



Grand Lake Planning Commission

Wednesday, September 20, 2023 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*

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes

[Minutes](#) 07-19-2023

4. Unscheduled Citizen Participation
This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.
5. Conflicts of Interest
6. Items of Business
 - A. Recommendation to Allow Fence Height Over Standard Size at Cokers Corner Minor Sub also known as 1680 Sunnyside Dr.
7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.
You will not be able to actively participate via the web streaming.



<https://us06web.zoom.us/j/85942185849?pwd=Q0xDTHNlMVc4ejFlcmx3eGJ3bnpuZz09>

You can also dial in using your phone. 1 (346) 248-7799

Meeting ID: 859 4218 5849

Access Code: 496153



Grand Lake Planning Commission

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AGENDA

1. Call to Order: Call the meeting to order at 6:36PM
2. Roll Call

PRESENT

Chairman James Shockey
Vice Chairman Heather MacSllarrow
Commissioner John Murray
Commissioner Judy Burke
Commissioner Heather Bishop
Commissioner Michael Sobon
Commissioner Greg Finch

3. Consideration to approve Meeting Minutes: Minutes 06-21-2023

Motion made by Vice Chairman MacSllarrow to approve the minutes with corrections, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Sobon, Commissioner Finch - **Approved 7:0**

4. Unscheduled Citizen Participation: No unscheduled citizen participation
5. Conflicts of Interest: No conflicts of interest
6. Items of Business

- A. Resolution 26-2023; Consideration for Replacement of a Non-Conforming Structure (Mobile home) Located At Block 14, Grand Lake Estates 2nd Filing To The Town Of Grand Lake; More Commonly Referred To As 700 Lake Front Road #23

Commissioner White presented the item of business.

Public hearing opened at 6:56PM. No public comments. Public hearing closed at 6:56PM

Commissioner Burke motioned to adopt Resolution 08-2023 as presented; Seconded by Commissioner Murray. Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Sobon, Commissioner Finch: **Approved 7:0**

7. Items for Discussion

Vice Chairman MacSllarrow has submitted her resignation from the Planning Commission. This meeting will be her last. See Exhibit A.

8. Future Agenda Items

-Trails and bike path plans and options for the Town.

9. Adjourn Meeting

Motion made by Vice Chairman MacSllarrow to adjourn meeting, Seconded by Commissioner Murray.
Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke,
Commissioner Bishop, Commissioner Sobon, Commissioner Finch

Meeting adjourned 7:09

ATTEST:

James Shockey, Chairman

Alayna Carrell, Town Clerk

From: Heather MacSlarrow <h.macslarrow@wildernessstewardship.org>
Sent: Wednesday, July 19, 2023 10:43 AM
To: Kim White <kwhite@toglco.com>; James Shockey <jshockey@wpgov.com>
Subject: Resignation from the Grand Lake Planning Commission

Caution! This message was sent from outside your organization.

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Hi Kim and James,

I am writing to regretfully resign my position on the Grand Lake Planning Committee. I have sold my house and will be moving out of town. I have so appreciated working with you and the rest of the committee. I will plan to attend tonight's meeting, and it will be my final meeting.

Best,
Heather



Heather MacSlarrow
Executive Director
www.wildernessstewardship.org



Date: 9/20/2023

To: Chairman Shockey and Commissioners
From: Kimberly White, Community Development Department

Re: Recommendation to Allow Fence Height Over Standard Size at Cokers Corner Minor Sub also known as 1680 Sunnyside Dr.

Purpose:

Applicant is requesting to build a stone gate and fence section over the allowed six-foot height, which requires Planning Commission approval per design standards of the municipal code 12-7-4 (E) (4).

Background:

The owner submitted multiple designs for a stone wall with multiple turrets. Staff reviewed the illustrations and determined that it did not meet the design code section 12-7-4 (E) as it was not in harmony “with the adjacent building architecture and the surrounding natural environment”

The applicant revised the drawings and resubmitted them without the turrets (figure 1) and based the design on a nearby fireplace relic (figure 2) and stone wall that is on the adjacent property (figure 3). Also, the stone topped walls resemble the bridges near the North Inlet trailhead (figure 4). The main stone wall would be 10’ high and connects to the existing 8’ game fence; the height of the wall above the gate itself would be total height of 14’. The applicant states that the idea here is that it would be patterned after the “ranch” entry gates seen all over the county. See Exhibit A for precedent images from the applicant.

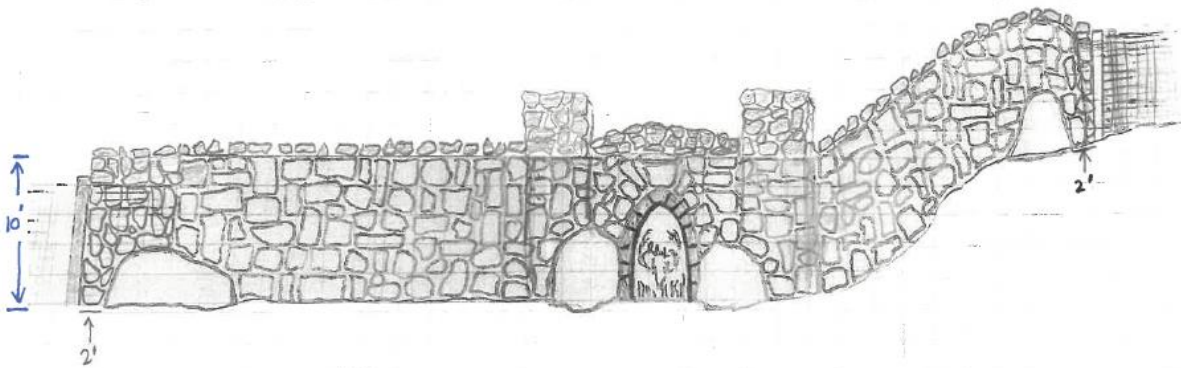


Figure 1

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099
PH. 970/627-3435
FAX 970/627-9290
E-MAIL: town@townofgrandlake.com

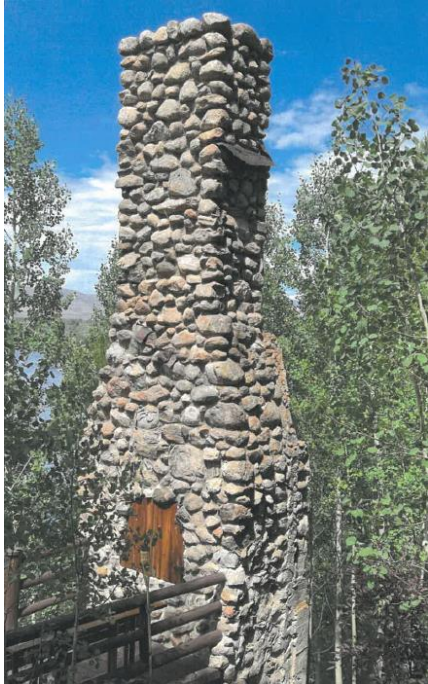


Figure 2



Figure 3



Figure 4

Staff Notes:

The height of the fence is over the allowable 8' height and must be reviewed by the planning commission based on the design requirements listed in section 12-7-8 of the Town Municipal Code. If approved, the applicant must submit a building permit for review and approval by the Town and the County prior to construction of said structure.

Municipal Code:

12-7-4-(E)4. Fences shall be constructed of wood, native or imitation stone in a style and color harmonious with the adjacent building architecture and the surrounding natural environment.

... (a) no chainlink....

(b) Fences over eight (8') feet in height shall be reviewed by the Planning Commission for approval or denial.

Per international residential building code (R105.2), which is adopted by Town code 9-1-2, if a fence is over six feet, it must have a building permit.



12-7-8 Design Review Procedures and Submission Requirements.

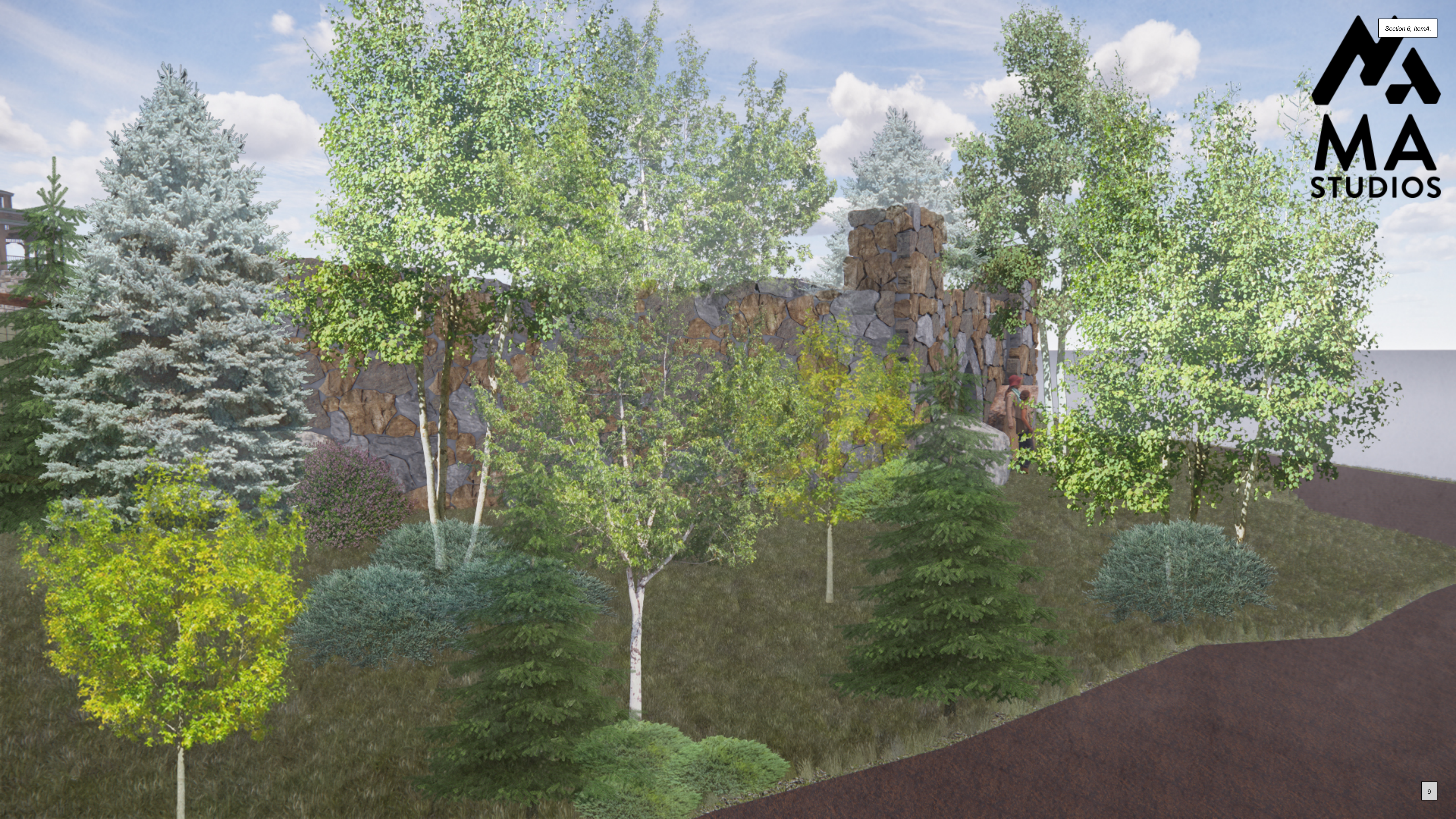
- (B) Design review approval will be based on how the proposal integrates with the local and immediate context. Review of proposed plans, materials, and colors will consider both the positive and negative impacts on the surrounding buildings and adjacent spaces and natural environment. Consideration factors shall include:
 - 1. The proposal's consideration to the local and immediate context of the existing buildings, the natural environment, historical aspects and the local community culture. Determination will be based on the design elements listed herein as well as:
 - (a) The proposal's overall harmony with adjacent buildings, open and public spaces.
 - (b) Any graphic design that might interfere with public safety or does not add to or enhance the aesthetic value of the Town of Grand Lake will be denied.
 - 2. The elemental design tools of composition, proportion, scale, and rhythm are important elements for achieving a balance between unity and complexity in design. These tools may be used to improve the limitations of architectural style and to achieve buildings with more timeless visual assets. Each of these design tools will be applied to the materials, surfaces, massing and street wall (if applicable) of buildings to better indicate use, visual interest, and creation of a more appropriate balance with human scale. Design Elements include:
 - (a) Scale- the proportion used to determine the relationships and harmony between different elements (existing surroundings including buildings and natural elements, to better define heights and widths and depth).
 - (b) Composition- the organization of parts (including non-built spaces) of a project to achieve a unified whole.
 - (c) Proportion- the relationship of one (1) part to another or to the whole.
 - (d) Rhythm- the relative variation of regular and repetitive elements (how surface materials begin and end and how a switch form one (1) material to another occurs).

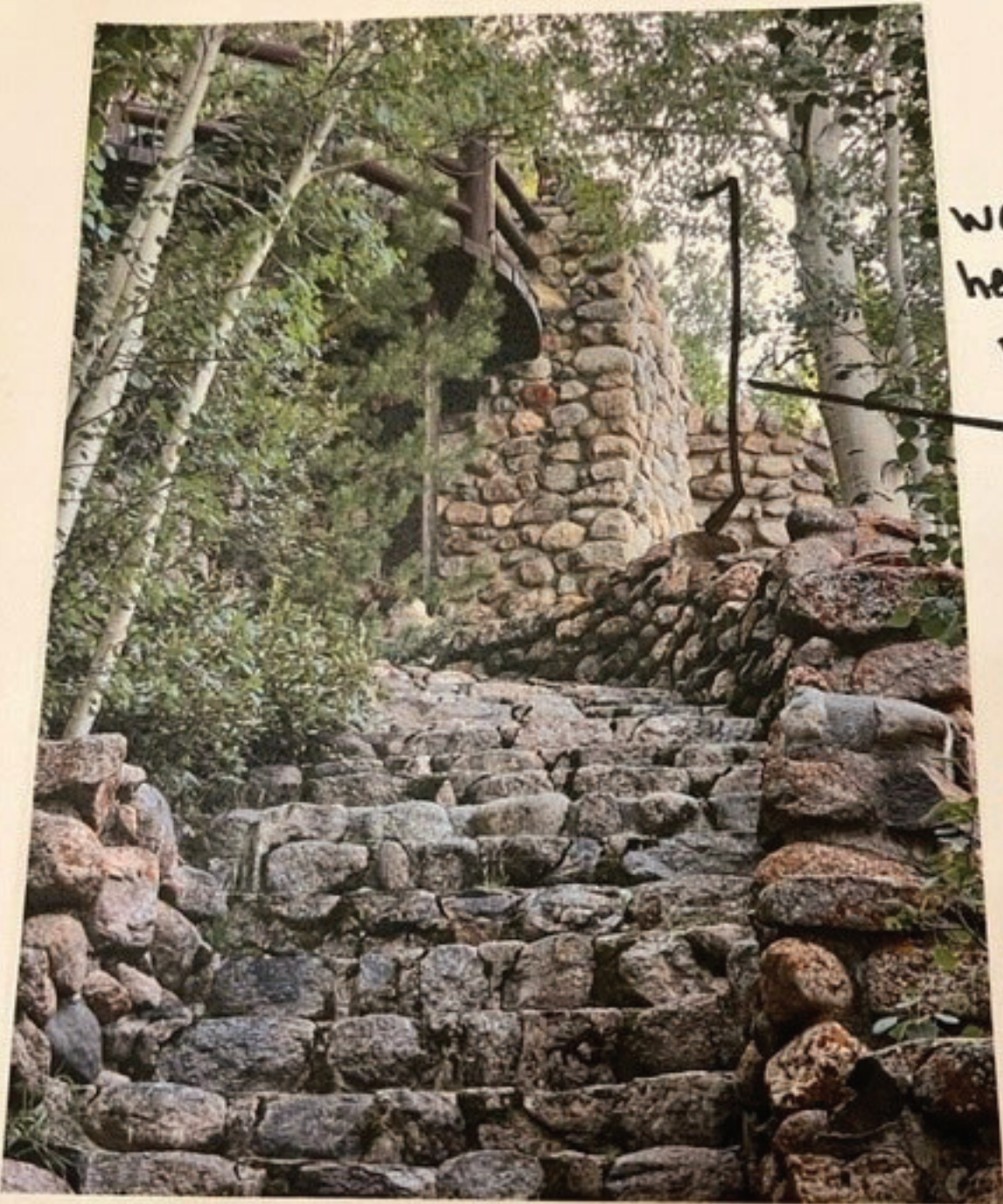
Recommended Motions:

The Commission has the following options:

- 1. Motion to the Board of Trustees to Recommend _____
- or
- 2. Motion to the Board of Trustees to Recommend _____ with the following conditions _____.
- or
- 3. Motion to Deny

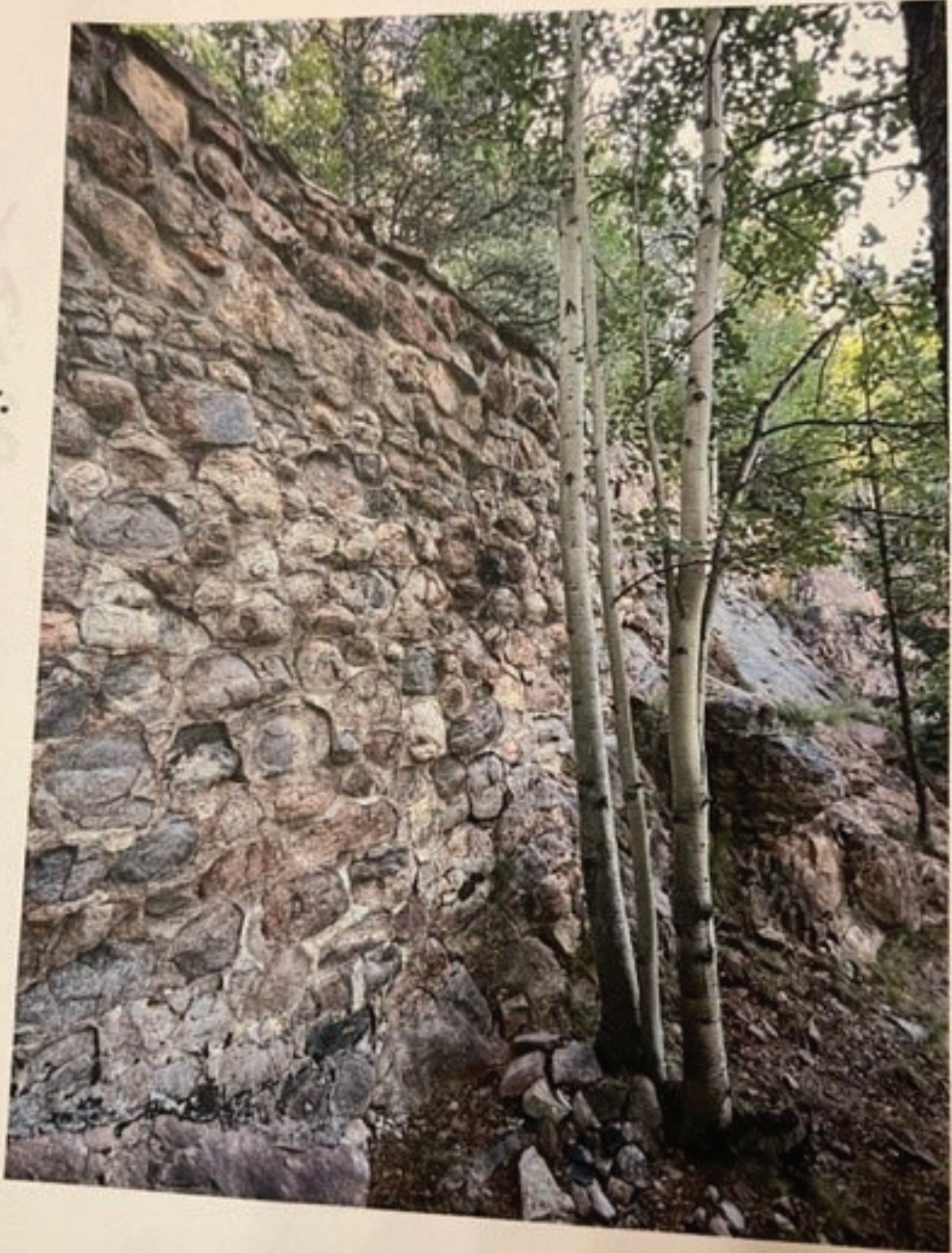






wall
height:
11'

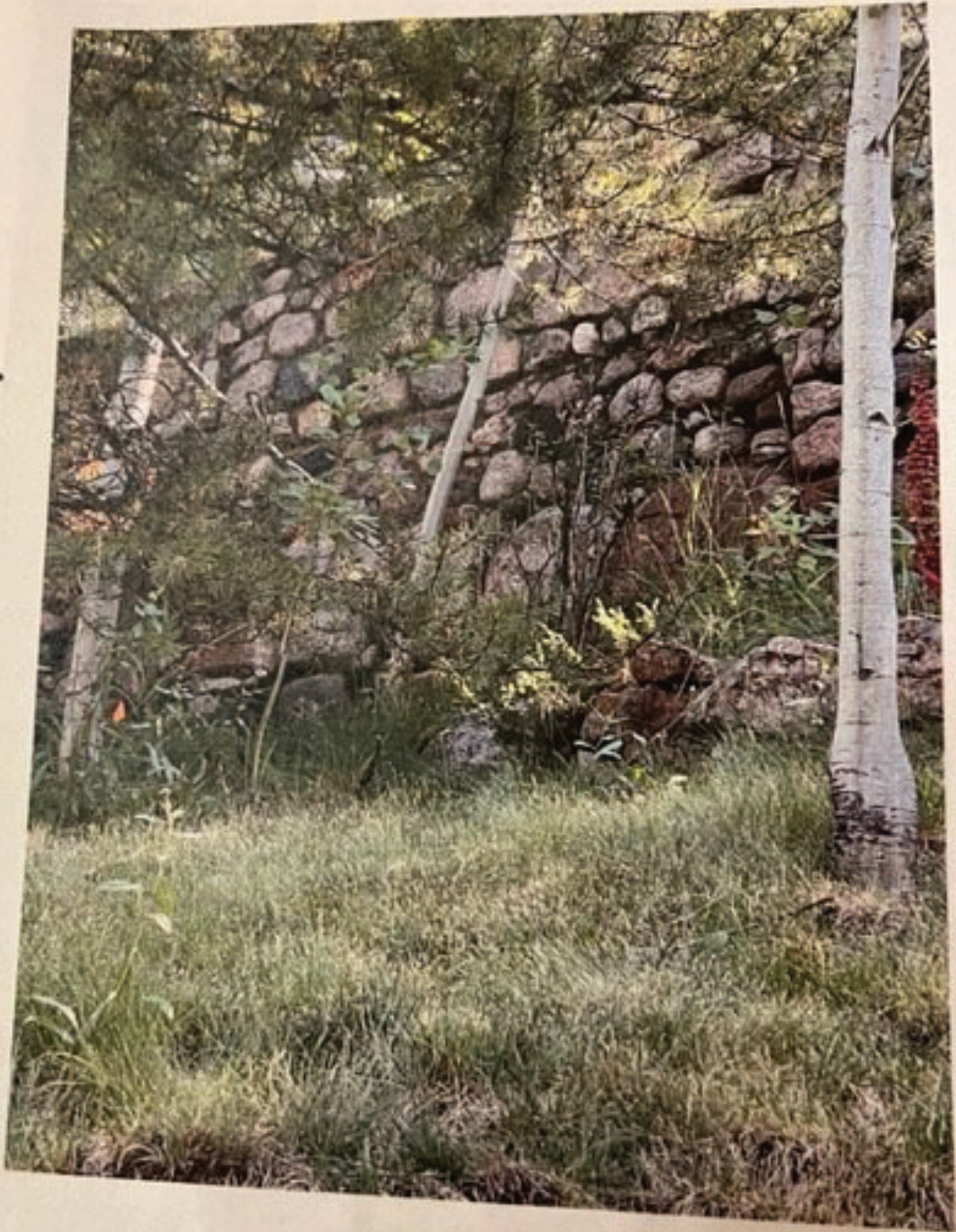
wall
height:
12' 9"



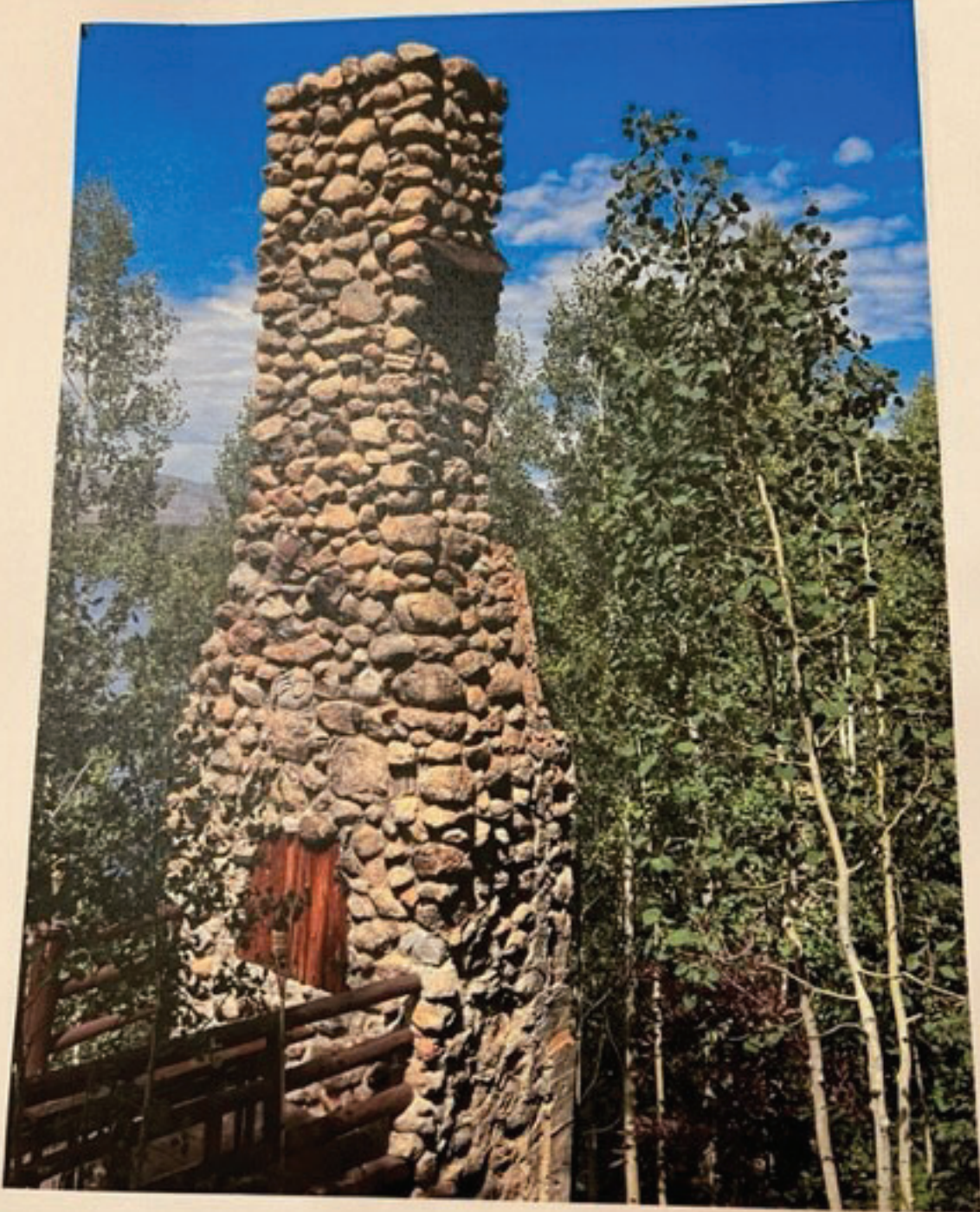
former
chimney
height:
38'



wall
height:
8.



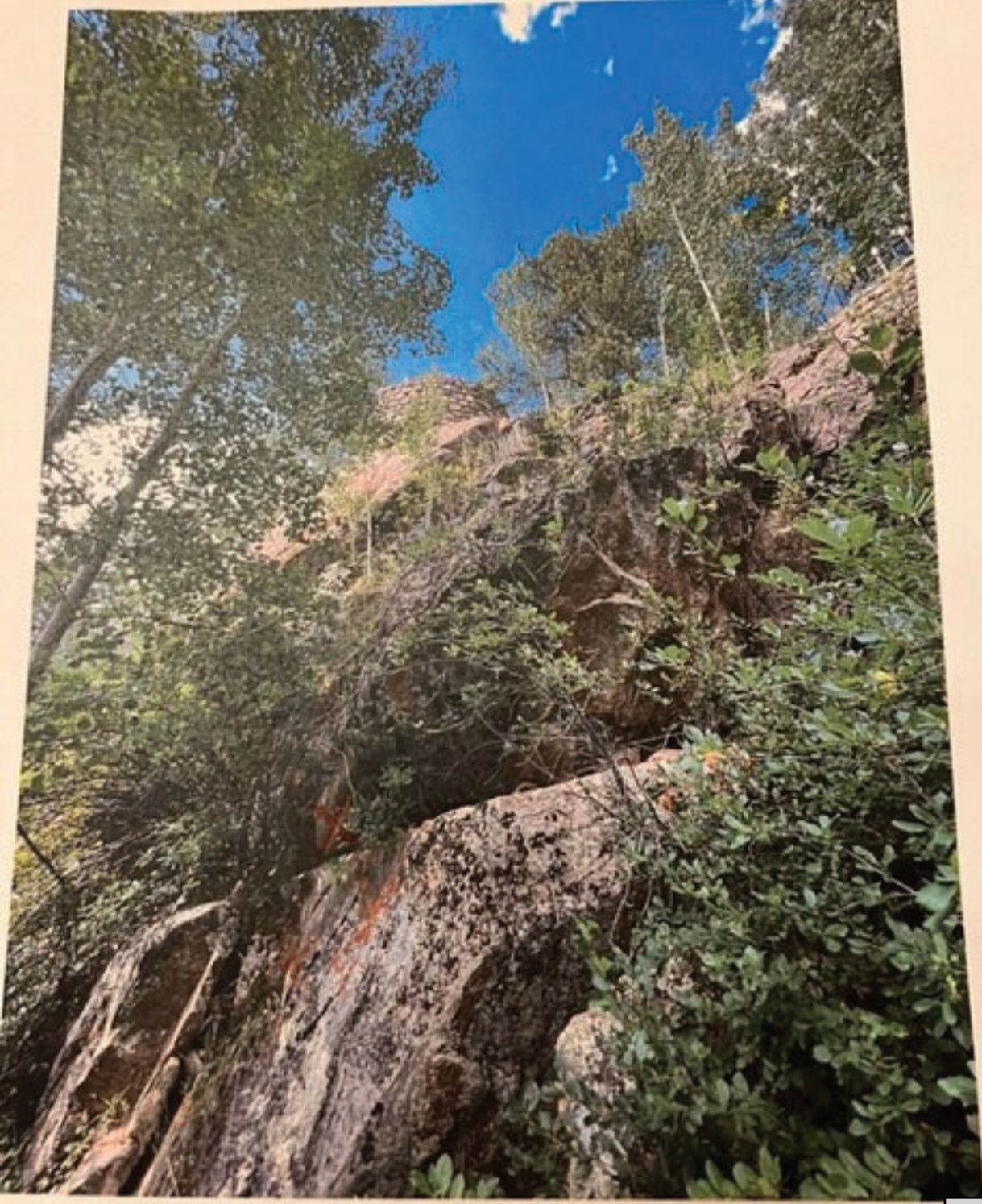
height: 20
from
deck

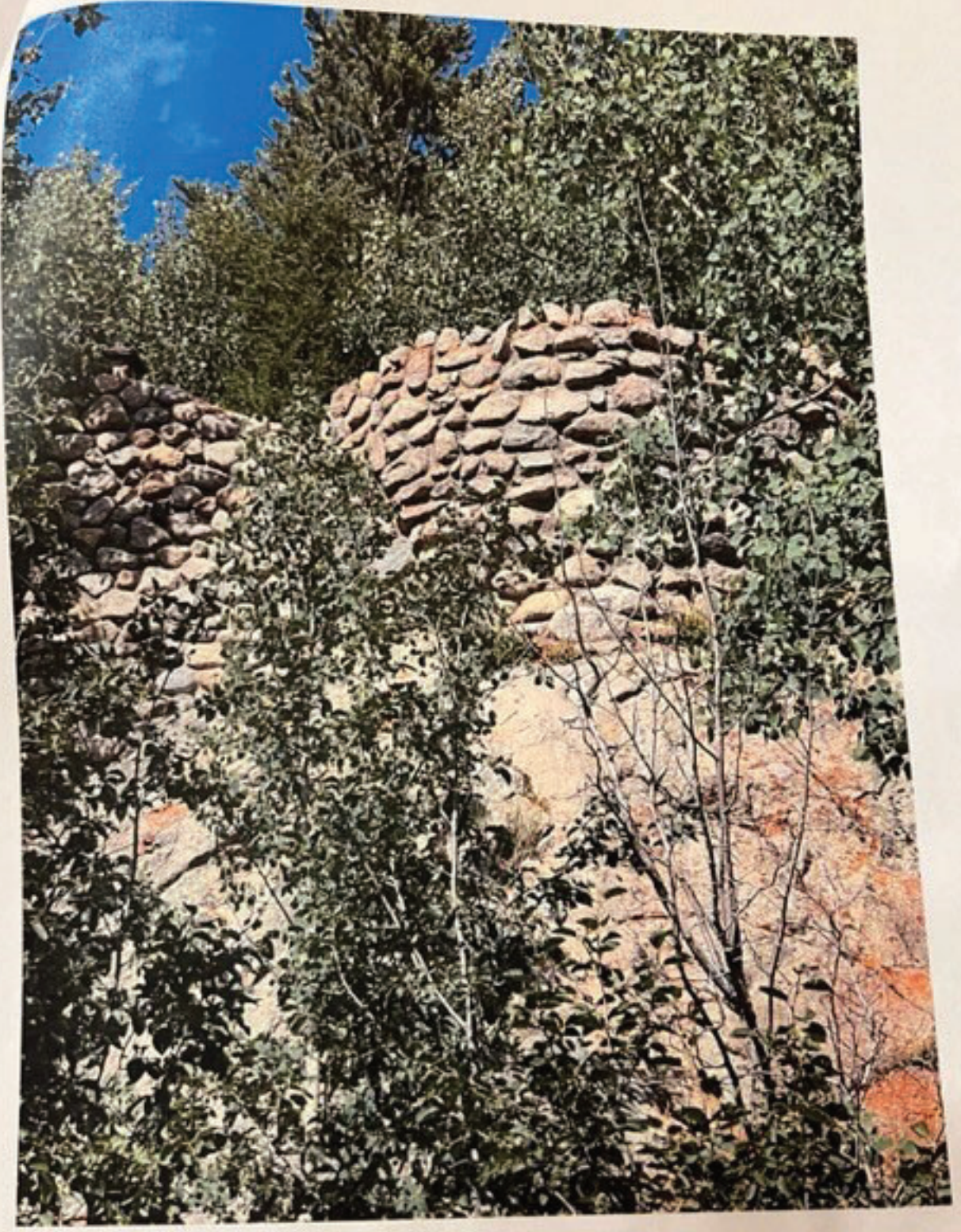


wall height:
19'



Turret
height:
27' to red 'X'







2.



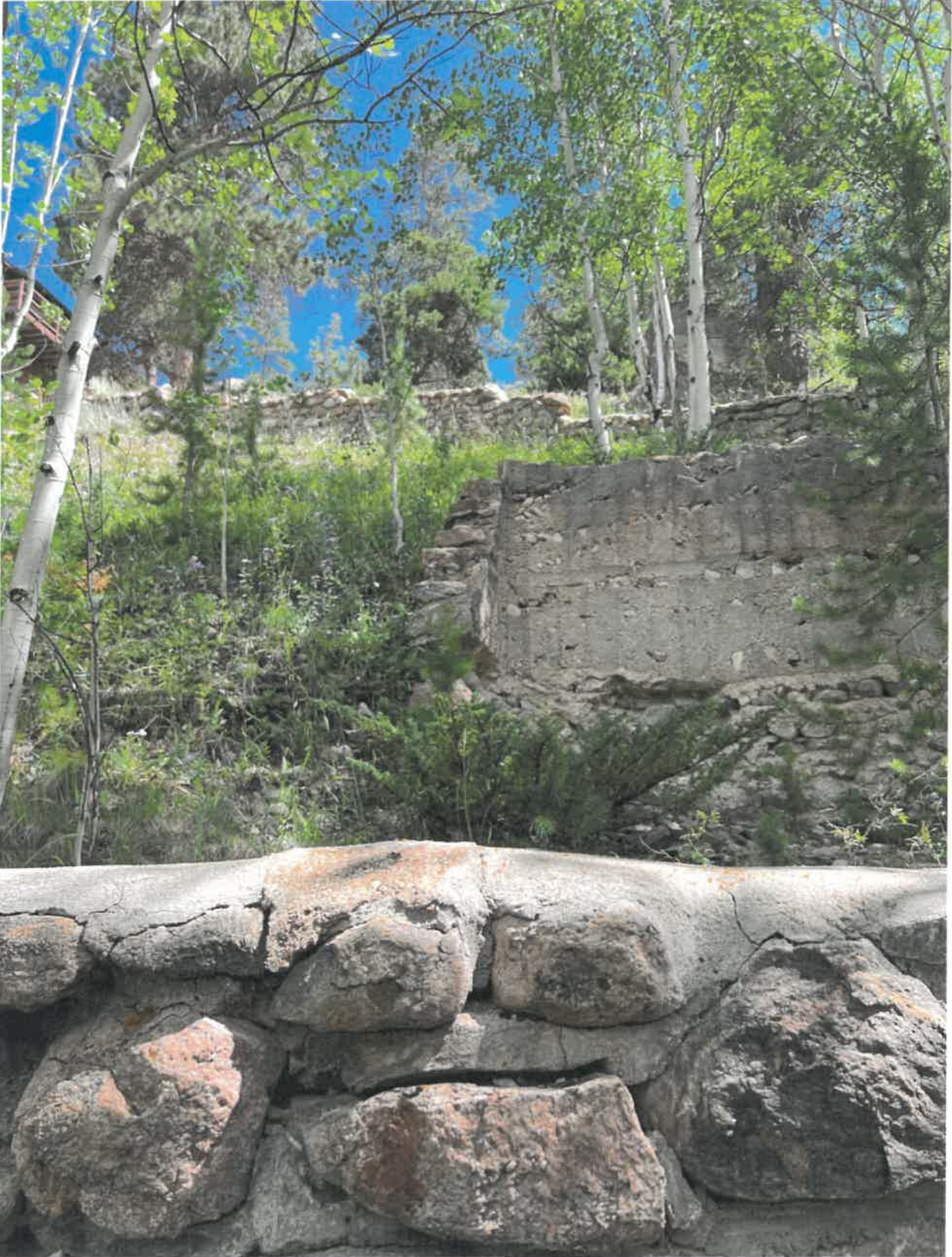
7.



4.



5.



6.



+



8.





10.



11.





15.



M.





10.



17.





19.

