



Planning Commission

Wednesday, January 19, 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

6:34pm

2. Roll Call

PRESENT

Commissioner Heather Bishop
Vice Chairman Heather MacSllarrow
Commissioner John Murray
Chairman James Shockey
Commissioner Judy Burke
Commissioner Ernie Bjorkman

3. Consideration to approve Meeting Minutes

Minutes from 1/5/2019 **approved 6:0**

Motion made by Commissioner Bjorkman, Seconded by Commissioner Murray.

Voting Yea: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey,
Commissioner Burke, Commissioner Bjorkman

4. Unscheduled Citizen Participation- None

5. Conflicts of Interest

Voting Nay: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey,
Commissioner Burke, Commissioner Bjorkman

6. Items of Business

none

7. Items for Discussion

Planner White began by reviewing the "plan theme: a healthy economy" from the 2020 Comprehensive plan for the Town of Grand Lake. She pointed out that under the achievable goals there were a number of priority actions that could be done, and asked if the commission felt that some of them had been completed, such as "exploring public/private partnerships to develop rent-restricted multi-family housing".

She mentioned that there was a planning grant available to which the Town could apply. The grant could be used for updating the 2018 Housing plan that was in partnership with the County. Commissioner Murray stated that since it was a County document that we would not have permission to update it. There was discussion on whether the numbers were much different from those of 2018 and if there was a need. The planner suggested that it could be possible to pull just the Grand Lake numbers out and update those and the Town could tailor the planning grant project. The commissioners asked how updated numbers would help. The planner suggested that the Town would be able to use the new numbers to work with developers easier than having outdated information.

Commissioner Bjorkman informed the commissioners that at the 1/19/2022 board meeting it was discussed that the LERP guidelines and regulations were written in 2008 (updated in 2011) and they may be out of date with the minimum sizing.

Commissioner Murray suggested that the commissioner motion to change the code to state that these [the table in the LERP that identify minimum sf] are minimum SF unless otherwise approved by the Town of Grand Lake Board of Trustees.

There was discussion about the minimum size in the LERP guideline and regulations for a minimum being 400sf across the board for all units and that the market should dictate the size of the unit.

Commissioner Bjorkman reminded the commissioners that we are in Grand Lake and not in Des Moines Iowa as the planner pointed out that half the size of the board room is 600sf and the newest LERP-restricted housing for this size is \$310k as a one-bedroom condo.

Planner White asked Commissioner Burke what the current prices per sf were for Grand Lake and she stated \$744/sf for a condo and \$477/sf for a house. She noted that the house price/sf prior to the Park Avenue lofts being placed on the market was \$187/sf.

Commissioner Bjorkman stated that at the prices today, it would be impossible to build anything affordable without the assistance from the Town.

Planner White stated that 2 people could afford \$310k condo. (with monthly payment of 30% of the monthly income going towards rent. Most jobs that are posted currently have an average of \$17/hr thus, the amount that should be spent on rent for one person is about \$800)

Planner White asked for a vote for the suggested recommendation to update the LERP table of minimum square footages. The recommendation is to change the current language in LERP (3)(a) to:

Minimum Square Footage: Assurance of a minimum square footage is a function of these Guidelines and Requirements. Local Employee Residences will be as livable with regard to habitable space as any market-rate dwelling unit, governed by the applicable zoning standards in the Town of Grand Lake Municipal code, unless otherwise approved by the Town of Grand Lake Board of Trustees.

Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey, Commissioner Bjorkman

Voting Abstaining: Commissioner Burke would like to see how the numbers look prior to agreeing with the recommendation.

8. Future Agenda Items

Commissioner Burke asked that we discuss the accessory dwelling code and suggest updates.

Commissioner Murray asked that we reach out to the comprehensive plan consultant to update the municipal code 12-10. and the LERP guidelines and regulations.

9. Adjourn Meeting

7:57pm

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

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

Motion Passed 6:0