

MINUTES
PLANNING COMMISSION
REGULAR MEETING
November 7, 2018
6:30 P.M.

CALL TO ORDER: Chairman Hayden Southway called the regular meeting of the Grand Lake Planning Commission to order at 6:34 p.m. on November 7, 2018 at the Town Hall, 1026 Park Avenue.

ROLL CALL

PRESENT: Chairman Hayden Southway; Vice Chairman Robert Canon, Commissioners Paul Gilbert, John C. Murray, Elmer Lanzi, and Judy Burke; and Town Planner Nate Shull.

ABSENT: Chairman Southway noted Commissioner Shockey was absent. Commissioner Murray moved to excuse Commissioner Shockey. Vice Chairman Canon seconded. All others voted aye.

APPROVAL OF
MINUTES:

Commissioner Murray moved to approve the minutes for Sept 5, 2018, pending minor modifications to language request by Commissioner Burke. Seconded by Commissioner Canon. All Commissioners voted aye.

UNSCHEDULED
CITIZEN
PARTICIPATION:

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

David Claggett, Grand Lake – Mr. Claggett explained that he is a new Grand Lake Citizen who is pleased to see the progress/improvements being made throughout Town. He shared his excitement with the Commissioners about Planning efforts in Grand Lake and wished them the best.

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:

CONSIDERATION TO APPROVE RESOLUTION XX 2018, A RESOLUTION RECOMMENDING ADOPTION OF THE GRAND LAKE CREATIVE DISTRICT STRATEGIC PLAN – Chairman Southway invited Planner Shull to speak on the matter. Planner Shull explained that he has brought a final draft of the Creative District Strategic Plan in from of Planning Commission for consideration to adopt as a formal

policy document. He suggested that the document has many policies linked to desirable economic outcomes that the Town may have interest in seeing implemented. He also referenced other adopted policy documents such as the Wayfinding Master Plan and the Streetscape Master Plan, both of which included similar strategic objectives for specific topical directives.

Commissioner Burke stated that she noticed many grammatical errors in the document, as well as missing elements such as a list of authors/contributors on the back of the cover sheet. A discussion ensued around what the full intent of these economic policies are, the potential inclusion of a broader range of economic goals, the possible limitation of certain public buildings being adaptively retrofitted or used for creative activities, and the connection between affordable housing and creative economy. Planner Shull acknowledged that the Planning Commission had not been kept up to date with Creative District activities, but assured that the goals, objectives, and strategies listed in the Plan were created with the Town's interest in mind. He invited Steve Kudron, current Creative District Executive Board member, to clarify some of these questions.

Steve Kudron, 308 Park Ave – Mr. Kudron explained that he is a board member of the Grand Lake Creative District and that the discussion being had included a number of inaccuracies to no fault of the Commission. He proceeded to help differentiate the efforts of the Creative District from that of the Space to Create Program, both of which have distinct objectives. He touched on how the grants awarded to the Town for Space to Create would help to build attainable housing and creative workspace which would bring more people and tax dollars into Town, hopefully stimulating a year-round economy.

Planner Shull thanked Mr. Kudron for presenting and stated that he himself shared some responsibility in failing to inform the Planning Commission of all these Creative-based programs. He suggested at a future meeting he would invite the Creative District Board and Space to Create Board to come and speak to the Commission with an opportunity for the Commission to ask questions and provide feedback on the Strategic Plan.

OTHER ITEMS OF DISCUSSION:

TOWN PLANNER UPDATE – Planner Shull asked the Planning Commission if they had any questions about the content of the update/any activities going on in Town. Several projects' status was discussed, including the Grand Lake Lodge, Meandering Moose Miniature Golf, West Portal Bridge, the future Water Shuttle Service, and the HUB remodel/Boardwalk Lofts. Vice Chairman Canon brought up affordable housing and implored the Town make efforts to provide this type of housing in Town proper. Commissioner Lanzi suggested setting policy in Town to raise minimum wage to offset housing costs, something Planner Shull said he would consider in the next Comprehensive Plan update.

Steve Kudron spoke on the efforts happening around the Heart & Soul program, explaining the process and connection it has to establishing value-driven goals for future plans and actions by the Town. Chairman Southway urged these efforts to be spearheaded by our local citizens. Commissioner Murray brought up the Comprehensive Plan and what efforts were underway for updating its content. A brief conversation ensued around this, including content that needed to be added/changed, who is responsible for conducting the update, and spending money for an update.

**MEMORANDUM GRAND LAKE'S DEVELOPMENT BOOM;
ESTABLISH MONTHLY WORKSHOPS TO EVALUATE
MUNICIPAL CODE TO ALIGN WITH COMMUNITY GOALS –**

Planner Shull summarized the memo he drafted for the Commission, explaining that some Grand Lake residents have expressed their shared concern about the type and rate of growth and development in Town, suggesting it is stifling the character of Grand Lake (i.e. not consistent with architecture and density that is currently in place). He asked the Commissioners how they perceive the rate of growth and development in Grand Lake and whether they believe there is a need to address it through policy and regulation.

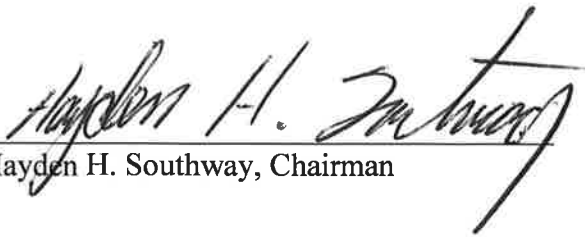
Commissioner Murray stated that he doesn't entirely buy-in to the belief that Grand Lake is developing poorly (siting examples such as the Repertory Theater and the Library as positive developments). He suggested that much of these concerns should be handled through the Comprehensive Plan update. He also recommended the Commission consider adopting some of the stricter design guidelines and criteria of the Grand Lake Lodge for the Town in order to enforce the type and character of development we want.

Commissioner Gilbert agreed that the first step to change would be through updating policy in the Comprehensive Plan, then amending our regulation to conform to the policy. Commissioner Lanzi also agreed but cautioned not to make regulation too restrictive to deter new development. Chairman Southway stated that perhaps, given how few vacant parcels there are left in Grand Lake, the Town should consider annexing property to accommodate additional development.

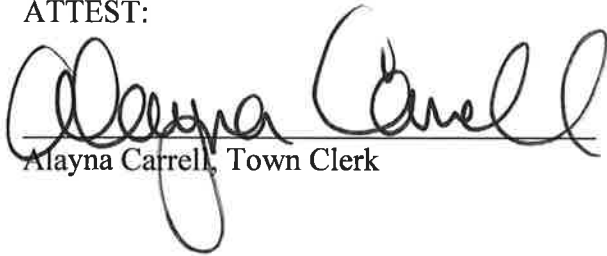
Planner Shull concluded by offering to bring in one chapter at each meeting to review and comment on, specifically, looking at language that the Commission might view as outdated or in need of revision to better guide the type and character of development the Town wants to see.

ADJOURNMENT:

Commissioner Canon moved to adjourn, seconded by Commissioner Murray. All Commissioners voted aye, and the meeting was adjourned at 9:15 p.m.


Hayden H. Southway, Chairman

ATTEST:


Alayna Carrell, Town Clerk