



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, May 12, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

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

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## 1. Call to Order

Mayor Pro-Tem Sobon called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

## 2. Pledge of Allegiance

Mayor Pro-Tem Sobon led the Pledge of Allegiance.

## 3. Announcements

Mayor Pro-Tem Sobon requested that all cell phones be turned off during the meeting.

## 4. Roll Call

Mayor Bergquist attended via zoom, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Carrell were present.

## 5. Conflicts of Interest

Trustee Arntson will abstain from tonight's discussion regarding agenda item 9B, as he is a member of the HOA.

## 6. Manager's Report

### A. May 12, 2025

#### Town Cleanup/Arbor Day May 17, 2025

The Town held it's Town cleanup on May 17<sup>th</sup>. The 37<sup>th</sup> annual gardeners exchange was held in the Community House. The Board of Trustees planted a tree in Town Park to honor Arbor Day. Thanks to Pam for sprouting all these little seedlings for all 37 years!

#### Space to Create Design Advisory Group

The Space to Create Design Advisory Committee held its first meeting on June 4<sup>th</sup>. This group of local stakeholders and residents will help to shape the desired outcomes as we inch closer to completing our Space to Create hub.

#### Memorial Day Remembrance May 26, 2025

The Annual Memorial Day parade and remembrance brought a record number of locals and visitors to town for our early event. Thank you to all who attended.

#### Bears and Moose and more, Oh my!

Today we start our wildlife reminder talking about moose. These majestic creatures are protecting their young at this time of the year. Be extra vigilant

when out on walks and on the trails. Remember that a dog smells to a moose just like their natural predator, the wolf. If you meet up with a moose – drop the leash and save your pets and yourself from unintended interactions with wildlife. Don't forget – people food kills bears too! Keep your trash locked up!

#### Board of Trustees Retreat June 4-5, 2025

The Board of Trustees met for two days, June 4<sup>th</sup> and 5<sup>th</sup> to tackle the challenges and strategies to plan for the Town's next several years. Topics discussed included workforce housing issues, budget planning, code and land use issues. The yearly retreat helps to provide guidance in meeting the community objectives we all share.

#### Town Picnic June 5, 2025

The Board of Trustees and Town welcomed our neighbors to the 2<sup>nd</sup> Annual Town Picnic. Hundreds of locals stopped by for music, fun and neighborly comradery. A special thanks to our Events manager Sarah Weekes for making everything come together for a great time at the Grand Lake Center fields. We appreciate all of the local restaurants that donated food – our musical guests and the local non-profit organizations who shared information on all the great opportunities available in our community.

#### This & That

- The Rocky Mountain Repertory Theater held their opening night June 6<sup>th</sup>. Be sure to make a show or two this summer.
- The Kaufmann House and Cottage Court History Park exhibitions are open for the summer season
- Rotary Bingo starts June 20<sup>th</sup>. It runs on Fridays and Saturdays through Labor Day.
- National Park entrance reservations are required from 9am to 2pm daily.
- The Grand Lake Fire Protection District is offering two classes on Household Chemical Safety, June 13<sup>th</sup> and 14<sup>th</sup>. More information is available from the fire station.
- Grand Lake Summer Camps start June 9<sup>th</sup>. Contact Colorado Aerolab for more information

#### Upcoming Event Highlights:

6/10/25: Grand Lake Area Historical Society: Happenings at the House with Michael Geary

6/21/25: 41<sup>st</sup> Annual Chili Cookoff in Town Park

6/22/25: 8<sup>th</sup> Annual Spirit Polar Plunge at Lakefront Park

6/27/25: Senior Lunch and Learn – Grand lake Community House

*For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.*

Next Board Meeting: June 23, 2025

#### **7. Public Comments (Limited to 3 Minutes)**

John Murray, 725 Park Avenue- Mr. Murray inquired about access to Foxy Lane from the Love Tract/Lucy Lane.

**8. Consent Agenda**

**A. Accounts Payable- May 12, 2025**

**B. Meeting Minutes- April 28, 2025**

Trustee Arntson motioned to approve the consent agenda, with Trustee Causseaux seconding. Town Clerk Carrell then called for a vote.

<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**9. Items of Discussion**

**A. QUASI JUDICIAL (PUBLIC HEARING) CONSIDERATION OF APPROVAL FOR A LIQUOR LICENSE TRANSFER OF A HOTEL & RESTAURANT LIQUOR LICENSE FROM WILD BEAR TAVERN INC. TO WILD BEAR TAVERN, INC.**

Presented by Town Clerk Carrell.

Mayor Pro-Tem Sobon opened the public hearing.

No public comment was made.

Mayor Pro-Tem Sobon closed the public hearing.

Trustee Causseaux motioned to approve the liquor license transfer application from Wild Bear Tavern, Inc., d/b/a Wild Bear Tavern, located at 120 Lake Avenue. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Abstain</b>

**B. QUASI-JUDICIAL (PUBLIC HEARING) Consideration to Approve Resolution 26-2025, a Shoreline Variance on Lot 6, Shadow Pointe, More Commonly Referred to as 300 Lakeside Drive**

Mayor Pro-Tem Sobon opened the public hearing.

Presented by Angela Snyder, Ayers Associates.

Mark and Linda Chapdelaine, 300 Lakeside Drive- They understand there will be opposition to their shoreline variance application tonight, but they want to stress that they meet all the required criteria. The Chapdelaine's own property in the Grand Lake Estates first filing and have rights to use the marina according to the recorded deed, which granted the association ownership of the marina. Mr. & Mrs. Chapdelaine are simply exercising rights commonly enjoyed by other properties in the area under municipal code 12-2-29. They also have a letter from the Fire Chief outlining safety concerns and recommendations about the dock, which they will address. If navigation through the marina's main channel was an issue, it would have been mentioned in that letter.

The Chapdelaine's measured the channel recently and found it mostly around 50 feet wide, with one spot about 47 feet. This is more than enough space for the boats currently docked. They also checked the depth using a measuring pole and paddle boards, and confirmed it is sufficient. A video was provided of these measurements for review.

The marina was acquired by the association from Grand Lake Estates Inc. in 1976 through a deed recorded in 1977. This deed clearly states that each property owner in the first filing has the right to use the marina. Angela provided this deed, which confirms that the property is to be used as a marina by all lot owners in the area. In short, Mr. and Mrs. Chapdelaine believe they have fulfilled all legal and safety requirements and are entitled to the variance they are requesting.

Tim Lagerborg, 913 Tallaqua- Imagine being at Headwaters Marina, preparing for the busy summer season, and finding 20 boats parked without permission, claimed by nearby residents and businesses who feel entitled because of their proximity. That's exactly the problem we've faced with the Chapdelaine's for nearly 10 years. This is their fourth attempt. Every few years, with new town boards and Forest Service officials, they try again. The HOA issue was dismissed quickly in the 2022 hearing, which none of you were present for. The permit they claim is valid wasn't valid then, and a letter from Anna confirming this was never included.

There are three clear reasons to deny this variance. First, state regulations say you can't grant a variance when the hardship is caused by the applicant's own actions. The Chapdelaine's bought their property knowing their boundary ends at the shoreline, as their surveys show. This is not an unnecessary hardship. Second, granting this would give them a special privilege not available to others. Our Marina operates under a special US Forest Service permit, but this does not override private property rights. The channel was man-made by us, paid for and dug by us. The Chapdelaine's want access to property they don't own and have never been granted.

Third, approving this would harm private property rights and public safety. Grand Lake Estates has never allowed the Chapdelaine's to dock in their Marina

channel, yet they have used their members' boat slips, causing conflicts. Allowing this would be trespassing, create navigational hazards, and set a dangerous precedent. It's no different than residents claiming slips at Headwaters Marina just because they live nearby. What's to stop the mobile home park from applying next? The whole purpose of this variance is to enable trespass on private property, and these issues are inseparable.

Mr. Lagerborg respectfully asked the board to uphold the Planning Commission's recommendation and deny this variance request.

Dayna Roane, 530 Lakeside- Mrs. Rhone want to clarify the legal issues here. The Chapdelaine's claims they have the right to navigate the channel, and they do— anyone can come to the marina, put in a kayak or paddleboard, and go back and forth. The HOA has no problem with that. The issue is that this plan involves placing a permanent structure and mooring a boat over their property. That's where the complication lies.

The HOA decided to get their own survey because the Chapdelaine's survey and photos were misleading. Chapdelaine's overhead picture doesn't show the HOA property line or the Chapdelaine's clearly. Their survey, which should be done by the end of the week, shows the exact boundaries. The Chapdelaine's don't own any water in this area. Their property was bought in 1976, and they believe this needs legal clarity before approving any variance, especially to determine if this is trespassing. Chapdelaine's also haven't provided a current topography of the channel, which is important. They don't think there's enough space for all the proposed boats.

Chris Ryan, 900 Chipmunk Lane- Owns the property at 900 Chipmunk Lane, a small red cabin near Rainbow Bridge. The Board has a tough decision to make today. They need to weigh seven factors and decide yes or no, and if yes, check if at least one of five other conditions is met. It's complicated, and he's glad it's the Board making the call, not him. But if they approve this, it will likely lead to more years of conflict and legal battles that have already dragged on for 10 years. Mr. Ryan understands that the Chapdelaine's wants to improve their property, but the Board must also consider the needs of the 166 property owners in Grand Lake Estates. He supports Dana's and Tim's request to deny this application tonight.

Howdy Fry, 703 Grand Lake Lane- Mr. Fry opposes this application because it could lead to many other property owners applying for docks, which is a big concern. While he understands Scott's point, the issues are linked. Another problem is the increased traffic this will bring to the channel. They say the depth is three to four feet, but he believes it's less. Having boated on Grand Lake for over 50 years, he knows how a propeller stirs up sediment, disrupting the channel. Docking won't be easy—they'll have to swing wide around. Mr. Fry experienced this many times. The main worry is the precedent this sets for future applications, likely leading to legal challenges.

Mayor Pro-Tem Sobon closed the public hearing.

The Board considered seven factors, including property shape, setback intrusion, and potential trespass.

The Board voted 3-2 to deny the variance, citing insufficient evidence of exceptional circumstances and potential trespass issues.

Trustee Miller moved to deny Resolution 26-2025, a resolution recommending denial of a Shoreline Variance for a boat dock as presented at 300 Lakeside Drive to the Board of Trustees on the basis that none of the exceptions A through F under 12-3-5 apply. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Schoenherr</b>	<b>Nay</b>
<b>Trustee Causseaux</b>	<b>Nay</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Abstain</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Abstain</b>

**C. Consideration of Ordinance 04-2025, Amending Town Code Section 12-2-9(A)(4) Regarding Horses in the Residential Estate District**

Presented by Town Manager Kudron.

Trustee Causseaux motioned to approve Ordinance 04-2025, amending Town Code Section 12-2-9(A)(4) to permit two horses per parcel of land of not less than one acre as a use permitted by right in the Residential Estate District, subject to health and nuisance laws. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Abstain</b>
<b>Trustee Causseaux</b>	<b>Absent</b>
<b>Trustee Schoenherr</b>	<b>Absent</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**D. Space to Create Status Update**

Presented by Town Manager Kudron.

The Board approved Town Manager Kudron to move forward with the project without a vote.

**10. Future Items for Consideration**

Items will be discussed at the Board Retreat on June 4<sup>th</sup> and 5<sup>th</sup> at the Grand Lake Community House.

**11. Mayor's Report**

Mayor Pro-Tem Sobon thanked everyone for their patience during his first time leading a meeting in Mayor Bergquist's absence.

**12. Adjourn Meeting**

Trustee Causseaux moved to adjourn the meeting, and Trustee Arntson seconded. Town Clerk Carrell called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 8:48 PM.

**(Attest)**

  
Alayna Carrell, Town Clerk



  
Christina Bergquist, Mayor