



# Grand Lake Planning Commission

Wednesday, September 07, 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*

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## AGENDA

1. Call to Order- At 6:32 pm Judy Burke acting as Chair called the meeting to order
2. Roll Call  
PRESENT:  
Commissioner John Murray  
Commissioner Judy Burke  
Commissioner Heather Bishop  
Commissioner Christina Bergquist online via zoom  
Commissioner Greg Finch  
  
ABSENT  
Chairman James Shockey  
Vice Chairman Heather MacSllarrow  
  
Voting to excuse the absences Motion made by Commissioner Bishop, Seconded by Commissioner Finch.  
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist,  
Commissioner Finch **Motion Passed 5:0**
3. Consideration to approve Meeting Minutes  
8-17-22 Minutes  
Motion made by Commissioner Murray, Seconded by Commissioner Bishop.  
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist,  
Commissioner Finch **Motion passed 5:0**  
  
8-3-22 Minutes  
**Motion tabled** since there was insufficient Commissioners at 8-3-22 meeting to vote in favor.  
Motion made by Commissioner Murray.  
Voting Abstaining: Commissioner Burke, Commissioner Bishop, Commissioner Bergquist, Commissioner  
Finch
4. Unscheduled Citizen Participation  
Donna Ready- 1133 Grand Ave. read an opinion from Matt Ellison at 240 Rapids. He said that he supported  
new housing for the RMRT, but they need to fit better with the Town design.
5. Conflicts of Interest  
Voting Nay: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist,  
Commissioner Finch

## 6. Items of Business

- A. Amendment to Town Zoning Map - Lot 3-5, Block 1 Sunnyside Addition to Grand Lake  
Planner White presented the item as described in the packet. She stated that prior to the 2006 Comprehensive Plan was adopted, the parcel was zoned commercial transitional. She stated that there is Commercial transitional zoning on the east and west, therefore it would not be out of line to zone it as CT.  
James Martell, owner of 240 Hancock St. stated that the history that the planner said was accurate. He stated that the Previous owners elected to change the zoning in order to convert to condos, and that during the development process did not follow through with the condos and went back to using the property as a hotel and sold it to him with that use. He would like to continue that use and would like the zone to be changed.  
Natasha O'Flarratty, attorney hired by the prior owner. she stated she believes it to be a zoning correction. It has only and ever been used as a hotel, and was taxed as a hotel and the previous owner has paid the taxes.  
Ernie Bjorkman at 190 Rapids read a note from the HOA in support of changing the zoning.  
Donna Ready stated that she spoke with the neighbors of the lot in question and submitted a list of those who are in favor of it being rezoned.  
Katie Beason- owner of Mountain Market stated that changing the use changes the value and the Town should allow the rezone.  
Gene Demer- Hancock and Mountain- said that she questions the decision to rezone, that this could be an opportunity to provide affordable housing or that some of these units could become affordable housing in the future. There is a stated housing crisis and the Town needs to find a solution to affordable housing.  
Kreutzer- 700 Grand Lake Lane- Tried to purchase 240 /300 Hancock and didn't go through with it. He views himself as a competitor and he is in favor of the rezone.  
Max Ludwig- 114 CR 4624 Rapids Lodge owner- neighbor and competitor, thinks it should be switched to CT. Has been that way for 25 years. It was a snafu that needs to be fixed.  
Commissioner Bergquist- directed to Gene that the Town has been working for the past few months for employee housing.

Commissioner Bergquist was in favor of correcting the zoning. Commissioner Bishop agreed.

**All Commissioner in favor of changing the zoning to Commercial Transitional: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist, Commissioner Finch **Voting 5:0 to direct staff to create an advisory report to the Trustees that this needs a zoning correction.****

## 7. Items for Discussion

- B. Continued from 8/3/22 - Grand Lake Municipal Lands Master Plan - Review and Discussion  
This items is continued from the August 8th, 2022 meeting. Planner White spoke about the remaining Town-owned properties to get feedback from the planning commission. She will be sending the full comment sheet to the Board to let them know the PC feedback and then the Board can come to a consensus to send to the consultant. The properties to be discussed are: Pioneer Park, Lakeside Park, Parking, and Town Park. Commissioner Burke stated that we need to get in touch with CDOT to understand what can be done round about and walkway.  
Lakeside Park: As for moving the marina, it was stated that it is a huge expense for little benefit. advises against it. Also, federal codes might not let us move it- needs researched. The Lakeside park needs a huge picnic area. Closing off the road to pedestrians is not a priority.  
Create a temporary park(ing) area. Commissioner Burke suggested keeping the drive through along the beachfront for the elderly.  
The commission suggested that a splash pad be placed at Grand Lake center. Commissioner Murray suggested that a picnic terrace be added above the gazebo. It was suggested that a drop off area be added north of the fishing pier. An ice-skating rink could be added to Grand Lake Center and also to

Town Park. Commissioner Bishop stated that the parking garage wouldn't add enough parking spaces and it is not the best use. If legally possibly, she thinks Public Works could remain where it is currently located. They would like the space activated with activities. She stated that updating alleys should be last priority

As far as priorities, the Commissioners agreed that

1<sup>st</sup> priority - lakeside park

2nd priority - community center open space

3rd priority - signage

Peter Rempel made a public comment:

don't close the road along the lakefront.

parking garage: too valuable for parking- lower level- third level could have events

Grand Lake Center should be developed more

Splash pad/water in the Town park to draw the kids up away from the beach- too many people at beach.

The public generally makes a loop through the National Park and through Town, through the beach front and leave.

During Labor Day, Park Ave was full of parked cars, which is great. The Town should continue to take back it's ROW and have parking on the street and along Portal road.

Please paint the center lines back in the streets to slow people down and make the streets safer.

8. Future Agenda Items

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9. Adjourn Meeting

8:15 pm

Motion made by Commissioner Finch, Seconded by Commissioner Murray.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist, Commissioner Finch **Motion passed 5:0**

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James Shockey, Chairman

ATTEST:

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Alayna Carrell, Town Clerk