Grand Lake Planning Commission

Wednesday, May 18, 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 6:34 PM
2. Roll Call

PRESENT

Commissioner Heather Bishop
Vice Chairman Heather MacSlarrow
Commissioner John Murray
Chairman James Shockey
Commissioner Judy Burke
Commissioner Christina Bergquist

3. Consideration to approve Meeting Minutes 4/6/2022 Minutes

Motion made by Commissioner Bishop, Seconded by Vice Chairman MacSlarrow. Commissioner Bergquist Abstained

Motioned passed 5:1

4. Unscheduled Citizen Participation: none
5. Conflicts of Interest: none
6. Items for Discussion

A. Reassignment of Board of Trustees liaison to the Planning Commission

This item was clarified that Ms. Bergquist was sworn in by the Board of Trustees at the previous BoT meeting and no action needed to be taken by the Planning Commission other than a welcome.

B. Nightly Rentals

Discussion was had: Commissioner Burke asked what effect it has on the overall economy. Stated that she is for private property rights and people generally should use the prop as they wish. She stated that no hotel units have been added since the NR rules were in place. She believes that GL may not have grown without NR. She asked how many hotel pillows does GL have? GL was the first Town in the county and state with an NR policy. There used to be regulations that businesses have to have employee housing (circa 1988) Eventually the employers, took the employee housing for NR because they made more money with NR. Commissioner Murray asked what is the total number of homes in town? He suggested that the NR annual fee could be raised, without much of a burden to the owners. Commissioner MacSlarrow stated that NR is the cornerstone of economy and real estate market causing prices to go up and increased value in homes. Commissioner Burke asked what outcome do we want to arrive at, and what are the unintended consequences? If the fee are raised, the renter will pay. Commissioners requested ADU's to be discussed at a future meeting. Commissioner Murray said that people buy a place to use as an investment. Commissioner Burke said that the current median listing in GL is $1.3million, prompting commissioner Murray to say that it is hard for investors to make the mortgage payment without the NR due to the sale price of the property. The question was posed

whether the Town has funds for proper code enforcement for NR. Commissioner Bishop brought up the topic of allowing stand alone houses or tiny homes. Planner White suggested fees could be waived for water taps if they restrict the tiny homes to employees. Commissioner Burke started first rental in the 80's long term and VRBO, said that she had issues with maintenance on long term rentals. Denver requires someone to live full time, in order to own STR. Commissioner Bishop stated that Columbine must live in the house for 3 years. The question of whether a quota system would be a good idea for the future, but the Town relies on tourism and gets tax income from tourism and NRs. The Commissioner suggested that new data be researched on how other towns are dealing with NR's without hurting the economy. The new Sheriff agreement should increase the police presence in town and help with enforcement of disturbance calls.

7. Items of Business

Discussion of Proposed Ordinance for 12--2-13 (A)(6) Commissioner Murray stated that he did not see an adverse issue with approving the item as written.

Motion made by Commissioner Murray, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Vice Chairman MacSlarrow, Commissioner Murray, Chairman Shockey, Commissioner Bergquist
Voting Nay: Commissioner Burke- she wanted to think about it more.

Motion passed- 5:1

8. Future Agenda Items

ADU's and study sessions
Code enforcement for existing nightly rentals
For an amendment to code - public hearing at planning commission level.
Planning commission joint meeting for mundus bishop

9. Adjourn Meeting: 7:55pm

Motion made by Commissioner Murray, Seconded by Commissioner Burke.
Voting Yea: Commissioner Bishop, Vice Chairman MacSlarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bergquist

All in Favor, motion passed 6:0