



Grand Lake Planning Commission

Wednesday, June 15, 2022 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

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

1. Call to Order 6:41 pm

2. Roll Call

PRESENT

Commissioner Heather Bishop

Commissioner John Murray

Commissioner Judy Burke

Commissioner Christina Bergquist Commissioner Greg Finch

ABSENT

Vice Chairman Heather MacSllarrow

Chairman James Shockey

3. Consideration to approve Meeting Minutes

Motion to approve: Commissioner Judy Burke; Seconded by Commissioner Heather Bishop

All in favor 4:0 Commissioners Bergquist, Murray, Burke, Bishop

ABSENT

Vice Chairman Heather MacSllarrow

Chairman James Shockey

ABSTAIN

Commissioner Greg Finch

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest

Commissioner Bergquist stated that she is on the board of RMRT, but does not have financial gain, thus does not feel it is a conflict

Commissioner Murray asked the audience if they thought this was a conflict- no objection from the audience

Commissioner Bishop stated that she has donated to RMRT and has hired Munn architecture, but feels this isn't a conflict.

Commissioner Finch stated that he will abstain due to lack of knowledge of the project and this is his first meeting.

6. Items of Business

A. RMRT- Concurrent Preliminary and Final Development Plan

Director White presented the information as stated in the memo. Barb Myers, president of the Board of RMRT, spoke. She thanked everyone and gave a short history on the relationship with Town and RMRT. She stated that they want to be able to continue to attract the professional talent, and this requires safe/modern housing. Commissioner Murray asked how long she has been president? She stated this was her 5th year. Currently, there are little vacation cabins that can house 2 occupants,

some with bunk beds, for a total of 19 people. The new project has 24 beds and each building has an ADA compliant unit. Commissioner Finch stated that the units had too many lines and Christopher Tagseth from Munn ARchitecture responded that it gives the illusion of a gable roof that is split between two buildings.

Karen Smith of the RMRT said that the cabins are occupied June - Sept (end of May through end of Sept) with about 7 months vacancy and that RMRT houses 40-50 people total around Town.

Commissioner Finch asked if they would you consider renting in the winter? and Karen Smith stated that they could not due to the tax-exempt status. Commissioner Bergquist asked about alley and parking. Chris Tagseth pointed out parking on the alley and in front of Judy's place. Commissioner Finch asked about the siding material and if the cabins are built to be used in winter? Christopher Tagseth passed out the samples and stated that the buildings were able to be used in the winter and are not at this time. Commissioner Murray asked about corrugated metal. Karen Smith stated that the metal is for firewise and for snow maintenance.

Munn Architecture asked to show the rendering video of the outside street-facing side of the building and discussed that the buildings will enclose and create a community. Christopher Tagseth showed the snow storage areas and Karen discussed that the landscape plan showed the grills and gazebo.

Commissioner Bergquist asked a question about the material and where it is on the theater building.

Karen Smith said that the material is on all 4 sides of the theater.

Chris Tagseth pointe out that the colors were on the approved color pallet for the Town and that for lighting - there will be bollards on the parking. dark-sky compliant lights at each door

There were no public comments; Public hearing was closed; Time for Commission discussion:

Commissioner Bishop said when she initially saw the drawings of the RMRT she liked it. She said that she asked around town about the roofline and two people she spoke with that were bothered by the very modern style. She likes the neutral colors and the separate colors of the buildings. Commissioner Murray stated that if it were used in the winter the snow would fall into the courtyard. Karen stated that she realized people think that it is a modern design, but it is found in the GL area and that the snow will fall where it is not in anyone's way. The shed roof is done so that they can put solar on if/when they afford to put it on. She mentioned that there is an asphalt shed roof on Cairns across from the proposed development that is less prone to shedding snow. And responded to a window comment that they cannot make bigger windows due to budget. Commissioner Bergquist said that she was taking off RMRT board member hat and as a planning commissioner said that people have relayed to her issues to the roof. She stated that the material is already on the buildings. Christopher Tagseth said that the roof is going to be seen from the ground, so it will not be that noticeable. Planner White stated this is a Quasi-judicial hearing and nothing can be used from outside the hearing to influence the vote. Commissioner Murray suggested that a "cape cod" roof line and Karen Smith stated that a redesign might not be able to happen. Christopher Tagseth said that gable roofs were considered but it didn't look good.

Commissioner Murray asked if there were any comments, there were none, and the comments were closed.

Commissioner Bishop Motioned to recommend Resolution 07-2022 with the following exceptions

•Buildings separation from 20' to 10' per 2015 IBC •Commercial units not in the first 50' of the property •3.2 parking space reduction •Affordable housing requirement waived

Commissioner seconded the motion; Bergquist, Murray, Burke, Bishop voted Aye; Finch abstained Motion passed 4:0:1

7. Items for Discussion
none
8. Future Agenda Items

Commissioner Bishop: Would like a discussion on roof style, to talk about shed roof, since there is push back.

Commissioner Burke responded that Town is trending towards this type of building and it meets the code. Commissioner Finch stated that in the case of RMRT it is a financing issued, so it makes sense to allow the roof. Commissioner Burke stated that there are number of buildings that are going up like this.

Commissioner Bergquist said that people are unhappy with modern design and colors. There is a question about the fencing around the brewery- what's going on with it? Commissioner Murray stated that the Town not being in compliance with covenant restrictions and would like to have recommendations to the Trustees to seek legal guidance on it and have an executive session in regards to the Public Works facility.

9. Adjourn Meeting

8:15pm

Motion made by Commissioner Burke, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Commissioner Murray, Commissioner Burke, Commissioner Bergquist, Commissioner Finch

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk