

MINUTES
PLANNING COMMISSION
REGULAR MEETING
July 18, 2018
6:30 P.M.

CALL TO ORDER: Chairman Hayden Southway called the regular meeting of the Grand Lake Planning Commission to order at 6:30 p.m. on July 18, 2018 at the Town Hall, 1026 Park Avenue.

ROLL CALL
PRESENT: Chairman Southway; Commissioners John C. Murray, James Shockey, Paul Gilbert, Town Planner Nate Shull and Town Consultant Jennifer Henninger

ABSENT: Chairman Southway reported that Robert Canon and Elmer Lanzi were absent due to unexpected emergency and medical condition, respectively

APPROVAL OF
MINUTES: Chairman Southway moved to approve the meeting minutes for May 16th and June 6th, 2018. Commission Murray seconded. All voted aye with Paul Gilbert abstaining for the June 6th minutes.

UNSCHEDULED
CITIZEN
PARTICIPATION: Chairman Southway asked if there were any unscheduled public comments and noted that comments are limited to 3 minutes. No public comments were made.

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 stated any conflicts.

ITEMS OF BUSINESS: **CONSIDERATION TO GRANT A VARIANCE REQUEST TO MUNICIPAL CODE 12-7-8(A)3 – DESIGN REVIEW PROCEDURES AND SUBMISSION REQUIREMENTS – FOR THE EXTERIOR MATERIALS BEING PROPOSED FOR NEW COMMERCIAL CONSTRUCTION ON PROPERTY LOCATED AT BLOCK 15, GRAND LAKE ESTATES 2ND FILING, MORE COMMONLY KNOWN AS 200 W. PORTAL RD** - Chairman Southway asked Town Planner Shull to present this matter to the Commission. Planner Shull began by describing the purpose of the item and provided some context to the property in question to which the variance request applies.

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He then referenced sections from the Municipal Code regarding design review procedures, and listed specific factors that the Planning Commission should consider in deciding on whether to grant a variance or not. Planner Shull shared his staff comments related to the above referenced sections of the Code, explaining how staff interpreted the specific factors as they relate to the proposed exterior material. He concluded by recommending the Commission grant a variance for the specific request, and invited the applicant to the podium to come speak about his request.

Tom Jenkins, 207 Bellavista Court #114, Grand Lake – Mr. Jenkins suggested that Planner Shull touched on most of the critical points of the request, but wanted to add some economic considerations. He explained that the building has been restrained four (4) times over its lifespan, and that this product would reduce those costs significantly. The galvanized steel material also assists in insulating the building. He reemphasized that the product will lower the fire rating and be long-lasting.

Commissioner Murray asked Mr. Jenkins whether this product would be used on the hotel addition only or throughout the building. Mr. Jenkins answered that it would be used only on the addition at this time, but eventually, when costs permit, would be applied to the entire building. He requested Ryan from Tree Log provide additional details about the product.

Ryan Rebom, Tree Log – Mr. Rebom explained that he created this product with his father as a response to the need to improve safety of rustic buildings while keeping a similar aesthetic. He also emphasized the benefits of the product and what it would do.

When the applicant was finished, Chairman Southway opened the discussion up to the Commissioners. Commissioner Gilbert suggested he was satisfied with the product and had no issues. Commissioner Shockey expressed his concern with the application of the product to only the addition, saying it may not appear harmonious. He asked Planner Shull's opinion on the matter. Planner Shull suggested that the design review criteria do not speak to material being applied partially or holistically to a new building, and therefore turned it back on to the Commissioners for their judgment.

Chairman Southway stated that he likes the product, especially with the recent fires in Town and the low-fire rating this has.

Commissioner Shockey moved to approve the variance request. Commissioner Murray seconded. All others voted aye.

PUBLIC HEARING – CONTINUATION FOR CONSIDERATION OF A REQUEST TO AMEND THE PLANNED DEVELOPMENT PLAN (PDP) FOR THE GRAND LAKE LODGE PLANNED DEVELOPMENT LOCATED AT 15500 US HWY 34, TOWN OF GRAND LAKE - Chairman Southway asked Town Planner Shull to present this matter to the Commission. Planner Shull began by detailing the item of business, clarifying the specific requests to amend the PDP and provide an associated Site Plan. He reminded the Commission that the PDP amendment and the Site Plan, despite being discussed together, needed to be motioned on separately. Planner Shull then provided a geographic context to the proposal (nearby roads, lands, and total acreage), as well as relevant background information on the regulatory history of the property, including updated hearings. He continued with an update of activities that have occurred since the June 6th public hearing, as well as an explanation of formal comment and public comments received by staff since that date. He concluded by recommending continuance of the public hearing to date certain of Sept 5th, 2018 in order to allow the applicant/development team to respond appropriately to formal agency and public comments received and subsequently amend the PDP and Site Plan in their resubmission. Planner Shull invited the applicant to come speak at the podium.

Francis Corso, Red Tail Acquisition, 2082 Miketin Dr, Irvine CA 92612 – Mr. Corso began by providing updates on the proposed development since the June 27th public workshop held at the Lodge. He first shared that, given the comments at the workshop by the public, the common area buildings would receive a more context-sensitive architectural treatment that leans away from modern and more towards rustic/Adirondack. Similarly, the original A-Frame cabin design was going to be changed to something more appropriate for the region, still complying with all building code requirements. Secondly, regarding project phasing, the new phasing plan would be to construct 10 cabin units per year (starting in the Phase 1 area) in order to test the absorption rate. Mr. Corso emphasized that he is still seeking approval for all three development areas (Knoll, Lake, and Employee Lodge) even if they would not be built out for five or more years.

Planner Shull reiterated to the public the procedure for the hearing and welcomed any formal agencies to the podium that had comments.

Gary Calder, Grand Lake Area Historical Society – Mr. Calder explained that he represented the interests of the GLAHS who had requested he speak on the group's behalf. He applauded Mr. Corso for abandoning the A-Frame cabin design in order to move to something more vernacular to the region. He also offered Mr. Corso any advice and assistance on how to preserve the historic integrity and legacy of the Lodge through their development proposal.

Mike Long, Chief Grand Lake Fire – Mr. Long explained that he was not present at the previous public hearing, but that it appeared as though the

development team was able to address the concerns brought up regrading access roads through the property. He further expressed his agency's interest on receiving any other additions or modifications to the site plan that would improve such things as road grades, water lines, snow storage, and the like.

After no other agencies opted to speak, Planner Shull invited members of the public to come speak at the podium.

Gary Casalo, 301 Mountain Ave – Mr. Casalo requested a follow up answer from his discussion with the engineer at the June 27th public workshop regarding a second suggested emergency access road on Harmon St (in addition to the existing emergency access road on Perry St). Planner Shull responded by saying that in the Town's upcoming internal review, he would determine how the development team redesigned (or did not redesign) the Site Plan to address the emergency access question. Mr. Casalo added that he believed the grades to gain access down Harmon St. would be too steep and require a variance. Planner Shull suggested he would look into this condition.

Audrey Lauer, 500 Old Tonahutu Ridge Rd – Ms. Lauer questioned how the Grand Lake Lodge Trail as mentioned previously in the Sketch Plan phase would be expanded, specifically as it related to the Colorado Land Trusts' Conservation Easement. Planner Shull responded by saying he would look into this and provide an answer.

RJ/Carla McConnell, 309 Mountain Ave – Mr. McConnell expressed his concern about the potential conversion of the emergency access road into a fully separate accessible public road and what that might do to exacerbate the Town's traffic problems. He also mentioned that he was skeptical of the modified phasing plan brought up by Mr. Corso, suggesting that they (the development team) could very well construct more than 10 cabin units a year if they wanted. He suggested approving the associated Site Plan for the Lodge in phases, rather than entirely, so as to truly test out the absorption for the units, as well as the impacts it will cause to traffic, drainage, noise, etc. in the area.

Laura Peyton, 125 Mountain Ave – Mrs. Peyton requested to know more about the specific demographics bringing sales tax into Town, suggesting that this information would more appropriately aid in directing future growth that was warranted (since these future cabin units would only be catering to "glampers" who wouldn't spend money in Town but instead bring everything with them).

Steve Batty, 917 Jericho Rd – Mr. Batty shared his concern for the loss of historic architectural character in Grand Lake, referencing the many homes along the lake that are being scraped and rebuilt with a modern design. He

forewarned of this potentially happening with this development proposal and urged the development team to retain the history of the Town.

Susan Carlton, 329 Mountain Ave – Mrs. Carlton implored Mr. Corso and the ownership team to be good neighbors as the project moves forward, and added her concern about the location of the emergency access road.

Elin Capps – Ms. Capps described the significance of traditional rustic architecture in Grand Lake to its economy, suggesting that it is a big reason why people still visit and spend money. She advised Mr. Corso of this significance and urged him and the development team to maintain this in their proposal.

With no further comment, Chairman Southway closed the public comment portion of the meeting and opened the discussion up among the Commissioners.

Commissioner Murray asked Planner Shull about the National Park Service's initial round of comments and how well the development team was able to address them. Planner Shull suggested that, after having attended another meeting with NPS in Estes Park on June 18th, many of these initial concerns were answered by the project's engineer in that meeting, although several outstanding issues still remain unresolved and additional comments might be forthcoming from NPS in the 2nd round of comments. Commissioner Murray followed up by asking about the Special Use Permit between the Lodge and NPS to grant access to the property, specifically if there was any mention of permitting snowmobiles across it. Planner Shull stated there was no mention of this in the discussion, but he would bring it up.

Commissioner Murray then asked if there had been modifications to the originally proposed common areas and visitor center as well as dedicated employee housing units (in addition to those already existing). Planner Shull answered that the common areas and visitor center were still being requested as new and additional uses, but may have been adjusted on the site plan in the resubmission. Mr. Corso stepped in to answer the second question. He stated that as of today, the Lodge staffs 71 employees who receive housing as a cut to their paychecks. He suggested that there are currently enough existing employee housing units to house all employees on site.

Planner Shull then requested the Commission read aloud any tabled public comments that came in late. Chairman Southway summarized the comments which addressed concerns about preserving features in the Conservation Easement, architectural design, light pollution, and noise.

Chairman Southway moved the conversation towards future review of the development proposal, requesting that on the recommended date certain of

Sept 5th, staff provide a comparison of PD components between the existing PD (2001) and the newly amended PD. Planner Shull agreed and promised to have a complete analysis of all components of the new development to the previously approved PD, as amended. Commissioner Gilbert concurred that as there are still a number of modifications expected to be made on the proposal, that it would be logical to continue the review until the Sept 5th recommended date.

Commissioner Murray moved to continue review of the PD amendment to the Grand Lake Lodge Planned Development to Wednesday, September 5th. Commissioner Gilbert seconded. Commissioner Shockey interjected to ask whether Town Staff could at least post the resubmission packet online for both the public and the Commissioners to review in advance of the Sept 5th hearing so they could see if some outstanding questions have been addressed and to get a head-start on conducting a complete review. Planner Shull and Jennifer Henninger, Town consultant, expressed their hesitation to post material prematurely as they expected additional formal agency and staff comments to cause substantial alterations to the PD and site plan, but promised to post updated application material when it became presentable (within a week or two of Sept 5th).

Conversation ensued regarding potentially holding the next PC hearing on Sept 19th, with argument given for keeping it on Sept 5th by the applicant. With a motion still on the table, Chairman Southway asked for a vote. All Commissioners voted aye. Planner Shull then requested the Commission make a separate motion for continued review of the site plan as a regular item to Wednesday, Sept 5th. Commissioner Murray stated this motion. Commissioner Shockey seconded. All other Commissioners voted aye.

CONTINUATION FOR CONSIDERATION OF A REQUEST TO REVIEW THE SITE PLAN PROPOSAL FOR THE GRAND LAKE LODGE PROPERTY LOCATED AT 15500 US HWY 34, TOWN OF GRAND LAKE – Chairman Southway invited Planner Shull to speak on the matter. Planner Shull, given the previous conversation, requested the Commission make a separate motion for continued review of the site plan as a regular item to Wednesday, Sept 5th 2018. Commissioner Murray stated this motion. Commissioner Shockey seconded. All other Commissioners voted aye.

OTHER ITEMS OF DISCUSSION:

Planner Shull opened up the discussion regarding expansion of membership to the Planning Commission, providing the reason for why this conversation came about and specific suggestions for doing so. Several members of the audience expressed their interest in being on the Commission at that time. Each Commissioner shared their opinion on what they felt was best, with a general consensus given of having one or more Board of Trustees members

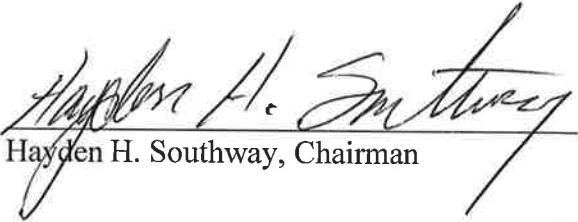
acting as Planning Commission members, with first preference being the Mayor.

FOR YOUR
INFORMATION:

None

ADJOURNMENT:

Commissioner Murray moved to adjourn, seconded by Commissioner Gilbert. All Commissioners voted aye, and the meeting was adjourned at 8:30 p.m.



Hayden H. Southway, Chairman

ATTEST:



Alayna Carrell, Town Clerk