day and brings it back to the PAYT throw area. The history of trash in Town was discussed, covering spring clean-up, problems with contractors abusing it, private waste companies driving around the street, second home-owners leaving trash out when they leave town, and bears in trash. PAYT throw finances were discussed. The discussion went back to temporary nature of the PAYT new location. Keith discussed the possibility of moving PAYT with the public works building in the distant future. He asked for the blessing of the planning commission to put the PAYT adjacent to the car wash. He will put up fencing all around to block the view of the trash bins from Center Ave. Commissioner Burke suggested using some of the rocks from the lot adjacent to Pioneer-Winters park, to make the PAYT look nice. The town Christmas tree was discussed, the condition of Winter-Pioneer park was discussed. The cost of temporarily relocating PAYT was discussed. Commissioner Shockey said it would be good for the planning commission to review a site plan and recycling. Keith stated that he will bring a drawing to show Commissioner Shockey with a concrete pad for the roll offs to sit on, with short fences on the sides to hide the roll-offs and a short fence on the front of the roll-off with landscaping in front of it. Recycled asphalt will get hot and the wheels of the bins would sink in.

The discussion was changed to talk about the trails near Thomasson Park. Keith said that the bridge at the entrance of the Gateway Inn will be replaced with a culvert. Commissioner Shockey asked if a culvert just south of it would be removed, since it isn't necessary. Keith said that the headwaters trail alliance worked on the trails. He said that class C rock was being added next week.

The PAYT finances were again discussed. Keith said that the public works were swapping out 10-12 trash containers a week all summer.

Craig Wilkerson was in the audience and asked about water draining along the trails. Keith then explained that water travels along Portal down to Center Drive to Marina Drive and into the Lake. The driveway at the south entrance of the Gateway was discussed. Keith stated that the driveway was heaved up to keep water from going onto Portal.

The commissioner's asked that Keith provide a site plan for the next meeting for PAYT. Keith told the Planning Commission that he would have the Planner provide them with a site plan, but he would need them to vote on changing the zoning for the sites adjacent to the carwash site.

Craig Wilkerson from the audience asked Keith about Winters-Pioneer Park cleanup.

Chairman Southway asked about Lake avenue trail near the SUP business. He said that there should be one-way traffic coming off the beach due to safety. Keith stated that Manager Crone decided to keep it closed. Commissioner Shockey asked about the irrigation on the hillside on 34. Keith stated that the trees were established on the hill and did not need to be irrigated any longer. Paul Harrington was the landscaper who put in the irrigation and the trees and grass.

FUTURE AGENDA ITEMS:

Discussion about having PAYT on the next planning commission meeting and there is a committee that is being formed to look at the municipal lands. Discussion about 30' water setback at the fire department.

ADJOURNMENT: Commissioner Canon moved to adjourn, seconded by Commissioner Bjorkman. All Commissioners voted aye, and the meeting was adjourned at 9:21 p.m.

Hayden H. Southway, Chairman

ATTEST:

Jenn Thompson, Town Clerk



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

• Phone: 970-627-3435 • Fax: 970-627-9290

gloplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 328 Mountain Ave. Grand Lake Colorado 80447
 Legal Description: Lot _____ Block _____ Subdivision _____

PROPERTY OWNER INFORMATION:
 Name: Troy Dunnington / Rob Comestro Email: troy@sdlightworks.com
 Mailing Address: 7452 La Mantanza Phone: 619-572-5688
 City: San Diego State: CA Zip: 92127 Fax: _____

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: Troy Dunnington / Rob Comestro Email: troy@sdlightworks.com
 Mailing Address: 7452 La Mantanza Phone: 619-572-5688
 City: San Diego State: CA Zip: 92127 Fax: _____

CONTACT INFORMATION: Is the Contact Person the Applicant? YES NO
 Contact Person (if not Applicant): _____ Email: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

VARIANCE REQUEST (Brief Description): We are wanting to install a custom shed on property for storage and our home site has very little land in front of the house which we need the variance to allow the shed to sit on some city access land.

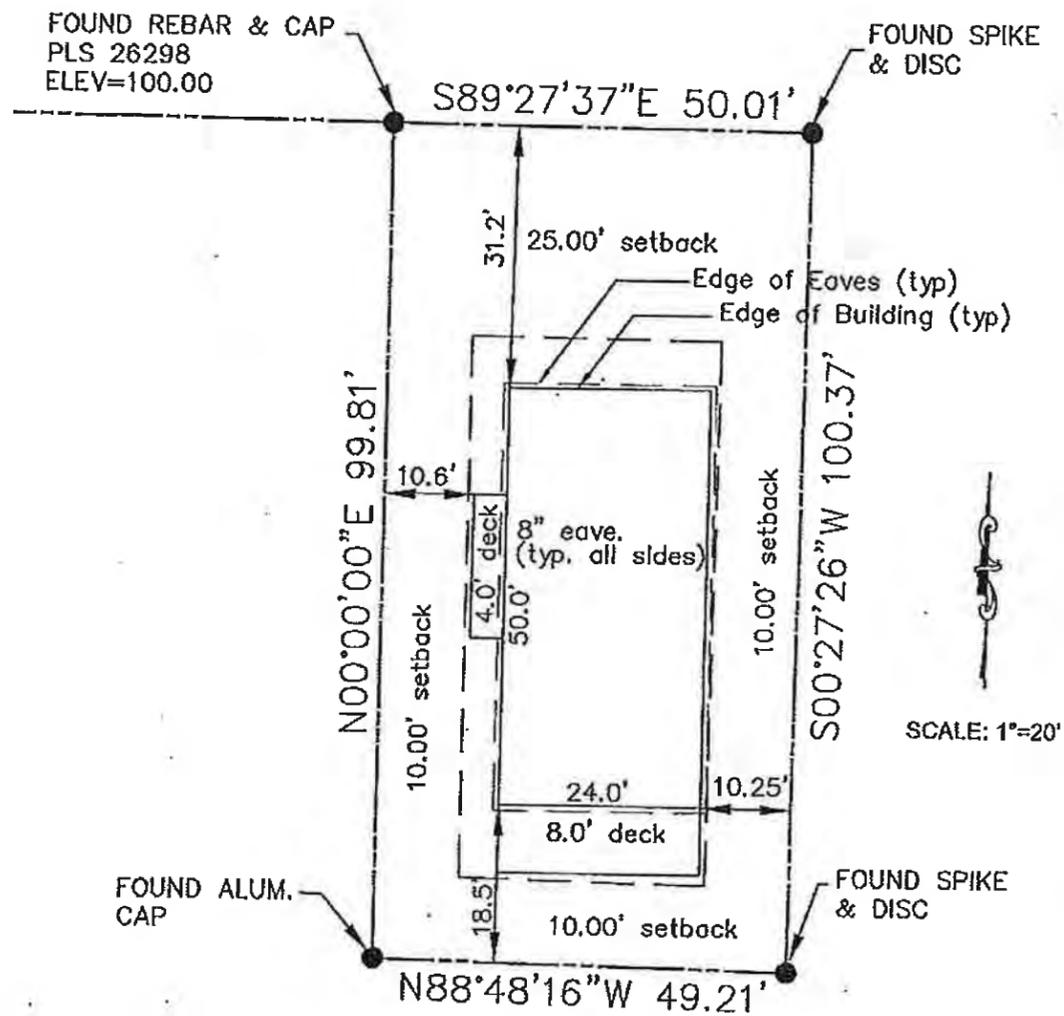
REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.
 Print Name: Troy Dunnington
 Signature:  Date: 08 / 28 / 2020

STAFF USE ONLY
 Application Received By: _____ Date & Time: _____
 File Name: _____ Deposit: YES NO Amount: \$ _____
 Agreement for Services Form Signed? YES NO

IMPROVEMENT SURVEY PLAT
328 MOUNTAIN AVENUE
LOT 1, BLOCK 33,
TOWN OF GRAND LAKE, STATE OF COLORADO

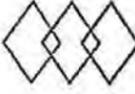


SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON FEB. 24, 2011, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JERALD W. RICHMOND P.L.S. 26298
 FOR AND ON BEHALF OF
 DIAMONDBACK ENGINEERING & SURVEYING, INC.



PREPARED BY:
 **DIAMONDBACK**
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 12640 W. CEDAR DR., SUITE C • LAKEWOOD, CO 80228
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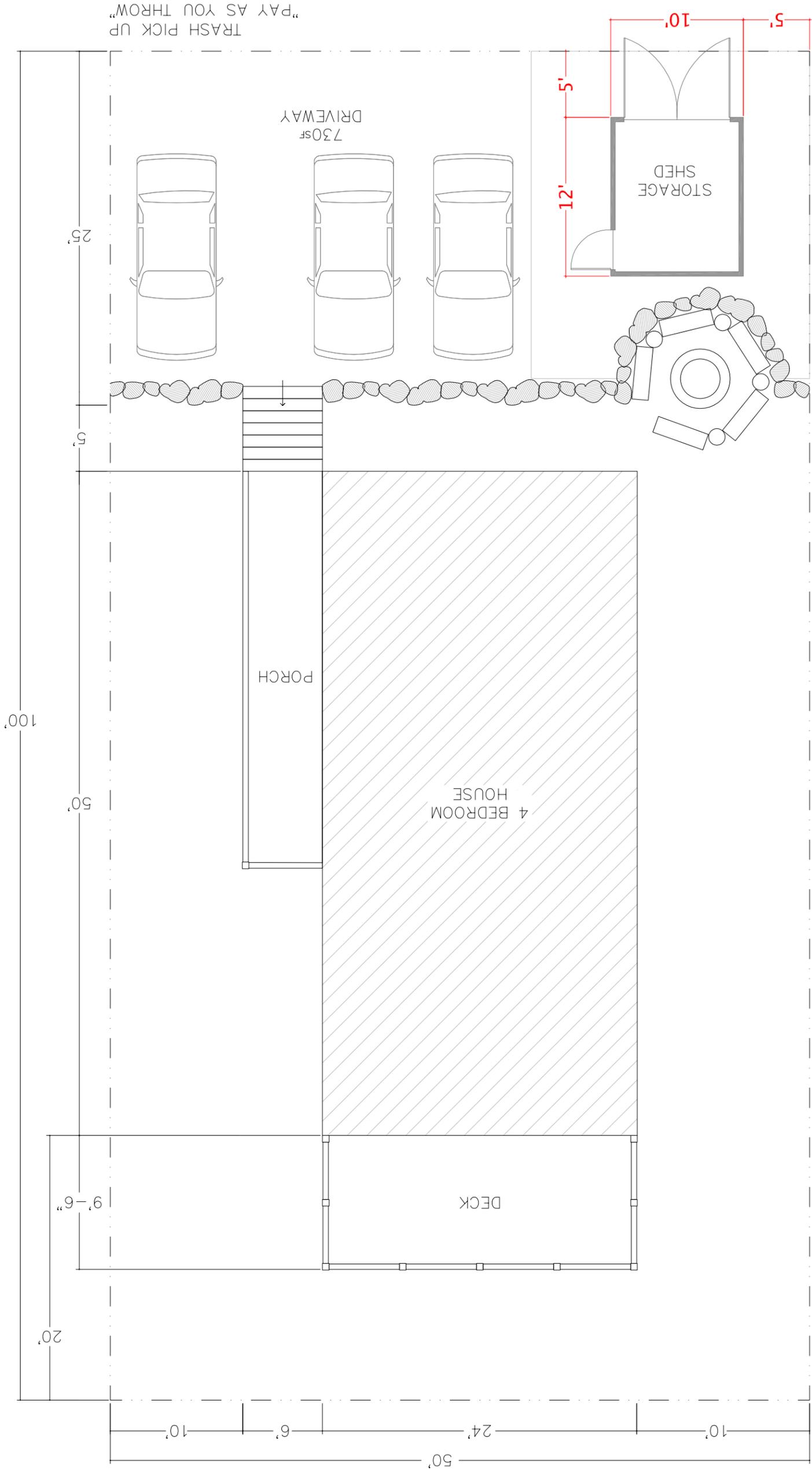
328 MOUNTAIN AVE GRAND LAKE, CA 80447

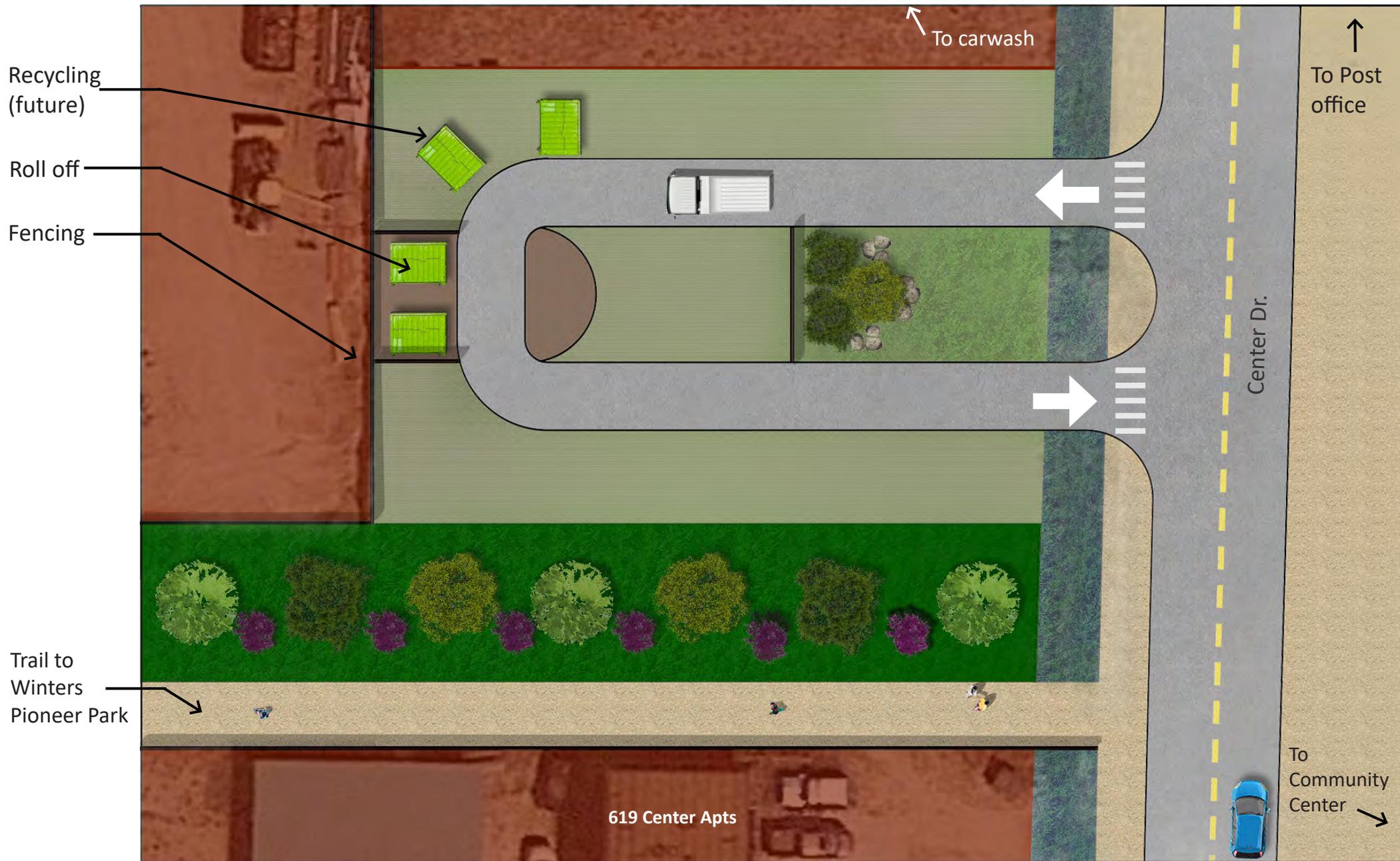
ISSUE DATE	REMARKS
A 06-29-18	SITE PLAN

SCALE : 1/8" = 1'-0"

DRAWING NO.

A1





Pay as You Throw Plan View
9/16/2020