



Grand Lake Planning Commission

Wednesday, May 03, 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: [04-19-2023](#) Minutes
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. PUBLIC HEARING- (Quasi-Judicial)** Consideration to Recommend a Variance from Zoning Regulations of Minimum Dwelling Unit Size for Employee Housing at Lots 5-8, Block 20, Town of Grand Lake; more commonly referred to as 612 Grand Ave.
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/96360206519?pwd=VHcwODFTNnQ2SWNOTDA1M2d5NFYwUT09>

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

Meeting ID: 963 6020 6519

Access Code: 642153



Grand Lake Planning Commission

Wednesday, April 19, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

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AGENDA

1. Call to Order: As Chairman Shockey was absent, Commissioner Bishop called the meeting to order at 6:34PM
2. Roll Call

PRESENT: Commissioner John Murray, Commissioner Judy Burke, Commissioner Heather Bishop, Commissioner Greg Finch

ABSENT: Chairman James Shockey, Vice Chairman Heather MacSllarrow
Chairman Shockey was ill during this time and Vice Chairman MacSllarrow has a scheduled absence.
Motion made by Commissioner Burke, Seconded by Commissioner Murray.
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

3. Consideration to approve Meeting Minutes 04-05-2023

Minutes were approved. **Motioned passed 4:0**
Motion made by Commissioner Murray, Seconded by Commissioner Burke.
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

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

A. (Quasi-Judicial) Public Hearing - Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

Commissioner Bishop opened public hearing. Community Development Director White presented the item of business. No other individuals were present to make comments. Commissioner Bishop closed the public hearing.

Commissioner Burke addressed that the potential property developers do not know what they could be building next to (referring to the Town's undeveloped property neighboring the property). Commissioner Burke also stated concerns regarding the cost taken on by the Town expanding infrastructure. This was discussed extensively by the commission. Commissioner Murray motioned to approve the zoning recommendation. **Motion passed: 4:0**

Motion made by Commissioner Murray, Seconded by Commissioner Finch.
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

7. Items for Discussion

Commissioner Burke did note that she had attended the Board of Trustee meeting and commented the bill that was addressed at the last meeting.

The vacancy of the Commission was discussed. Unfortunately, due to Board of Trustee vacancy, the Commission vacancy will not be filled.

8. Future Agenda Items: None

9. Adjourn Meeting:

Adjourned at 7:33PM **Motion passed 4:0**

Motion made by Commissioner Finch, Seconded by Commissioner Murray.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

James Shockey, Chairman

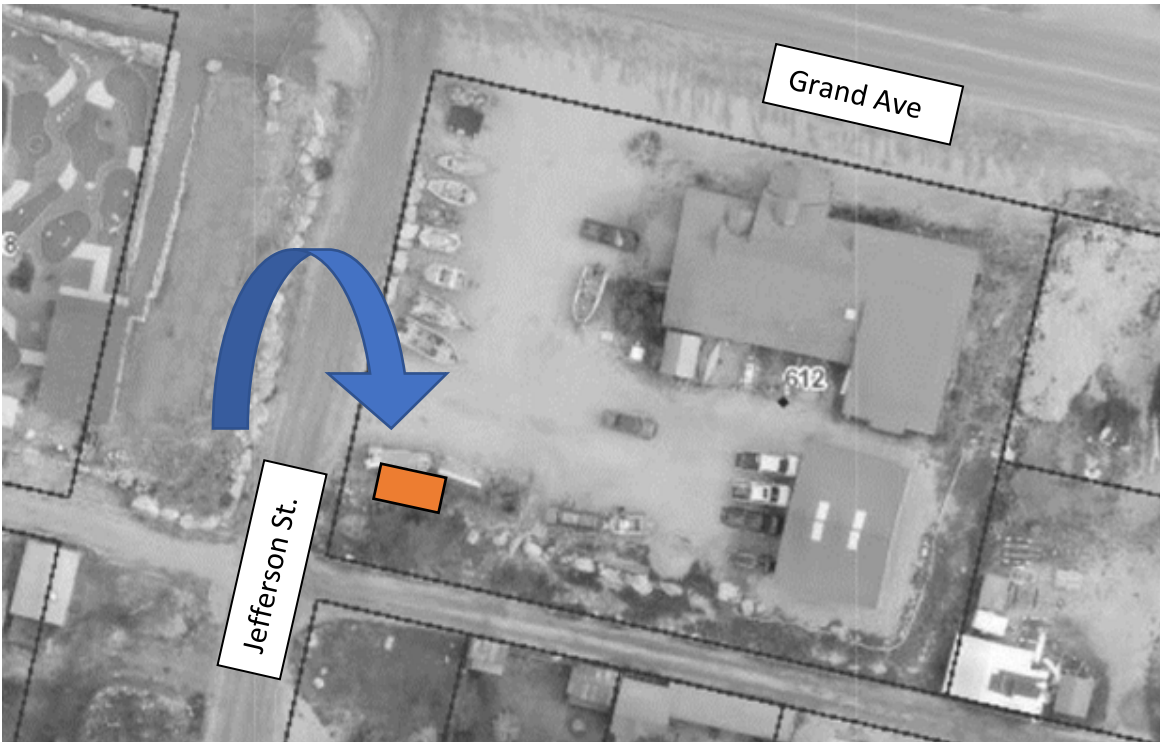
ATTEST:

Alayna Carrell, Town Clerk



Date: 05/03/2023
To: Chairman Shockey and Commissioners
From: Kimberly White, Community Development Director

Re: **PUBLIC HEARING-** Consideration to Recommend a Variance from Zoning Regulations of Minimum Dwelling Unit Size for Employee Housing at Lots 5-8, Block 20, Town of Grand Lake; more commonly referred to as 612 Grand Ave.



Public Hearing Steps:

1. Open the Public Hearing
2. Allow Staff to present the matter
3. Allow for the Applicant to address the Commission
4. Take all public comment
5. Close the Public Hearing
6. Allow for Commission discussion
7. Take action as appropriate

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FAX 970/627-9290
E-MAIL: town@townofgrandlake.com



Purpose:

The Town has received a request from Gary Bien “Owner” of Commercially-zoned 612 Grand Avenue to build a small (200sf) summer only, employee housing unit. Town of Grand Lake zoning regulations prohibit dwelling units under 275sf for hotel/motel/lodge, and under 400sf for residential dwelling units in this zoning district. A request for a variance from Zoning Regulations has been made due to the housing crisis in the Town of Grand Lake per resolution 21-2021 (attached). This request requires Planning Commission recommendation and Board review.

Background:

612 Grand Avenue is comprised of lots 5-8. The request is to have a 200sf accessory dwelling unit on lot 8. There is no record of a lot line agreement or of a consolidation plat for these lots, however there is a commercial structure located across lot lines 5, 6 and 7 as well as the parking lot on lot 8, unofficially binding the 4 lots into a single lot. The main structure on these 3 lots has a business on the main floor, and one apartment on the upper level. The secondary structure located in the back of the building is a garage which is accessory to the business and is located entirely on lot 5. In order to create a more conforming lot, the owner has agreed to apply for a lot consolidation of Lots 5-8.

Staff Discussion:

The applicant has provided all items required for an application as required by MC 12-2-27. Legal notice was placed in the local newspaper on April 3rd, 2023 and 18 certified letters were sent to all neighbors within 200 feet of the property; 8 of which have not been received to date. One written comment was received in favor of the small, employee housing. No comments were received against the request.

Upon review of the request, Staff has found:

- The applicant will be required to consolidate the lots to bring the property into compliance since the main structure is built across 3 lots and the 4th lot is being used in the calculation for the parking and snow storage.
- Once the 4 lots are legally combined, the small, employee housing would be considered an accessory structure or use to the business, which is allowed by the 12-2-18 (A)(6) of the zoning code only if it remains accessory to the business.
- The applicant will need to provide a separate water, sewer and utility meter to the unit.



- The employee housing location is at the rear of the lot which backs up to residentially-zoned parcels.
- The Town’s comprehensive plan has a section under the Healthy Economy theme for attainable housing to “lessen restrictions that create a disincentive for the development of ADU’s and tiny homes.”
- A portion of the 21-2021 resolution states: “...Governments, businesses, and other employers in Grand Lake must thoroughly explore and implement all viable strategies to mitigate the current workforce housing crisis...”

Commission Discussion:

Commissioners must find the following factors in determining whether to issue a variance:

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

Municipal Code:

12-2-18 Regulations for Commercial District—C.

(A) *Uses Permit by Right.*

6. Accessory building or use (not involving open storage), when located on the same lot.

12-2-27 (B) *Variance Request Procedure.* Applicants must submit the Request for Variance from Zoning

Regulations, with the required attachments and applicable fees, to Town Staff. The Planning Commission will hold a Public Hearing within forty-five (45) days from Town receipt of the application. Fifteen (15) days prior to the scheduled date, legal notice shall be placed in the local newspaper of general circulation advertising the time, date, location of the Public Hearing, as well as the variance request. In addition, certified letters are to be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200') feet of any portion of the property. The Planning Commission shall forward a recommendation to the Town Board of Trustees.

1. Town staff shall schedule the Public Hearing for the next available Planning Commission meeting, dependent on the availability on the Planning Commission's agenda.
2. The Town Board of Trustees shall hear the variance application, with Planning Commission recommendation, at their next regularly scheduled meeting.
3. The following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:

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- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

Commission Action:

The Commission has the following options:

1. Move to Recommend Resolution 05-2023 with the requirement to consolidate lots 5-8, Block 20, Town of Grand Lake; or
2. Recommend Denial of the Resolution 05-2023 based on _____; or
3. Continue review of the request to a specific date_____.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION 21-2021**

**A RESOLUTION PROCLAIMING A WORKFORCE HOUSING CRISIS IN AND
FOR THE TOWN OF GRAND LAKE, COLORADO**

WHEREAS, the Board of Trustees (the “Board”) of the Town of Grand Lake, Colorado, pursuant to Colorado Statute is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado; and

WHEREAS, it is essential to the local economy and sense of community of the Town of Grand Lake (the “Town”) that workers and their families live in Grand Lake, for without the workers the Town’s local businesses could not survive, much less thrive; and

WHEREAS, the dislocation of workers from Grand Lake creates stress on the workers, local businesses, and the environment due to long commutes over mountainous terrain; and

WHEREAS, the Board finds it must increase the number of affordable workforce housing units in Grand Lake so that the Town’s medical workers, teachers, firefighters, law enforcement officers, service workers, and other critical members of the Grand Lake workforce can afford to live in the same community in which they serve; and

WHEREAS, mountain and resort communities such as Grand Lake face unique challenges regarding housing inventory such as a supply that is constrained by land shortages, labor shortages, high construction costs, the second homeowner market, and the increasing popularity of short-term rentals in residential units of all types; and

WHEREAS, over the course of the last several years before the onset of the COVID-19 pandemic, housing for Grand Lake local workforce had become increasingly out of reach such that it was very difficult for workers and their families to stay in Grand Lake; and

WHEREAS, in the aftermath of the COVID-19 pandemic, the Town is seeing business and societal shifts brought on from remote working options that allow many second home owners to move to Grand Lake on a full time basis and allow high-income remote workers to purchase homes and relocate to Grand Lake, which has also exacerbated the housing shortage; and

WHEREAS, according to the 2018 Grand County Study Area Housing Needs Assessment, Grand County needs, *inter alia*, “deed restrictions to ensure housing choices are preserved for year-round households” and an estimated 275 new houses by 2023, 52 of which would be in the Grand Lake area; and

WHEREAS, although the impacts of the COVID-19 pandemic have been wide-spread, the economic and housing impact of the pandemic has fallen most severely on lower income households who are already more challenged than the general population to find adequate housing; and

WHEREAS, the federal government recognized the disproportion impact of COVID-19 on housing needs of vulnerable populations, households, and geographic areas and enacted the “American Rescue Plan Act of 2021” to provide support to state, local, and tribal governments in addressing housing issues; and

WHEREAS, many local businesses and public entities are struggling to attract and retain employees and the lack of affordable housing is a major contributor to this workforce shortage with the result that local businesses are closing or reducing their hours of operation; and

WHEREAS, in recent years Grand Lake and surrounding municipalities, working separately or in collaboration through various local housing authorities or other entities and instrumentalities, have acquired, constructed, or facilitated the construction of extremely limited numbers of units of deed-restricted workforce housing within the Town of Grand Lake; and

WHEREAS, the Board of Trustees of the Town of Grand Lake acknowledge that a solution to the affordable workforce housing shortage will require a multi-pronged approach, including the construction and acquisition of new workforce housing units, the modification of existing regulation, and creation of new incentive programs which will require substantial additional funding from not just local resources but also state and federal sources.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

1. A workforce housing crisis exists in the Town of Grand Lake that warrants immediate action by local, state, and federal authorities. Inaction will result in irreversible changes to the fabric of the community and limit the ability of the community to serve visitors and residents alike.
2. Governments, businesses, and other employers in Grand Lake must thoroughly explore and implement all viable strategies to mitigate the current workforce housing crisis.
3. The representatives of the citizens and businesses of Grand Lake implore Governor Polis and the State of Colorado to recognize the nature of the housing emergency in Colorado’s High County and to allocate funding from the American Rescue Plan Act of 2021, or any other available sources, to assist the Town of Grand Lake.
4. These ongoing efforts to improve affordable workforce housing in Grand Lake will continue to allow local businesses and public service providers to keep a quality workforce in Grand Lake, resulting in a stronger economy and more robust community which will ultimately benefit the Grand County as well as the State of Colorado as a whole because our exceptional recreation amenities are cherished by the residents of Colorado as well as citizens across our nation who visit Grand Lake.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 12TH DAY OF JULY, 2021.

S E A L

BOARD OF TRUSTEES

Votes approving: _____
Votes opposed: _____
Absent: _____
Abstained: _____

ATTEST:

Alayna Carrell, Town Clerk

Stephan Kudron, Mayor



Theme: A Healthy Economy	Priority	Timeframe	Cost	Partners
Economic Recovery				
Encourage the marketing and animation of any vacant storefronts using pop-ups and other shared retail concepts.	1	ST	\$	DCI, GLCC, GLRC
Create temporary parklets on Grand Avenue between Hancock Street and Vine Street to add usable outdoor space and expand business capacity working within specified design guidelines.	1	ST	\$	CCCD, DCI, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to create an administrative temporary use permit with specified temporary use provisions for commercial zoning districts.	1	ST	\$	DOLA, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to expand vehicle stacking space design requirements for commercial drive-through and pickup services.	1	ST	\$	DOLA, GLCC
Update Chapter 6 Article 2 of the Town's Sign Regulations to provide greater flexibility for the commercial use of temporary signage, including addressing of the seven consecutive day limitation.	1	ST	\$	DOLA, GLCC
Economic Development				
Create a strategic plan for diversifying the local employment base, increasing the retail mix and making other long-term adjustments to improve economic resiliency.	1	MT	\$	COEDIT, DCI, GCED, GCTB, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to reduce obstacles associated with attracting new businesses by streamlining development review and permitting procedures.	2	ST	\$	DOLA, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to create a Historic District zoning overlay along Grand Avenue between Hancock Street and Vine Street.	2	ST	\$	DOLA, GLAHS, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to combine the Commercial Transition and Commercial Zoning districts into a new Commercial Mixed-Use Zoning District that provides for developing a full range of retail, office, artisan industry, high density residential, institutional and civic uses.	2	ST	\$	DOLA, GLCC
Update the Town's Zoning Map to reflect the new Historic District and Mixed-Use Commercial zoning categories.	1	ST	\$	DOLA
Attainable Housing				
Update Chapter 12 Article 10 of the Town's Land Use Regulations to clarify and enhance the affordable housing requirements.	2	ST	\$	DOLA
Update Chapter 12 Article 2 of the Town's Land Use Regulations to lessen restrictions that create a disincentive for the development of Accessory Dwelling Units (ADUs) and tiny homes.	1	ST	\$	DOLA
Update Chapter 12 Article 2 of the Town's Land Use Regulations to provide density bonuses for deed-restricted multi-family housing development.	2	ST	\$	DOLA
Adopt criteria and funding priorities for use of the Town's Housing Fund.	1	ST	\$	GCHA
Develop and purchase land as needed for workforce housing.	1	ST	\$\$	CCI, CHAFA, GAC, GCBR, GCHA, GF, GLCD, USDA
Explore public/private partnerships to develop rent-restricted multifamily housing.	1	ST	\$\$\$	CCI, CHAFA, GCAB, GCBR, GCCOA, GCHA, USDA
Theme: A Connected Community				
Mobility				
Update design concepts for a pedestrian crossing at Highway 34 and West Portal Road.	2	ST	\$\$	CDOT, FHWA, GC, RMNP, USFS
Prepare a multi-modal transportation master plan for Grand Lake and its surrounding area.	3	LT	\$	ANRA, CCCD, CDOT, FHWA, RMNP
Update design concepts for a system of coordinated intersection improvements from US 34 and West Portal Road to Grand Avenue.	2	MT	\$\$\$	CDOT
Upgrade alleys to improve functionality.	3	LT	\$\$\$	CCCD
Connect the East Inlet Trail and East Shore (Shadow Mountain Lake) Trail.	3	LT	\$\$\$	ANRA, CDOT, GC, HTA, RMNP, USFS
Improve the multi-use trail from Highway 34 to boardwalk.	2	LT	\$\$	CCCD, CDOT
Wayfinding				
Update the Wayfinding Master Plan and develop bid documents for the fabrication and installation of wayfinding signage consistent with the Wayfinding Master Plan.	2	MT	\$	CDOT, DOLA, HTA
Update Chapter 6 Article 2 of the Town's sign regulations consistent with recommendations in the Wayfinding Master Plan.	2	MT	\$	DOLA
Parking				
Prepare a parking study that addresses expanding on-street and off-street parking capacity, RV parking and turnarounds, employee parking, and shared parking opportunities.	1	ST	\$	CCCD, CDOT, GLCC
Update design concepts for converting surface parking at Hancock Street and Park Avenue into a parking garage, multi-use parking facility, and/or transit center.	3	LT	\$	CCCD
Community Services and Facilities				
Upgrade existing performance and gathering spaces.	2	MT	\$	GAC, RMRT
Evaluate the use and potential expansion of outdoor spaces and venues for sculptures, performances and other cultural activities.	2	MT	\$	GAC
Provide on-going, sustained opportunities for in-town outdoor recreational activities, including a skate-ski track, a tubing hill, and sledding.	2	MT	\$\$	DOLA
Establish a local designation process to work with local landowners and Town government to protect important historic properties.	2	MT	\$	DCI, DOLA, GLAHS
Facilitate access to specialized human services, including child care, senior care and mental health care.	2	MT	\$	GCCOA, GCHA, DOLA, CCCD
Enhance internet and telecommunications service coverage, speed, and strength within the community.	1	ST	\$\$\$	UP



Kim White

From: Rebekah Wilson <torwilson@gmail.com>
Sent: Thursday, April 6, 2023 2:23 PM
To: Kim White
Subject: 612 Grand Avenue

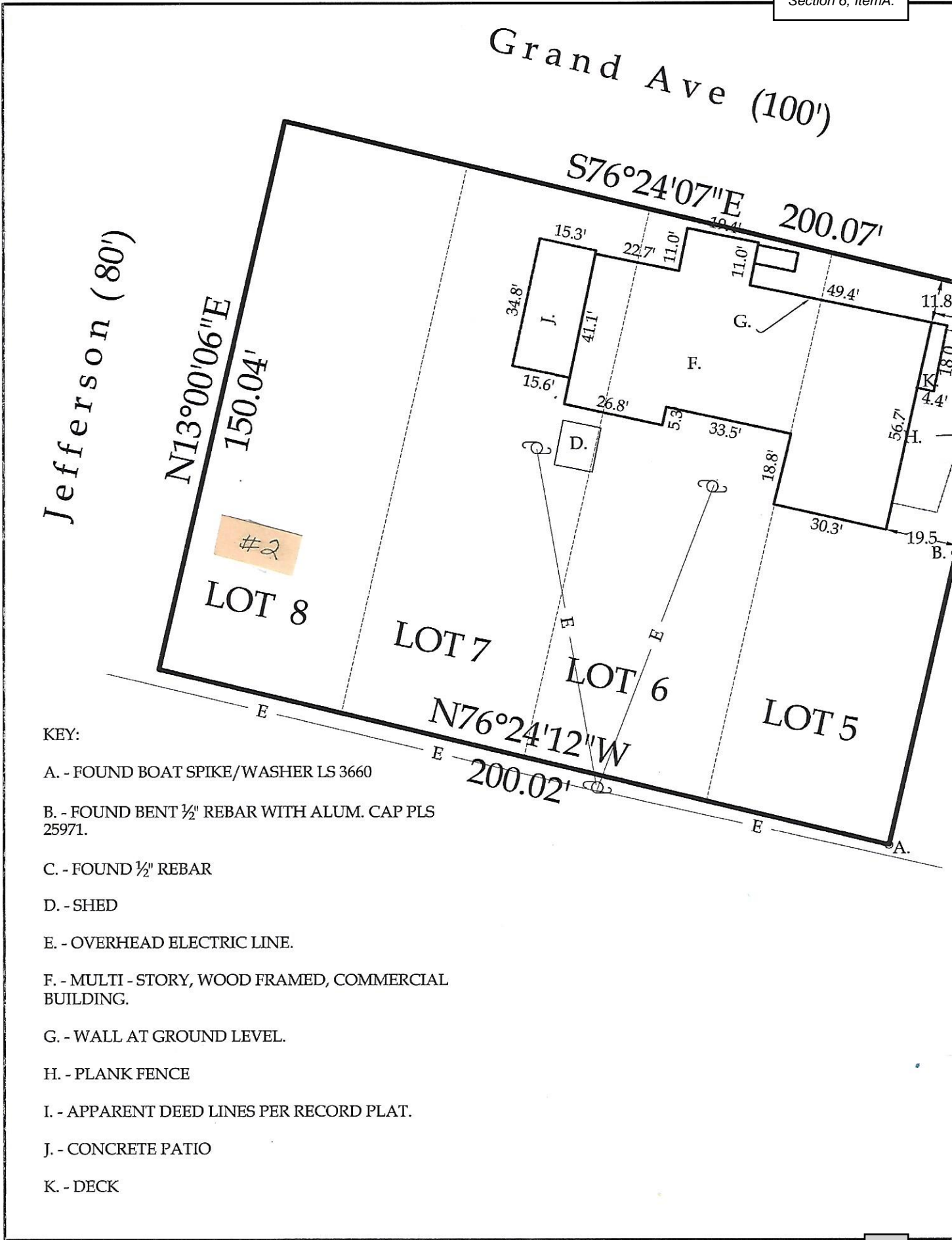
Caution! This message was sent from outside your organization. [Allow sender](#) | [Block sender](#)

Good afternoon,

I am a neighbor to the owner of 612 Grand Ave and I received a notice about a hearing on May 3rd.

I have had this business as neighbors for some time now, and we are familiar with the business and the employees, and they are all assets to our community. I am very much in favor of a small residential dwelling on Lots 5-8, Block 20.

Thank you,
Rebekah Wilson
617 Lake Ave.
970-391-5032

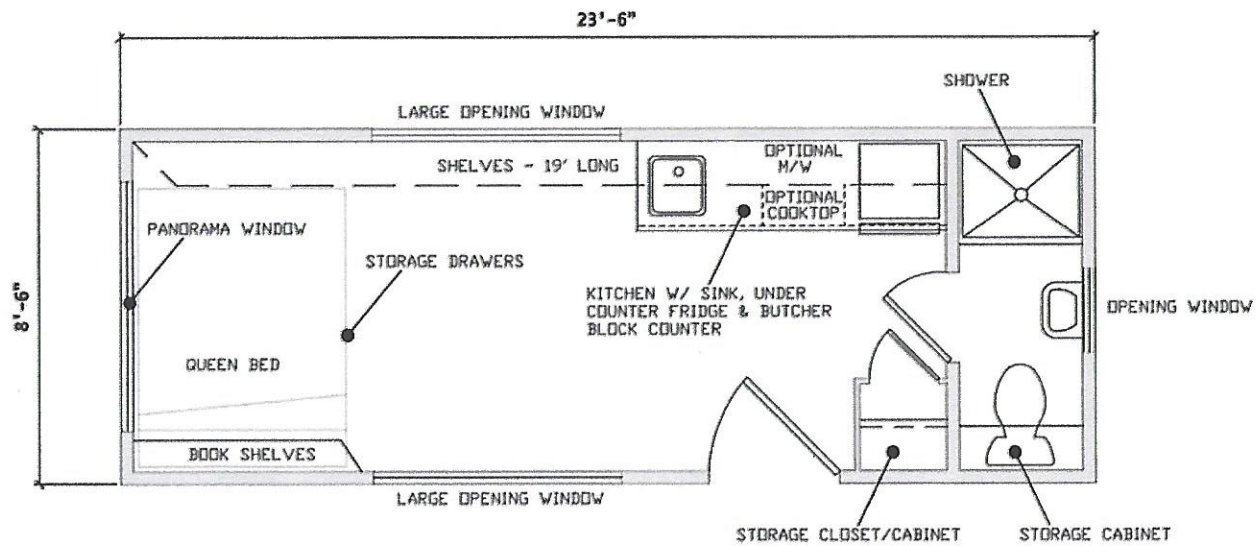


KEY:

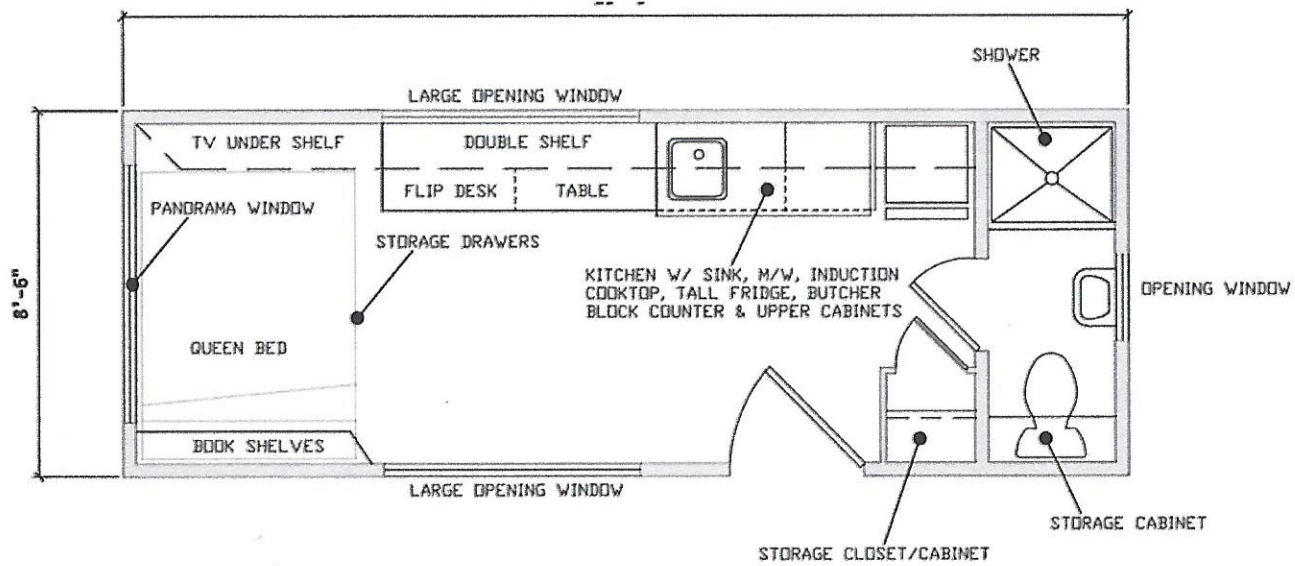
- A. - FOUND BOAT SPIKE/WASHER LS 3660
- B. - FOUND BENT 1/2" REBAR WITH ALUM. CAP PLS 25971.
- C. - FOUND 1/2" REBAR
- D. - SHED
- E. - OVERHEAD ELECTRIC LINE.
- F. - MULTI - STORY, WOOD FRAMED, COMMERCIAL BUILDING.
- G. - WALL AT GROUND LEVEL.
- H. - PLANK FENCE
- I. - APPARENT DEED LINES PER RECORD PLAT.
- J. - CONCRETE PATIO
- K. - DECK

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**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 05-2023**

**A RESOLUTION RECOMMENDING APPROVAL OF AN ACCESSORY USE AND A
VARIANCE PURSUANT TO SECTION 12-2-27 OF THE GRAND LAKE MUNICIPAL
CODE TO ALLOW THE A STRUCTURE LESS THAN THE MINIMUM REQUIRED
SQUARE FOOTAGE AT LOTS 5-8, BLOCK 20, TOWN OF GRAND LAKE
(612 Grand Avenue)**

WHEREAS, Gary Bien (the “Applicant”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 5-8, Block 20, Town of Grand Lake Subdivision, Grand Lake, Colorado, also known as: 612 Grand Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, lot 8 is not consolidated with the lots 5,6, and 7; and

WHEREAS, Municipal Code Section 12-2-18(A)(6) allows for uses permitted by right including an “[a]ccessory building or use (not involving open storage), when located on the same lot”; and

WHEREAS, the Applicant requested to construct an accessory structure to provide employee housing for employees of the commercial use on the Property; and

WHEREAS, the Town passed Resolution 21-2021 declaring a workforce housing emergency and specifically encouraging “Governments, businesses, and other employers in Grand Lake must thoroughly explore and implement all viable strategies to mitigate the current workforce housing crisis” (emphasis added); and

WHEREAS, the Town Board of Trustees (the “Board”) also amended the definition of Accessory Dwelling Unit in Section 12-2-6 by passing Ordinance 02-2023, allowing an Accessory Dwelling Unit to include units which attached or detached from the principal structure; and

WHEREAS, the proposed employee housing is located on the back end of the lot which is adjacent to other existing residential uses; and

WHEREAS, the Planning Commission finds the Applicant’s accessory use is promoting both the purpose of the Accessory Dwelling Unit and the solution to the Workforce Housing Crisis set forth in Resolution 21-2021; and

WHEREAS, Municipal Code Section 12-2-18(C) [Regulations for Commercial District–C] Area Regulations establishes the required setbacks for the Property as follows:

- (4.) Minimum Floor Area
400 sq. ft. per dwelling unit

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Applicants on March 31st, 2023, requesting a variance to the minimum floor area standards as provided in Section 12-2-27 to allow for summer-only employee housing; and

WHEREAS, Municipal Code Section 12-2-27 (B) – [Variance Request Procedure] states in pertinent part as follows:

- (1) Town staff shall schedule the Public Hearing for the next available Planning Commission meeting, dependent on the availability on the Planning Commission's agenda.
- (2) The Town Board of Trustees shall hear the variance application, with Planning Commission recommendation, at their next regularly scheduled meeting.

WHEREAS, on May 3rd, 2023, the Planning Commission reviewed the Applicants’ zoning variance request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Applicants to the Planning Commission and the comments of the public, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

- 1. The compatibility of the proposed action with the surrounding area; and
- 2. Whether the proposed action is in harmony with the character of the neighborhood; and
- 3. The need for the proposed action; and
- 4. The effect of the proposed action upon future development in the area; and
- 5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- 6. Whether alternative designs are possible; and
- 7. With due consideration for the Town’s Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Planning Commission finds such factors weigh in favor of approval of the Application.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

- 1. The Planning Commission finds the Applicant’s proposed accessory use of employee is promoting both the purpose of the Accessory Dwelling Unit and the solution to the Workforce Housing Crisis set forth in Resolution 21-2021, and recommends approval of this use by the Board of Trustees.
- 2. The Planning Commission recommends that the Application for variance also be approved by the Board of Trustees subject to the conditions set forth in Section 2, below.
- 3. The Planning Commission’s recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees:
 - a. The proposed Accessory Dwelling Unit be used only for employee housing.

- b. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
 - c. Compliance by the Applicant with all representations made to the Planning Commission during all public hearings or meetings related to the Application.
 - d. The Applicant execute a Lot Consolidation Agreement for Lots 5-8, Block 20; and,
 - e. The Applicant complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits.
 - f. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests.
 - g. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
4. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 3rd DAY OF MAY.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman