AGENDA

CALL TO ORDER

ROLL CALL

CONFLICTS OF INTEREST

DELEGATIONS- NONE

DISCUSSION
* 1.) Items from Town Manager. (Page A1)
* 2.) Meeting Updates.
* 3.) Applicability of Municipal Code Chapter 11, Article 4 – Boardwalks, Sidewalks and Community Greenways; Section 11-4-7 Boardwalks to be Mandatory in Certain Parts of Town; and Responsibilities of future maintenance of boardwalks and greenways. (Page A4)
* 4.) Municipal Code update- Chapter 11, Article 4- Boardwalks, Sidewalks, and Community Greenways. (Page A27)

BOARD ACTION ITEMS FOR EVENING MEETING
*1.) Consideration to approve the Agreement to continue using Big Valley Construction as the General Contractor for Phase 2 of the Town of Grand Lake’s Streetscape Project. (Page E18)
*2.) Quasi-Judicial Consideration to adopt Resolution XX-2018; a resolution recommending the release of covenants encumbering Property located at Lots 1 through 4, Block 4, Town of Grand Lake and establishing a parking fee-in-lieu payment as a substitute to satisfy the remaining parking requirements of the subject property. (Page E19)
*3.) Consideration to adopt Ordinance XX-2018, an ordinance repealing certain parts of the Town of Grand Lake Municipal Code 11-4-7 [Boardwalks, Sidewalks, and Community Greenways] Boardwalks to be Mandatory in Certain Parts of Town, and Municipal Code 11-4-9(B) [Boardwalks, Sidewalks, and Community Greenways] Community Greenways. (Page E40)
*4.) Consideration to refund boardwalk fee-in-lieu payments collected by the Town since the adoption of Ordinance 10-2016 and Resolution 12-2016 to their respective permit applicants. (Page E45)

LOCAL LIQUOR LICENSING AUTHORITY – QUASI-JUDICIAL – NONE

*items attached to workshop agenda        #items attached to evening agenda
FOR YOUR INFORMATION

*1.) Middle Park Medical Foundation's 3rd Annual B.A.S.H. Fundraiser (A32)
1. **Streetscape Project**

Town staff (Jim White, Bernie McGinn, Dave Johnson, and Nate Shull), Diamondback Engineering (John Enochs), and Big Valley Construction (Troy Neiberger and Dan Freed) met on Tuesday, February 6, 2018 to continue our work on the planning for Phase 2 of the Streetscape Project. We reviewed the Project Narrative assembled through repeated review by all parties, and also reviewed preliminary drawings from engineer, John Enochs.

2. **West Portal Bridge Project**

On January 30, 2018, the Town of Grand Lake received the official Notice to Proceed for Advertisement from CDOT for the West Portal Bridge Project. There are numerous forms and requirements that will need to be met prior to the Bid Opening. The contract approved by the Town Board on February 5, 2018 was signed by the Mayor following the meeting on February 5, 2018 and sent back to Benesch Engineering on Tuesday, February 6, 2018. We sent our Bid Ad into the Middle Park Times on Tuesday, February 6, 2018. The Bid Ad will be scheduled for publication on February 15, 2018 and will run for 3 weeks. A Pre-Bid meeting will be held on Tuesday, February 27, 2018. Final questions may be submitted by Monday, March 5, 2018 and the formal Bid Opening will take place on Friday, March 9, 2018.

3. **Bureau of Reclamation/Management Plan**

Traci Robb, Bureau of Reclamation representative, will meet again with town staff to begin work on the twenty-five (25) year Resource Management Plan for the area at the East Inlet. Our next meeting will be February 14, 2018.
4. **After School Program at GLC**

Town staff at the Grand Lake Center, in conjunction with the Grand Lake Rotary, continues work toward adding another after school program one day a week (on Tuesdays, from 4:45pm till 6pm. GLC staff has contacted the East Grand School District to follow guidelines the District may have in place and to work on rerouting the buses to the GLC on Tuesdays. If all goes according to current planning efforts, this extra after school day will commence on Tuesday, February 20, 2018.

**ANNOUNCEMENTS**

- Funding for our 300,000 gallon buried concrete Water Tank expansion and rebuilding effort is nearing completion. On February 2, 2018, the Town received notice that the Board of Directors for the Colorado Resources and Power Development Authority approved the Town of Grand Lake for a $1,600,000 Drinking Water Revolving Fund (DWRF) direct loan. The loan is for a term of twenty years at an interest rate of 2%. Now we are working with the attorneys on a successful loan closing (SEE ATTACHMENT).

- From February 7, 2018 through February 9, 2018, I attended the Colorado City and County Manager's Association annual conference. For the last ten (10) years, I have served on the Board of Directors for that organization, including one year as president, in 2012. Though still invested in the organization, I have concluded my service on the Board of Directors.

- Work continues on the topic of the threat of Aquatic Nuisance Species (ANS) infiltrating the Three Lakes area. Discussions about how to avert invasive species and the plan to abate the risk on Grand Lake and surrounding water bodies for 2018 is underway for 2018. Discussion ensued considering both soft and hard closures at night after the inspectors leave. The next meeting will be on February 23, 2018 at the USFS office in Granby.

As always, please let me know if you have any questions or concerns. You may also directly contact department directors with questions as well.

**Quotable Quote(s):**

"Why do they call it rush hour when nothing moves?"

- Robin Williams
February 2, 2018

David Johnson
Town of Grand Lake
PO Box 99,
Grand Lake, CO 80447

Re: Drinking Water Revolving Fund ("DWRF") Loan Approval

Dear Mr. Johnson:

On January 24, 2018, the Board of Directors of the Colorado Water Resources and Power Development Authority approved the Town of Grand Lake for a $1,600,000 DWRF direct loan. The loan is for a term of 20 years at an interest rate of 2%.

We look forward to working with you and your attorneys towards a successful loan closing. Please call me at (303) 830-1550, extension 1012 or email me at wwilliams@cwrpda.com with any questions.

Sincerely,

[Signature]

Wesley Williams
Sr. Financial Analyst

CC: Scott Krob, (via email)
    Dee Wisor, (via email)
    Randi Johnson-Hufford, (via email)
Date: 02/12/2018

To: Mayor Peterson and Board of Trustees
From: Nate Shull, Town Planner

RE: DISCUSSION – Applicability of Municipal Code Chapter 11, Article 4 – Boardwalks, Sidewalks, and Community Greenways; Section 11-4-7 – Boardwalks to be Mandatory in Certain Parts of Town; and responsibilities of future maintenance of boardwalks and greenways

Attachments:
- Ordinance 14 – 1985
- Resolution 1 – 2006
- Ordinance 1 – 2009
- Resolution 6 – 2015
- Resolution 15 – 2015
- Ordinance 10 – 2016
- Resolution 16 – 2016

Purpose
The Town has determined there to be a potential conflict between current Municipal Code requirements for mandatory boardwalks/greenways in certain parts of Town or payment of boardwalk fee-in-lieu thereof, and anticipated public improvements to be installed along Park Ave and Grand Ave in the Town of Grand Lake. Town Staff has also determined that no decision has been made regarding future maintenance of these anticipated public improvements, specifically who will be responsible for them and how they will be paid for.

Background
June 14, 1985 – Board of Trustees adopts Ordinance 14 – 1985, creating material and construction standards for boardwalks and sidewalks, providing for the inspection of new and existing boardwalks and sidewalks, and providing for the enforcement thereof. Section 9 of then Chapter 11, Article 1 states...

“In order to create a uniform appearance within the Town and in order to foster rustic and Western Atmosphere within then Town, Boardwalks constructed according to the specifications contained in section 11-1-7 shall be mandatory whenever the properties listed herein are issued a building permit for new construction...” This language is present in our most current version of the Municipal Code.

April 12, 1993 – Board of Trustees adopts Resolution 3 – 1993, approving an update to the Grand Lake Comprehensive Plan for the Town of Grand Lake

January 9, 2006 – Board of Trustees adopts Resolution 1 – 2006, a resolution adopting the 2006 Comprehensive Land Use Plan for the Town of Grand Lake. In said resolution, the following language was included...
WHEREAS, this plan is a guide to help unify decisions we make towards common objectives; and,
WHEREAS, as our needs change, and new opportunities occur, we may want to adjust our course and modify the plan, but every effort has been made to base the plan on real community needs and Grand Lake values

- Several recommendations were included in the Plan related to future boardwalk and greenway construction/extension (found under Additional Information below) – to be read HERE

**February 23, 2009** – Board of Trustees adopts Ordinance 1 – 2009, amending the Municipal Code Chapter 11, Article 1, Boardwalks and Sidewalks by adding Community Greenways. Section 11-1-9 (B) of then Chapter 11, Article 1 states...

> "In order to create a uniform appearance within the Town, areas that are required to have a boardwalk, as identified in this Article, are also required to have a greenway..."  
(also present in our most current version of the Municipal Code)

**June, 2013** – Final draft of Downtown Grand Lake Community Assessment is released. An observation was made about the Downtown, stating...

> "There is a lack of consistency along the Grand Avenue streetscape from one block to another."

- Several recommendations were included with respect to this observation (found under Additional Information below) – To be read HERE

**February 23, 2015** – Board of Trustees adopts Resolution 6 – 2015, a resolution adopting a Grand Avenue Streetscape Master Plan for the Town of Grand Lake.

- In said resolution, many of the WHEREAS clauses reference previous Town Plans
- The Streetscape Master Plan (the “Plan”) includes language which summarizes its specific intention and application for improving Grand Ave (found under Additional Information below) – To be read HERE

**July 1, 2015** – Planning Commission adopts Resolution 15 – 2015, recommending the granting of a variance request to the municipal property regulations Chapter 11, Article 4 for Mandatory Boardwalks and Greenway required adjacent to Lots 10-11, Block 2, Town of Grand Lake. In said resolution, the following language was included...

> THAT, the Commission believes installation of the mandatory boardwalk and greenway should be constructed in a manner that promotes connectivity to existing pedestrian walkways; and,

> THAT, the Commission believes the location of the mandatory boardwalk and greenway for the Property is inaccessible from other existing pedestrian walkways; and,

> THAT, the Commission forwards a recommendation to grant the variance request onto the Town Board of Trustees with conditions;

1. The Applicant obtains and provides the Town an existing improvement/topographic survey of the Park Avenue right of way adjacent to the Property for the Required Improvements; and,
2. The Applicant obtains and provides the Town three (3) separate bids for the installation of the Required Improvements; and,
3. The Board review and determine the feasibility of the following:
   a. The creation of a Special Improvement District (SID) for the installation and/or maintenance of boardwalk and greenway that includes the Property; and,
   b. The elimination of boardwalk along Park Avenue as recommended by 2013 Downtown Assessment; and,
   c. The creation of a separate Town account for the construction of new boardwalks similar to the Affordable Housing Fee program.
4. The Applicant is responsible to comply with the options determined by the Board relating to Part #3 above.

August 8, 2016 – Town Planner Joe Biller presents Ordinance 10-2016 to the Board of Trustees to establish a Boardwalk fee-in-lieu payment to mandatory boardwalk in certain parts of Town as a follow-up of variance request to Planning Commission from July 1st meeting. Mr. Biller provided background information (similar to what I have shared with you), and explained that the Board had previously granted three other variances to mandatory boardwalk and greenway installation. After much discussion, the Board adopted Ordinance 10-2016.

August 22, 2016 – Board of Trustees adopts Resolution 16–2016, a resolution establishing the Boardwalk Fee-In-Lieu for Mandatory Boardwalk as required by Municipal Code 11-4-7. In said resolution, the following language was included...

WHERAS, the Town recently adopted Ordinance 10-2016 establishing the Municipal Code 11-4-7(C) Boardwalk Fee-In-Lieu stating...
For mandatory boardwalks and related community greenway unable to be installed by the applicant, owner, or developer, a fee payment shall be in-lieu of the required boardwalks and community greenway and shall be non-refundable...
THAT, the Board hereby established the Boardwalk Fee-In-Lieu as one hundred fifty dollars ($150), per linear foot

Additional Information
Recommendations from the 2006 Comp Plan include...
- “This Plan recommends extending a version of the boardwalk, landscape strip (greenway) and lights, where feasible, from Ellsworth to West Portal
- A4.5 – Town Manager and Town Planner to contract with a landscape architect/planner to study probable alignments of concrete boardwalk extension from Ellsworth to Highway 34...

Recommendations from the 2013 Downtown Grand Lake Community Assessment include...
- “Elements such as the boardwalk, enhanced landscaping, way-finding signage, pedestrian lighting and other specialized elements need to be confined to the downtown core, not spread throughout the entire community.”
- “Identify the appropriate locations for the boardwalk.”
Key points from the 2015 Grand Ave Streetscape Master Plan include...

- "The scope (of the project) is a 100' corridor from Portal Rd. to Hancock St"
- "An emphasis on "District Creation" is made by utilizing different design solutions in different areas of Town. On Grand Ave, two major districts are created. They are shown above and to the left as the "Rustic District" (Portal Rd to Vine Street) and the "Historic District" (Vine St to Hancock St)."
- Intervention #1: "Define the blocks of the first four blocks of Grand Ave "Rustic District" (Portal Rd to Vine St) with a driving lane, bike/snowmobile lane, greenway and sidewalk."
  - Rustic District (A) "Design detailed site plans for the Rustic District between Mountain Ave and Vine Street. The Design would include, but is not limited to..."
pedestrian-only walking path constructed of either concrete, stamped concrete, or crusher fines"

  - Boardwalks and Greenways (B) “Develop design guidelines for boardwalk and greenways. This may include, but is not limited to... Wooden boardwalk is required on Grand Ave from Hancock Street to Vine St... greenways are always parallel to boardwalks from Hancock Street to Vine St”
  - Boardwalks and Greenways (B) “Determine the cost-sharing for improvements and ongoing maintenance of greenway and boardwalk areas between the Town and business owners”

- **Implementation – Mid Term Action Items (2018-2021)**
  - General (A) “Create a fund for greenway and Grand Ave maintenance”
  - Rustic District (B) “Town takes over maintenance of completed Rustic District right-of-way improvements at end of contractor warranty maintenance period”

- **Implementation – Long Term Action Items (2022-2024)**
  - General (A) “Budget for long-term funding for maintenance of all Grand Ave improvements”
  - Rustic District (A) “Budget for long-term funding for maintenance of landscape and walks within the Rustic District Corridor”
  - Boardwalks and Greenways (A) “Budget for long-term maintenance of the boardwalks and improvements in the greenways”

**Staff Comments**
Staff has the following comments in regards to the item of discussion.

With the implementation of the first phase of the Grand Ave Streetscape Master Plan completed, and the second and third phases anticipated to be completed over the next few years, several pressing concerns arise...

1. The Streetscape Master Plan, and the most recent project narrative for Phase II, describe alternative conditions to boardwalk along many of the blocks called out in the Municipal Code where boardwalk must be built;

2. Only one of the three solutions listed in Resolution 15-2015 for the Board to consider was acted on (that being the creation of an account – or a fee-in-lieu as had been determined – for the construction of new boardwalks). The other two (creation of a special improvement district, and elimination of boardwalk along Park Ave) were not considered for addressing boardwalk placement and maintenance in the future.

  ➢ Per the Plan’s recommendations, no funding mechanism for maintenance of boardwalks and greenways (to date) has been decided on, nor has a decision been made to eliminate boardwalk requirements along Park Ave.

Regarding mandatory boardwalks, there are currently three known developments that have outstanding obligations to either install the boardwalk/greenway, or pay the boardwalk fee-in-lieu of $150 per linear foot. The boardwalk fee-in-lieu payments to date have totaled $20,580.
Town Attorney Krob has suggested to Staff that a decision needs to be made (by the BOT) on how mandatory boardwalk installation or boardwalk fee-in-lieu payment should be handled. Staff is in agreement with Attorney Krob’s notion that the Board may consider refunding the previous permit applicants’ boardwalk fee-in-lieu payments due to several reasons.

1. If boardwalks are built along Park and Grand Avenues, it would be unfair to charge these permit applicants (of new developments) for work that Town had done for them using sales tax dollars and had not charged others a fee-in-lieu for
   - Along these lines, the boardwalk fee-in-lieu monies are not, for all we know, being applied to the boardwalk installation being done as part of the streetscape project. If they were to do so, then the fee should be applied uniformly to all property owners.

2. If boardwalks are NOT built along Park and Grand Avenues, then the fee-in-lieu will not be utilized for what it was originally intended for – building boardwalks.

Staff is also of the opinion that in completing Phase II of the streetscape project, boardwalk (or an alternative walking facility) will be installed throughout these two streets, thereby nullifying the mandate of new development along these street blocks to install boardwalk, since it will already be built!

Regarding boardwalk maintenance, staff is of the belief that the existing manner by which the Town’s Code regulates maintenance of boardwalks is unsustainable, and that, as recommended by several studies and plans, including the 2015 Streetscape Master Plan, a payment plan indicating responsible parties needs to be established.

Planning Commission (and members of the public) had the following comments in response to the discussion item above:

- Dot Weber urged the Planning Commission and Board of Trustees to determine exactly where boardwalk (or sidewalk) will be required (or permitted) in the future so that there won’t be any conflict and so that language can be adopted in the Code to meet that requirement/permission.
- Jim Keutzer agreed with the Town Attorney that boardwalk fee-in-lieu payments ought to be returned to their respective applicants for the reasons mentioned or if he is still required to pay, that all property owners be assessed the fee and the Town use the fee towards boardwalk installation as part of the streetscape project.
- Chairman Southway explained that, as he recalled, the boardwalk payment in-lieu was established as a result of previous applicants’ frustration of having to build a “boardwalk to nowhere”, which was the case in various circumstances along Park Ave with no other boardwalks to connect to. This fee-in-lieu was set as a staff recommendation to create an account which could collect funds that would eventually be used by the Town to construct new boardwalks.
- Commissioner Lanzi stated that he would like to stick with the recommendation from the 2013 DCI Assessment which specified boardwalk...
only along Grand, and an alternative material (concrete, asphalt) on Park Ave, in order to keep boardwalks concentrated in the downtown core and reduce maintenance costs

Staff Recommendation
Staff recommends that the Board consider repealing Municipal Code section 11-4-7 – Boardwalks to be Mandatory in Certain Parts of Town, and Municipal Code section 11-4-9(D) – Community Greenways, and refund the previous permit applicants their boardwalk fee-in-lieu payments.
- These actions, though being presented as separate items for the Board to motion on, are dependent upon each other (that is, in repealing or not repealing specified sections of the Municipal Code, refunding the fee-in-lieu payments should follow suit)

Planning Commission supported Staff's recommendation unanimously at the January 3rd meeting.

Staff also recommends that the Board deliberate and come up with a payment plan for maintenance of the new boardwalks – and potentially greenways – that includes the following
- Responsible parties for maintaining boardwalks and greenways (i.e. property owner? town? contractor?)
- Payment method and application of payment
- Permitting requirements and procedures

Staff encourages the Board to reconsider the previous option of establishing a Special Improvement District or Business Improvement District encompassing the properties in which boardwalk (or alternative material) and greenway are to be installed, to help fund future maintenance. This would provide the tax dollars needed to allow the Town to contract out for boardwalk – and greenway – maintenance, thereby eliminating the need for individual property owners to maintain these by themselves, which in turn creates a more uniform maintenance/upkeep of these improvements.

Lastly Staff, per Dot Weber’s recommendation, encourages the Board to decide ultimately on where they would like to require (or permit) boardwalks, sidewalks, and greenways to be built in Town. The studies and plans previously mentioned provide some guidance. There should be criteria set to help determine their placement in the future. Staff is glad to return with a more concrete recommendation on this matter in the near future if the Board requests.

Board Discussion
The Board should discuss the above information and provide comments/feedback

Board Action
No action required.
ORNANCE NO. 14-1985

AN ORDINANCE CREATING MATERIAL AND CONSTRUCTION STANDARDS FOR BOARDBALKS AND SIDEWALKS, PROVIDING FOR THE INSPECTION OF EXISTING AND NEW BOARDBALKS AND SIDEWALKS, AND PROVIDING FOR THE ENFORCEMENT THEREOF.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the whole of Article 1, Chapter 11 of the Grand Lake Code of Ordinances is amended by striking the whole of the title and body of said Article and inserting the following in its place:

Section 1) The Title of Article 1 shall be "Boarbirdalks and Sidewalks".

Section 2) A new Section 11-1-1 is created entitled "Walks Defined" and reading as follows: "The term 'walks' as used in this article is defined to be any walkway primarily used by the public whether constructed of wood, concrete, or any other material. All walks existing or constructed in the public right-of-way shall comply with the terms of this Article. All walks constructed on private property for the primary use of the public shall comply with the terms of this Article."

Section 3) A new Section 11-1-2 is created entitled "Duty to Keep Walks Maintained and Clean" and reading as follows: "It shall be the duty of all property owners of every premise within the Town where walks exist or are later constructed or reconstructed to keep the walk maintained and in good repair according to the specifications contained in Section 11-1-7 of this Article. It shall be the duty of all property owners of every premise within the Town to keep said walks free and clear of snow, ice, mud, debris, rubbish, filth, or any object or obstruction which can impede normal pedestrian traffic flow. This requirement may be waived at the discretion of the Town Manager or the Board of Trustees for the purposes of sidewalk sales, and other special or unique promotional events."

Section 4) A new Section 11-1-3 is created entitled "Permanent Obstructions Prohibited" and reading as follows: "No permanent obstruction above the grade of the walk shall be permitted within the Town. No encroachment into the walk for excavation purposes shall be allowed unless and until an encroachment permit is obtained in accordance with Article 2 of this Chapter."

Section 5) A new Section 11-1-4 is created entitled "Annual Inspections to be Performed" and reading as follows: "At least annually, the Town Manager shall cause an inspection of all existing walks within the Town to assure that said walks are in full compliance with the provisions of this Article. Walks found not to be in compliance with the specifications contained in Section 11-1-7 of this Article are declared to be deficient and it shall be the duty of the property owner to repair or reconstruct the entire walk for the length of the property according to the specifications of Section 11-1-7 forthwith."

Section 6) A new Section 11-1-5 is created entitled "Town May Contract for Inspections" and to read as follows: "The Town may enter into a contract with the Grand County Building Department to provide for the annual inspection noted in Section 11-1-4 of this Article and to inspect the construction or reconstruction of walks within the Town. The Board of Trustees may, from time to time, establish by resolution, an inspection fee for the construction or reconstruction of walks."

Section 7) A new section 11-1-6 is created entitled "Permit for Construction or Reconstruction of Walks Required" and reading as follows: "Prior to the construction or repair or reconstruction of any walk within the Town, the property owner shall obtain a permit from the Town. The form and procedure for said permit shall be that used by the Town for obtaining a building permit. The Board of Trustees may, from time to time, establish by resolution the permit fee."
Section 8) A new Section 11-1-7 is created entitled "Material and Construction Specifications for Walks" and reading as follows:

a) Boardwalk Material and Construction Specifications

Ground Joist in Contact with Soils

1) Ground Preparation -- soils shall be leveled and compacted, if necessary, so as to provide a uniform bearing load for the ground joists. Ground levels shall be laid so that the boardwalk when finished shall meet the bottom sill of all entries. In the case of highly expansive soils, or soils subject to excessive shrink/swell, the Town may permit alternate methods of securing ground joists to the ground from that specified elsewhere in the Section. The finish level of the ground shall slope from the building to the street at a grade of one inch minimum to two inches maximum for each eight feet.

2) Ground Joist -- ground joist shall be 4"X6" ground contact pressure treated lumber (K-33 Osmoste pressure treated lumber of 0.40 rating or equivalent) in lengths of sixteen feet, with alternating splices of eight feet. The ground joists shall be placed in three rows, parallel to the building front. One row shall be offset from the building front by six inches, one row shall be offset from the street edge of the planks by six inches, and the center row shall be equidistant from the other two. Ground joists shall be anchored by No 4 Grand 40 half-inch rabas. Rabas shall be started one foot from the edge of each ground joist and offset toward the center thirty degrees and penetrate at least thirty inches into the ground. Ground joists within each row shall be connected by means of flat, galvanized plate with dimensions of 1/8 inch X four inches X sixteen inches and secured with galvanized nails.

Joists Bearing on Concrete Grade Beams

1) Grade Beams -- a concrete grade beam 8 inches thick, 8 feet long and deep enough to extend a minimum of 18 inches into the ground and to match the proposed grade line at the finish grade of the planks. The concrete shall be 3,000 psi, 28 day test. A one-half inch reinforcement bar shall be placed in each corner of the grade beam with a minimum of one inch of concrete cover over each bar. The grade beam shall have four 4-inch anchor bolts placed at the ends of each 2"X4" sill plate, but provide adequate clearance of the two-inch diaphragms in the end of the joist. The grade beam shall be placed on firm soil. All topsoil, organic material and soft soil shall be removed. All over excavation shall be replaced with granular material and compacted in lifts not to exceed six inches with a "jumping jack" type compactor.

2) Sills -- shall be 2"X4" above ground, pressure treated lumber (K-33 Osmost pressure treated lumber of 0.25 rating or equivalent).

3) Floor Joist -- shall be 4"X10" for 10-foot span or less and 4"X12" for spans 10-16 feet. The joists shall be pressure treated (K-33 Osmost pressure treated lumber of 0.25 rating, or equivalent) Douglas Fir select structural No. 2. The joist shall be fastened to the sill with a hurricane-type galvanized metal clip and have a 2"X10" block for 4"X10" joist and 2"X12" block for 4"X12" joist which shall be installed between the joist at one foot from the grade beam. The 4"X12" joist shall have a 2"X12" bridging block at the center of span.
Boardwalk Planking

1) Planks -- Planks shall be 2"x6" above ground pressure treated hem fir (K-33 Camose pressure treated lumber of 0.25 rating or equivalent) in lengths of eight feet with a maximum 1/8 inch spacing between planks. Planks shall be secured with two nails per ground joint and toenailed. Nails shall be galvanized. The plank at each end of the suspended span shall be fastened with counter sunk wood screws to facilitate removal of the span.

2) Handicapped Access Ramps and Driveways -- the Board of Trustees may adopt further design standards for handicapped ramps at corner lots and for the provision of driveways by resolution presented and adopted at any regular Board meeting.

3) Boardwalk planking -- final elevations shall meet drawings as adopted by the Board of Trustees.

b) Boardwalk Cover Material and Construction Specifications. Should the property owner elect to construct a Boardwalk cover the following specifications shall be met:

1) Posts -- Posts which shall meet U.B.C. specifications for bearing and spacing, shall be set on concrete piers and secured by a post base connector (AB44 Simpson or equivalent). Concrete piers shall be eight inches in diameter and a minimum thirty inches in depth.

2) Roof Beams -- Roof beams shall meet U.B.C. specifications.

3) Rafters -- Rafters shall be 2x8 lumber, sixteen inches on center and shall have a minimum pitch 4:12. Rafters, if attached to the building, shall be to a 2x8 ledger and shall be secured to the ledger by means of an anglo connector (LSU-28 Simpson or equivalent). The ledger shall be connected to the building by lag bolts as determined by the Town. If the boardwalk cover is freestanding, posts shall be placed at the building front or property line, as appropriate, and shall be constructed as per specification. Rafters shall be connected to the roof beam with a rafter connector (Hurricane Anchors K-3 Simpson or equivalent). Rafters shall extend two feet past the edge of the planks. Soffets shall consist of 3/8" rough sawn plywood. Fascia shall be constructed of the same materials as soffets.

4) Roof Sheathing -- Roof sheathing shall be four-ply 5/8 inch plywood.

5) Roof Covering -- Roof covering shall be as is required in the Design Review Standards as adopted or amended by the Town.

6) The street edge of the boardwalk cover shall extend one foot beyond the street edge of the boardwalk planking. The outer edge of the boardwalk cover shall be 8 feet above the top of the boardwalk planking.

c) Concrete Sidewalks -- Concrete sidewalks shall be no less than four feet nor more than eight feet in width, as shall be determined by the Town, and shall be a minimum of four inches in depth.

1) Ground preparation -- shall be as is specified for boardwalks.

2) Reinforcement -- six inch be six inch 10/10 mild wire mesh shall be hung from the forms halfway from the ground to the top of the form.

3) Concrete -- all concrete used shall be minimum 3,000 psi 28 day test with control joints placed every ten feet; and, shall have a broom finish on the surface.
d) Concrete walks which meet any or all of the following conditions are declared to be deficient:

1) Slabs which are out of level with any adjoining slab in excess of one-half inch.
2) Slabs which have cracked, settled or heaved such that one part of the slab is out of plane in excess of five per cent with an other part of the same.
3) Slabs which have cracks in the surface in excess of a half-inch either vertically or horizontally.
4) Slabs which have holes in the surface either in excess of three inches or which are in excess of one-half inch deep.
5) Slabs which are more than one-half inch from the bottom of the door sill.

Section 9. A new Section 11-1-8 is created entitled "Boardwalks to be Mandatory in Certain Parts of Town" and reading as follows: "In order to create a uniform appearance within the Town and in order to foster rustic and Western atmosphere within the Town, Boardwalks constructed according to the specifications contained in Section 11-1-7 shall be mandatory whenever the properties listed herein are issued a building permit for new construction, or when the property owner elects to construct a walkway for the following properties:

a) Block 2, Lots 9-16, and including the west side of Lot 9.
b) Blocks 3, 4, and 5 in their entirety, excluding the alleyways, and further excluding the Hancock Street side of Block 3 and 4.
c) Block 6, Lots 9-16, including the west side of Lot 9 and the east side of Lot 16.
d) Block 9, Lots 9-16, including the west side of Lot 9 and the east side of Lot 16.
e) Block 10, in its entirety, excluding the alleyway.
f) Block 11, Lots 1-8 including the east side of Lot 1 and the west side of Lot 8.
g) Block 12, Lots 1-8, including the east side of Lot 1 and the west side of Lot 8.
h) Block 13, in its entirety, excluding the alleyway.
i) Block 18, Lots 9-16, including the west side of Lot 9 and the east side of Lot 16.
j) Block 19, Lots 1-8, including the east side of Lot 1 and the west side of Lot 8.
k) Block 20, Lots 1-8 including the east side of Lot 1 and the west side of Lot 8.
l) Block 21, Lots 9-16, including the west side of Lot 9 and the east side of Block 16.

Section 10. A new Section 11-1-9 is created entitled "Appeals" and reading as follows: "Any person who is aggrieved by his inability to obtain a Permit for walkways or by the decision of any administrative officer or agency based upon or made in the course of administration or enforcement of this Article may appeal said decision to the Board of Adjustment. For purposes of this Article, Part (b) of Section 12-3-4 is hereby waived. The Board of Adjustment shall meet within thirty calendar days upon submittal of petition by the applicant.

Section 11. A new Section 11-1-10 is created entitled "Enforcement and Penalties" and reading as follows:

a) Enforcement - The Town Manager or other such entity with whom the Board may contract shall be charged with the responsibility for carrying out the administration and enforcement of this Article and is hereby granted the authority to administer the provisions of this Article in accordance with the Code of Ordinances and the laws of the State of Colorado.
b) Notification - Whenever the Town Manager or his designee finds a violation of any of the provisions of this Article, he shall notify the property owner responsible for the walk in writing and shall order the necessary corrective actions. If the property owner is in violation of Section 11-1-2 of this Article, the property owner shall have three days to take the necessary corrective actions. If the property owner is in violation of Section 11-1-4 of this Article, the property owner shall have thirty days to take the necessary corrective actions.

Notice of violation of this Ordinance may be given to a property owner by personal service or by certified mail restricted delivery to the property owner and return receipt requested.

c) Penalty - Failure to comply with all of the provisions of this Article shall be punishable by a fine of not more than Three Hundred ($300.00) Dollars. Each day that such a violation continues to exist is deemed to be and shall be considered a separate offense. The Municipal Judge is hereby authorized to create and administer a penalty assessment schedule for violations found under Section 11-1-2 of this Article.

d) Liability for Damages - This Article shall not be construed to hold the Town of Grand Lake, its officials, employees, or agents, responsible for any damage to persons or property by reason of the inspection or reinspection authorized herein or failure to inspect or reinspect or by reason of issuing a permit as herein provided.

Duly moved, seconded, and approved by the Board of Trustees of the Town of Grand Lake, Colorado, this 24th day of June, 1985.

Votes Approving: 6
Votes Opposed: 0
Absent: 1
Abstained: 0

(Seal)

BY: Gene Stover, Mayor

ATTES:

Joan Stover, Town Clerk

Please publish in the Sky Hi News July 4, 1985
TOWN OF GRAND LAKE
RESOLUTION NO. 1-2006

A RESOLUTION ADOPTING THE JANUARY 2006
COMPREHENSIVE LAND USE PLAN FOR THE
TOWN OF GRAND LAKE

WHEREAS, a comprehensive plan is an attempt to take a look into the future and address
new issues and challenges for the Town to consider during the next 20 year planning
period; and,

WHEREAS, it outlines key goals along with their implementation strategies; and,

WHEREAS, it represents the collective vision of all who participated in the process, as to
how Grand Lake should evolve as it approaches build-out; and,

WHEREAS, this plan is a guide to help unify decisions we make toward common
objectives; and,

WHEREAS, as our needs change, and new opportunities occur, we may want to adjust
our course and modify the plan, but every effort has been made to base the plan on real
community needs and Grand Lake values; and,

WHEREAS, if we use it for all our land-use decisions, we will have a blueprint for our
future that will focus our collective efforts; and,

WHEREAS, an advisory committee consisting of a 14 member group of business owners
and residents from the Grand Lake Area, has provided helpful local knowledge of issues,
as well as feedback on proposed concepts. This “sounding board” helped to efficiently
streamline the planning process. The Committee held several meetings and spent
countless hours on this plan. On October 27, 2005 a favorable recommendation from the
Committee was sent to the Planning Commission for approval of the plan; and,

WHEREAS, two public open houses were held during the planning phase along with
public display of presentation materials and a project website containing regular updates;
and,

WHEREAS, the Town of Grand Lake Planning Commission reviewed the
Comprehensive Plan on August 17th, September 7th, September 21st, October 19th and on
November 16, 2005 where a motion was made to adopt the Comprehensive Plan and
provide a favorable recommendation to the Board of Trustees for adoption of the Plan;
and,

WHEREAS, the Town of Grand Lake Board of Trustees reviewed the Comprehensive
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, AS FOLLOWS:

THE JANUARY 2006 COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF GRAND LAKE IS ADOPTED BY THE GRAND LAKE PLANNING COMMISSION AND THE GRAND LAKE BOARD OF TRUSTEES IN COMPLIANCE WITH CRS 31-23-206


Votes Approving: 6
Votes Opposing: 0
Absent: 1
Abstained: 0

ATTEST:

Randa Kolinske, Town Clerk

TOWN OF GRAND LAKE

Judy M. Burke, Mayor
TOWN OF GRAND LAKE
ORDINANCE NO. 1-2009

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE TOWN OF GRAND LAKE BY AMENDING CHAPTER 11, ARTICLE 1, BOARDWALKS AND SIDEWALKS BY ADDING COMMUNITY GREENWAYS

WHEREAS, the Community Greenways are part of the public right-of-way serving as an aesthetically-pleasing community amenity; and

WHEREAS, the Community Greenways are a vital component to assist in the separation of vehicular and pedestrian traffic; and

WHEREAS, the Community Greenways are a necessary link between roads and sidewalks and boardwalks; and

WHEREAS, the Town of Grand Lake’s Greenways Committee is an asset to the Community Greenways in Grand Lake; and

WHEREAS, the Town of Grand Lake’s Greenways Committee made recommendation to the Town Board of Trustees regarding amending of Chapter 11, Article 1 to continue focus on the overall uniform appearance of the Community Greenways; and

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, held public hearings on January 12, 2009 and February 9, 2009; and

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, has determined it to be viable to adopt this portion of the Municipal Code of the Town of Grand Lake; and

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado is authorized to regulate the policies and regulations of the Town of Grand Lake; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THAT:

PART 1. Chapter 11, Article 1, of the code of the Town of Grand Lake, Colorado, is hereby amended to read as follows:

Section 11-1-1 Definitions

Greenway – That area of the Town Right of Way which separates the boardwalk from the traveled or parking portion of the Town Right of Way.
Obstruction – any tree, bench, table, chair, planter boxes, sculpture, statue or any other thing, whether placed, constructed or installed on a permanently affixed or temporary basis.
Permanently affixed obstruction – a Town approved obstruction that is placed into the Greenway which is not be moveable and will be securely fastened to the ground.
Town – The Town of Grand Lake, Colorado.
Temporary obstruction – a Town approved obstruction that is placed into the Greenway for a limited period of time between April 1 and Thanksgiving Day.
TOWN OF GRAND LAKE
RESOLUTION NO. 06-2015

A RESOLUTION ADOPTING A
GRAND AVENUE STREETSCAPE MASTER PLAN FOR THE
TOWN OF GRAND LAKE

WHEREAS, the Town of Grand Lake (the “Town”) previously adopted the 2006
Comprehensive Land Use Plan (the “Comprehensive Plan”) for the Town; and,

WHEREAS, the Comprehensive Plan states in Line Item 4.2.2 Boardwalk Extension – West of
Elsworth ...the Plan recommends extending a version of the boardwalk, landscape strip and
lights, where feasible from Elsworth to West Portal; and,

WHEREAS, the 2013 Downtown Community Assessment (the “Assessment”) states “there is a
lack consistency along the Grand Avenue Streetscape from one block to another; and,

WHEREAS, the Downtown Assessment recommends to “create a master streetscape plan for
downtown including a defined area for the historic boardwalk treatment. Historic boardwalks
should only be located in the downtown core. Before any more boardwalks are built, a plan
should be in place for repairing and maintaining the existing boardwalk area...Propose a new
streetscape standard for transitional land use areas west of Vine and an adjacent streets such as
Park Avenue; and,

WHEREAS, the Downtown Assessment recommends to “Review Restrictions currently in place
regulating the boardwalk and the greenbelt area. As part of the master streetscape plan,
determine a set of rules and regulations for these areas that make sense and promote a
consistent streetscape theme that makes sense to the Town and Grand Avenue business and
property owners; and,

WHEREAS, the Downtown Assessment recommends to “Develop a block-by-block plan for the
greenbelt area and boardwalk that coincides with grade change, property use and access. The
Town of Grand Lake is eclectic, historic, and unique....; and,

WHEREAS, the 2014 Gateway Community Livability Assessment & Recommendation Report
(the “Livability Assessment”) states: “Repair of existing sidewalks and/or development of new
sidewalks on key connecting streets for ADA-compliant pedestrian access to town amenities;
and,

WHEREAS, the 2014 Gateway Community Livability Assessment & Recommendation Report
states “There is good walkability in the compact Grand Lake downtown area. Outside the
downtown area, however, few streets have sidewalks or bicycle facilities; and,

WHEREAS, the Livability Assessment states strategies such as “add sidewalks, curb
extensions, crosswalks, parking, and landscaping to make small towns more walkable and
economically viable; Improve connections between neighborhoods and main streets, schools and parks, housing and services....; and,

WHEREAS, the Town hired a consultant (the "Consultant") to conduct the appropriate research and public outreach on behalf of the Town in preparing the Grand Avenue Streetscape Master Plan (the "Masterplan"), herein attached as Exhibit A; and,

WHEREAS, the Town of Grand Lake Planning Commission forwarded a favorable recommendation; and,

WHEREAS, the Town of Grand Lake Board of Trustees (the "Board") reviewed the Masterplan at a Public Hearing on February 23, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby adopts Exhibit A as the Grand Avenue Streetscape Masterplan for the Town of Grand Lake.

Duly moved, seconded and adopted by the Board of Trustees of the Town of Grand Lake, Colorado, this 23rd day of February, 2015.

(SEAL)

Votes Approving: 7
Votes Opposed: 0
Absent: 0
Abstained: 0

ATTEST:

[Signature]
Rolinda Kolinske, CMC
Town Clerk

TOWN OF GRAND LAKE

[Signature]
Judy M. Burke
Mayor
TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 15-2015

A RESOLUTION RECOMMENDING THE GRANTING OF A VARIANCE REQUEST
TO THE MUNICIPAL PROPERTY REGULATIONS CHAPTER 11: ARTICLE 4 FOR
MANDATORY BOARDWALKS AND GREENWAY REQUIRED ADJACENT TO
LOTS 10-11, BLOCK 2, TOWN OF GRAND LAKE

WHEREAS, Grand Lake Land, LLC is the owner of real property (the “Property Owner”) described as Lots 10 & 11, Block 2, Town of Grand Lake; more commonly referred to as 1105 and 1109 Park Avenue (the “Property”); and,

WHEREAS, the Town of Grand Lake (the “Town”) received a Variance Request Application (the “Application”) from the Property Owner (the “Applicant”) represented by Brad Hajim for the Property; and,

WHEREAS, the Municipal Code 11-4-7 Boardwalks to be Mandatory in Certain Parts of Town states:

(a) In order to create a uniform appearance within the Town and in order to foster rustic and Western atmosphere within the Town, boardwalks constructed of lumber or composite decking material and according to the specifications herein contained shall be mandatory for the following properties:

1. Block 2, Lots 9-16, and including the west side of Lot 9.

(b) The properties herein listed will be required to construct boardwalk when issued a building permit for;

1. erecting a building on an undeveloped lot, or otherwise developing an undeveloped lot; or; and,

WHEREAS, the Municipal Code 11-4-9 Community Greenways states:

(a) It is the intent of the Town of Grand Lake to utilize Greenways as an integral asset to the Urban Forest when placed along Town Rights of Way and to act as a buffer between vehicular and pedestrian traffic. This area, placed between the parking and traveling portion of a Town Right of Way and the boardwalk, will also aid in snow storage and drainage.

(b) In order to create a uniform appearance within the Town, areas that are required to have a boardwalk, as identified in this Article, are also required to have a greenway; and,

WHEREAS, the Town issued building permits B15-0081 and B15-0082 (the “Permits”) to the Property with the requirements to install the boardwalk and greenway as required by the Municipal Code; and,

WHEREAS, the Applicant is requesting not to install the mandatory boardwalk and greenway adjacent to the Property (the “Variance Request”); and,

WHEREAS, the Town Municipal Code 11-2-11 [Street Development Policies, Standards, and
Specifications Variance Request] Hardships for Consideration states:

(C) Variences from [these standards] shall be reviewed by the Planning Commission at a
Public Hearing and make a recommendation to the Board of Trustees
(D) Variance requests will only be granted if the applicant can demonstrate all of the
following:
1. That by reason of exceptional shape, size or topography of lot, or other exceptional
situation or condition of the building or land, practical difficulty or unnecessary
hardship would result to the owners of said property from a strict enforcement of
these Regulations;
2. That literal interpretation of the provisions of these Regulations would deprive the
applicant of rights commonly enjoyed by other properties in the same district under
the terms of these Regulations.
3. That the special conditions and circumstances do not result from the actions of the
applicant;
4. That granting the variance request will not confer on the applicant any special
privilege that is denied by this ordinance to other lands, structures, or buildings in
the same district;
5. That the granting of the variance does not pose a detriment to the public good and
does not substantially impair the intent and purpose of the Zone Plan and these
Regulations; and

WHEREAS, the Planning Commission (the "Commission") reviewed the Variance Request at a
Public Hearing on 6/17/15; and,

WHEREAS, the Commission continued review of the Variance Request until the next regular
scheduled Commission meeting.

NOW THEREFORE BE IT RECOMMENDED BY THE PLANNING COMMISSION OF
THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Commission believes installation of the mandatory boardwalk and greenway should be
constructed in a manner that promotes connectivity to existing pedestrian walkways; and,

THAT, the Commission believes the location of the mandatory boardwalk and greenway for the
Property is inaccessible from other existing pedestrian walkways; and

THAT, the installation of the mandatory boardwalk and greenway for the Property may include
other improvements necessary to meet the minimum design criteria of Municipal Code 11-2 Street
Development Policies, Standards, and Specifications (the "Required Improvements"); and,

THAT, the Commission forwards a recommendation to grant the Variance Request onto the Town
Board of Trustees (the "Board") with conditions:
1. The Applicant obtains and provides the Town an existing improvement/topographic survey
of the Park Avenue right of way adjacent to the Property for the Required Improvements;
and,
2. The Applicant obtains and provides the Town three (3) separate bids for the installation of
the Required Improvements; and,

3. The Board review and determine the feasibility of the following:
   a. The creation of a Special Improvement District (SID) for the installation and/or
      maintenance of boardwalk and greenway that includes the Property; and,
   b. The elimination of boardwalk along Park Avenue as recommended by 2013
      Downtown Assessment; and,
   c. The creation of a separate Town account for the construction of new boardwalks
      similar to the Affordable Housing Plan program.

4. The Applicant is responsible to comply with the options determined by the Board relating
to Part #3 above.

THAT, in the event the Board cannot in a reasonable time frame determine the implementation
of items recommended in Part #3 above, the Commission recommends the Applicant comply
with one (1) of the following:
1. Install the Required Improvements as required by the Permits; or
2. Provide an irrevocable letter of credit to the Town to cover 115% of the cost to install the
   Required Improvements until the following:
   a. A continuous pedestrian pathway to the Property is provided, thereby requiring
      the Applicant to install the Required Improvements; or
   b. The Town determines at its sole discretion the installation of the Required
      Improvements is necessary.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF
THE TOWN OF GRAND LAKE, COLORADO THIS 1st DAY OF JULY, 2015.

(S E A L)

Votes Approving:  6
Votes Opposed:  1
Absent:  0
Abstained:  0

ATTEST:

Rohda Kolinske, CMC
Town Clerk

TOWN OF GRAND LAKE

Hayden H. Southway
Planning Commission Chairman
TOWN OF GRAND LAKE
ORDINANCE NO. 10-2016

AN ORDINANCE AMENDING THE TOWN OF GRAND LAKE MUNICIPAL CODE
CHAPTER 11, ARTICLE 4, SECTION 7: [BOARDWALKS, SIDEWALKS, AND
COMMUNITY GREENWAYS] BOARDWALKS TO BE MANDATORY IN CERTAIN
PARTS OF TOWN

WHEREAS, the Town of Grand Lake, Colorado (the "Town") has previously adopted Municipal Code 11-4-7 Boardwalks to be Mandatory in Certain Parts of Town; and,

WHEREAS, the Town has previously adopted Municipal Code 11-4-9 Community Greenways; and,

WHEREAS, the installation of mandatory boardwalks and community greenways typically occur concurrently; and,

WHEREAS, the 2013 Downtown Assessment recommended to create a master plan for the downtown including a defined area for the historic boardwalk treatment. Historic boardwalks should only be located in the downtown core; and,

WHEREAS, the Town Planning Commission forwarded onto the Town Board of Trustees (the "Board") a recommendation by Resolution 15-2015; and,

WHEREAS, the Board is authorized to regulate the policies and regulations of the Town.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THAT:

PART 1. the code of the Town of Grand Lake, Colorado, is hereby amended to read as follows:

11-4-7(C) Boardwalk Fee in Lieu
For mandatory boardwalks and related community greenway unable to be installed by the applicant, owner, or developer; a fee payment shall be in-lieu of the required boardwalks and community greenway and shall be non-refundable. This fee shall be determined by the Town and may be amended from time to time by resolution adopted by the Board of Trustees. The fee shall be paid in full concurrent with the Town's approval of a Building Permit Application, or a fee-in-lieu may be in equal and portioned payments over a five-year period. Portioned payments shall be assessed to the property tax statement of the subject parcel(s) and shall carry with the parcel(s) until the full payment has been made.
PART 2. Repeal: Existing Ordinances or parts of Ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any Ordinance hereby repealed prior to the taking of this Ordinance.

PART 3. Severability: If any Article, Section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Trustees declares that it would have passed this Ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.


(SEAL)

Votes Approving: 5
Votes Opposing: 0
Votes Abstaining: 0
Absent: 2

ATTEST:

Katie Nichols,  
Town Clerk

TOWN OF GRAND LAKE

James C. Peterson  
Mayor
TOWN OF GRAND LAKE
RESOLUTION NO. 16-2016

A RESOLUTION ESTABLISHING THE BOARDWALK FEE IN LIEU FOR
MANDATORY BOARDWALKS AS REQUIRED BY MUNICIPAL CODE 11-4-7

WHEREAS, the Town of Grand Lake (the “Town”) Board of Trustees (the “Board”) adopted
Ordinance 13-2016 establishing the 2016 Town of Grand Lake Fee and Deposit Schedule (the
“2016 Fee Schedule”); and,

WHEREAS, Ordinance 13-2016 allows for the Board to make changes to the 2016 Fee
Schedule by resolution; and,

WHEREAS, the Town recently adopted Ordinance 10-2016 establishing the Municipal Code
11-4-7(C) Boardwalk Fee in Lieu stating:
For mandatory boardwalks and related community greenway unable to be installed by
the applicant, owner, or developer; a fee payment shall be in-lieu of the required
boardwalks and community greenway and shall be non-refundable...; and,

WHEREAS, Ordinance 10-2016 will take effect on September 18th, 2016; and,

WHEREAS, the Board reviewed the Boardwalk Fee in Lieu at a regularly scheduled meeting.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO, AS FOLLOWS:

THAT, the Board hereby establishes the Boardwalk Fee in Lieu as one-hundred fifty dollars
($150) per linear foot.

<table>
<thead>
<tr>
<th>TYPE OF FEE/DEPOSIT</th>
<th>AMOUNT</th>
<th>TYPE</th>
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<tbody>
<tr>
<td>Municipal Land Use</td>
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<tr>
<td>Boardwalk Fee in Lieu</td>
<td>$150 / linear foot</td>
<td>Fee</td>
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DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE, COLORADO, THIS 22nd DAY OF AUGUST, 2016.

Votes Approving: 7
Votes Opposing: 0
Absent: 0
Abstained: 0

ATTEST:
Katie Nichols, Town Clerk

TOWN OF GRAND LAKE

James C. Peterson, Mayor
DATE: February 12, 2018

TO: Mayor Peterson and Town Trustees

FROM: Erin O'Rourke, Code Administrator
       Nathaniel Shull, Town Planner

RE: Municipal Code Update – Chapter 11, Article 4 – Boardwalks, Sidewalks, and Community Greenways

Dear Mayor and Trustees,

Staff has approached the Board previously with various updates to the Town’s Municipal Code in order to, among other things, make current relevant content that is enforceable through regulation within the Town of Grand Lake. With all the work being done and yet to be done as part of the Town’s Streetscape Project, Staff has concluded that it is soon time to update the provisions of Chapter 11, Article 4 regulating boardwalks, sidewalks, and community greenways within the Town.

Code Administrator O’Rourke and Town Planner Shull have conducted a thorough review of the existing provisions found within Chapter 11, Article 4 and have drafted a summary of their findings (see attached). They request that the Board provide any feedback on these findings or additional suggestions for updated content and/or approaches to updating content of this Chapter and Article of the Municipal Code.

Staff will continue working on an update to this part of the Municipal Code and will present a draft revision to the Board in the near future.

Regards,

Nathaniel J. Shull
Town Planner

Erin O’Rourke
Code Administrator

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099
PH. 970/627-3435
FAX 970/627-9290
E-MAIL town@townofgrandlake.com
Potential Issues and Conflicts with Chapter 11, Article 4 –
Boardwalks, Sidewalks, and Community Greenways

I. General Guidelines
   ➢ Issue: No where in the Code does it specify which streets are to have on-street parking or not, which makes requirements for boardwalks and sidewalks on those streets ambiguous.
   ➢ Issue: We NEED to define for ourselves where future boardwalk and sidewalks should be placed in Town before requiring their placement by criteria set in the Code

II. Duty to Keep Walks Maintained and Clean
   ➢ Issue: “Good Repair” needs to be more narrowly defined in the article
     • Ex: What constitutes poor condition?
     • ESTABLISH STANDARDS IN THE CODE

III. Annual Inspection of Walks to be Performed
   ➢ Issue: What is “compliance”? A checklist for these inspections should be created to better define what needs to be complied with
   ➢ Conflict: Town must decide on who is to be responsible for future repair and reconstruction of the boardwalks
     • Staff recommendation: Town establish a business improvement district (BID) to self-tax boardwalk maintenance and repairs. Town will contract out for annual maintenance and repairs using BID tax revenues

IV. Town May Contract for Walk Inspection
   ➢ Issue: Again, to be revised depending upon how boardwalk repair is going to be handled moving forward

V. Permit for Construction or Reconstruction of Walks Required
   ➢ Issue: Section to change per the decision above
     • Ex: If Town takes over repair and reconstruction, a new permitting system will likely be required
     • Ex: If property owners continue to repair and reconstruct walks, then permitting may stay the same

VI. Boardwalk Material and Construction Specifications
   ➢ Issue: Are these specifications sufficient or being met? (Question for engineer)
   ➢ Issue: BW plank material to change from current allowable material? Should length of planks be changed to allow longer sections? (8’ width currently widest length)
➢ Issue: Driveway design standards and requirements for boardwalk/sidewalk areas needs to be looked at again. Still to require alley access? Material for boardwalk/sidewalk at drive cuts?

VII. Boardwalk Cover Material and Construction Specifications
➢ Issue: Are these specifications sufficient or being met? (Question for engineer)

VIII. Concrete Sidewalks
➢ Issue: Is this the only type of sidewalk material we want to allow? Location of sidewalks should be based upon:
   • Type of material being used
   • Where Board determines future sidewalks and boardwalks should be placed
➢ Issue: Conditions for sidewalk deficiency should be included with standards for boardwalk deficiency in its own section

IX. Boardwalks to be Mandatory in Certain Parts of Town
➢ Conflict: This section appears to no longer be valid/necessary given the streetscape work the Town anticipates completing over the next few years

X. Obstruction of Sidewalks and Boardwalks Prohibited
➢ Issue: Term “Obstruction” has a rather negative connotation. “IMPROVEMENTS”
➢ Issue: Are the obstructions listed as “permitted” too restrictive? Should we rather look at obstructions that are “prohibited”, thereby allowing more flexibility?
   • All “permitted” obstructions in the boardwalk not listed to be reviewed on a case-by-case basis
➢ Issue: Where are we going to allow these obstructions in the future? Only on 100’ ROW? On both 80’ and 100’ ROW? (Future Map/Diagram to be included – Thanks E.O.!!)
➢ Issue: No specifications for revocation/removal of obstructions, insurance, or hold harmless?

XI. Display of Merchandise for Sale on Boardwalk
➢ Issue: Need to change regulations for permitting depending on who is taking over repair and reconstruction responsibilities of boardwalks
➢ Issue: Sub-section 2 is redundant
➢ Issue: Sub-section 3 should be part of “Obstructions of Sidewalk and Boardwalks Prohibited” section

XII. Hanging Baskets Containing Plants or Flowers
Issue: Does this section really need its own designation? Could not this section be included under “Obstructions of Sidewalk and Boardwalks Prohibited” as a restriction on vertical dimensional standards?

XIII. Occupancy of Sidewalks and Boardwalks by News Racks
   Issue: Does this section still warrant its own designation? If so, should be a sub-section to “Obstructions of Sidewalk and Boardwalks Prohibited”

XIV. Community Greenways
   Issue: If boardwalk areas are undefined, so are greenways. Where are they placed?
   Issue: Intent of greenways should be reconsidered
   Issue: Greenway length of 3’ to 8’ sufficient? (10’ being proposed on park – might want to reconsider).
   Issue: In order to beautify the greenway more consistently during the summer, should a list of “mandatory” plantings be created (from which certain native plant species/soft-scape features can be chosen)?
   Issue: How will greenways be permitted and maintained?
      • Staff recommendation: Town establish a business improvement district (BID) to self-tax greenway maintenance – to include mandatory plantings/soft-scape features ONLY. Town will contract out for annual maintenance using BID tax revenues

XV. Greenway Obstructions
   Issue: Term “Obstruction” has a rather negative connotation.
   Issue: Similar to boardwalk obstructions, are the obstructions listed as “permitted” in the greenway too restrictive? Should we rather look at obstructions that are “prohibited”, thereby allowing more flexibility?
      • All future “permitted” obstructions in the greenway not listed to be reviewed on a case-by-case basis
   Issue: Many businesses are expressing their desire to have full-service restaurant seating in the greenway. A specific sub-section should be written to address this

XVI. Obstruction Density
   Issue: The idea of this sub-section makes sense, but needs to be reworked
      • Consider how boardwalk “extensions” can be regulated (locations/lengths/maintenance)

XVII. Application Procedure/Maintenance of Allowable Obstructions
   Issue: Similar to boardwalks, Town must decide who is responsible for future maintenance/upkeep of the greenways
• Particularly the “mandatory” plantings/surface of the greenway
  ➢ Procedure and maintenance of obstructions can remain the same

XVIII. Greenway Board
  ➢ Section may need to be removed (or at least reconsidered for alteration) if the Town
    is to be taking over maintenance/upkeep of greenway plantings/surfacing

XIX. Duties, Powers, and Responsibilities
  ➢ BOT adopted Ch. 13, Art 1 URBAN FORESTRY MANAGEMENT in response to
    the regulations noted in the Code
    • Has not been updated periodically
  ➢ Duties, if Greenway Board is dissolved, should be carried over to the Town (who then
    would contract out for maintenance/upkeep responsibilities)
Hello,

We wanted to reach out to you with an invitation for Middle Park Medical Foundation’s 3rd Annual B.A.S.H. Fundraiser. This year’s B.A.S.H. (Building a Superior Hospital) celebration will be Saturday, March 3rd at Devil’s Thumb Ranch- High Lonesome Barn. This is our only fundraising event of the year for the hospital, thus the monies raised during this event go toward supporting the hospital in expanding services to the residents and visitors of Grand County. As a result of the past two years, we were able to expand our Orthopedic and Cardiology services to allow residents and visitors to have greater access to care locally. We would love to see you there! Please see the attached invitation for more information. To order tickets please use the attached ticket order form or contact Tiffany Freitag for more information. B.A.S.H. has sold out the last two years so purchase your tickets NOW!
Please join us for our

3rd Annual

B. A. S. H.
Building A Superior Hospital

Saturday, March 3rd
6-11pm
High Lonesome Barn at Devil's Harsh Ranch

a fund raising event to support Middle Park Medical Center's medical equipment needs

Tickets $150

For tickets and more information please complete ticket order form and return to Tiffany Freitag at tfreitag@mpmc.org or call 970.724.3176 for more information.

We hope you can join us!

MIDDLE PARK MEDICAL CENTER

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