



Grand Lake Planning Commission

Wednesday, June 01, 2022 at 6:30 PM- Minutes

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: Chairman Shockey called the meeting to order at 6:31pm
2. Roll Call
PRESENT
Commissioner Heather Bishop
Vice Chairman Heather MacSarrow
Commissioner John Murray
Chairman James Shockey
Commissioner Judy Burke
Commissioner Christina Bergquist
3. Consideration to approve Meeting Minutes: 5-18-2022
Motion made by Commissioner Burke, Seconded by Commissioner Murray. **All in favor 6:0**
Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bergquist
4. Unscheduled Citizen Participation
Carey Barnes 604 Marina Dr. approached the commission to discuss changing her parcel lines. Mrs. Barnes passed out maps that showed her intent. Currently parcel 3 contains cabins controlled by an HOA; she would like to move parcel lines to give the laundry and tool room and land at the SW of the lots, to the HOA; portion off the lodge and kitchen in the NE; portion off the SE corner for a future home site. Commissioner Shockey said that she should work with the planner and bring it back to the planning commission when it is ready.
Donna Ready 1133 Grand Ave. Stated that the Board needs to tell the people that there are meetings. The meetings need to be posted.
5. Conflicts of Interest: None
6. Items of Business
 - A. Consideration to Recommend Appointment of Greg Finch to the Planning Commission
Mr. Finch said that he has been in front of many PC's doing different developments in GC, Vail Valley and more. Commissioner MacSarrow asked why he would like to be part of the Commission at this point? Mr. Finch replied that has time since he tendered his resignation to Grand Foundation. Commissioner Murray asked how long he has been a full time resident, to which Mr. Finch responded since 2018. There was discussion about his wooden boat. Commissioner Bergquist stated that he would bring a lot of experience to the commission.
Motion made by Commissioner Burke to recommend Mr. Finch to the Planning Commission,
Seconded by Commissioner Murray.
Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bergquist **All in Favor 6:0**

7. Items for Discussion

A. Discussion of Attached Dwelling Unit Municipal Code

Planner White stated that the current rules state that ADU's must share a wall with the primary structure and asked each of the commissioners if they saw any unintended consequence or positive outcomes of separating the ADU from the primary structure? Commissioner Bishop asked if an ADU require additional water tap or sewer tap? otherwise no problem; tiny homes would be good. Commissioner MacSarrow is concerned that there could be less wildlife corridors; there should be minimum lot sizes to allow for parking. Commissioner Bergquist was concerned with parking issues- make sure we have the parking; design code to match the existing house. Commissioner Burke asked about parking; common driveways; stuff in the yard may increase if there are long term rentals; how it would affect sewers? She stated she was in favor of ADU's with restrictions. Commissioner Bergquist was concerned with the increased sewer utility and it's affects on the existing lines. Commissioner Murray stated that most lots are 50' x 100' and this wouldn't leave much room for and ADU Commissioner McSarrow was concerned about increased year clutter increasing the fire hazard and wondered if the ADU's would need to register with emergency services. Also, concerned about the existing utility infrastructure and that improving the infrastructure would be put onto a renter. Commissioner Bergquist said that it could be a positive to employ contractors/revenue/jobs/ taxing/ water tap requirement. Chairman Shockey said that we don't charge extra for /Nightly rental STR water and they use lots of utilities when they are being rented, especially to large groups. commissioner Bishop suggested that there could be a discount for ADU's if used for local housing. Commissioner Burke said that 3 Lakes Sanitation calculates sewer charges by the number of faucets, and this could be a model the Town could use. Commissioner Bishop stated that tiny homes look better than a camper and Commissioner Bergquist wanted the Town to stay away from campers and allow camper in driveway for 7 days as the code states. Commissioner Bishop stated that tying it to a housing crisis is a bad idea, since we have been in a housing crisis for a long time and it could go on forever; The commissioners said that a conditional use permit may be the way to go with any unattached ADU. Commissioner Burke suggested that a water tap and sewer tap could be refunded if used for local housing. Commissioner Bergquist said that code enforcement would be a huge factor in all of these suggestions. Chairman Shockey stated that this would be great to look into for next summer, not this summer. Commissioner Bergquist mentioned that there will be a short term rental discussion about pro/con on June 13th at the Board meeting Workshop.

8. Future Agenda Items: none

9. Adjourn Meeting : **Meeting adjourned at 7:52pm**

Motion made by Commissioner Bishop, Seconded by Vice Chairman MacSarrow.

Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bergquist

Clerk/Attest

Chairman Shockey/Date