



Grand Lake Planning Commission

Wednesday, July 23, 2025, at 6:30 PM

Online via Goto Meeting

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

AGENDA

1. Call to Order

Chairman Shockey called the Planning Commission meeting to order at 6:30 P.M. in the Town Hall Board Room.

2. Roll Call

Chairman Shockey confirmed all commissioners are present.

3. Unscheduled Citizen Participation

None.

4. Conflicts of Interest

None.

5. Items for Discussion

A. Administrative Design Review Summary- Informational Item for the Board of Trustees Regarding Staff's Administrative Review of a Commercial Mixed-Use Project Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue (Space to Create) for Compliance with the Town of Grand Lake Design Standards

The Planning Commission conducted an administrative design review for a proposed mixed-use project located at 1128 Park Avenue in Grand Lake. The project includes nine studio and one-bedroom apartment units, along with a makerspace studio, totaling approximately 20,184 square feet. The design was found to meet the Town's established criteria and qualifies for administrative review.

The total estimated project cost is \$7.2 million, with an average of \$465,000 per unit. The Town of Grand Lake will contribute \$240,000 toward the makerspace component. The project's primary goals are to provide workforce housing, maintain affordability, and ensure the design complements the character and aesthetics of Grand Lake.

Parking considerations were discussed in detail, noting that the design provides 18 parking spaces—exceeding current requirements. Additional parking has also been added along Mountain Avenue to offset potential demand. The Board of Trustees has approved a petition for annexation, and the rezoning process from public to commercial use is currently underway.

Design elements were presented to highlight the use of durable, low-maintenance materials intended to blend with the town's architectural style. Discussion topics included snow

shedding, water access, alleyway easements, and the visual appearance of the makerspace. While some commissioners expressed concerns about project density and the makerspace's current design, there was overall support for the project's contribution to local workforce housing and community needs. Suggestions were also made to enhance public spaces through art installations and improved design features.

Commissioner Finch moved to recommend that the Board of Trustees approve the design as presented. Commissioner Bishop seconded the motion.

The motion carried, with all Commissioners in favor except Commissioner Murray.

6. Future Agenda Items

- Ordinance for Zoning Change
- Design Review 825 Lake

7. Adjourn Meeting

This meeting of the Grand Lake Planning Commission was adjourned at 8:03 PM.



James Shockey, Chairman

ATTEST:



Alayna Carrell, Town Clerk

