



Grand Lake Planning Commission

Wednesday, December 17, 2025 at 6:30 PM

*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
 - A. [August](#) 20, 2025
 - B. [October](#) 8, 2025
 - C. [October](#) 22, 2025
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 for Discussion
 - A. QUASI JUDICIAL** – Sketch – Consideration of a Preliminary Development Application Located at 900 Grand Avenue.
7. Future Agenda Items
8. Adjourn Meeting

You will not be able to actively participate via the web streaming.

<https://us06web.zoom.us/j/85104518350>

You can also dial in using your phone.

719-359-4580

Meeting ID: 851 0451 8350



Grand Lake Planning Commission

Wednesday, August 20, 2025, at 6:30 PM

Online via Goto Meeting

*The Town of Grand Lake upholds the Six Pillars of Character:
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AGENDA

1. Call to Order

Chairman Shockey called the Planning Commission meeting to order at 6:30 P.M. in the Town Hall Board Room.

2. Roll Call

Chairman Shockey confirmed all commissioners are present.

3. Conflicts of Interest

None.

4. Unscheduled Citizen Participation

Jim Cervenka, 236 Lakeview Drive- Mr. Cervenka noted that, when considering large developments, the town should reflect on historical context. He referenced a situation from 37 years ago in which a Canadian entity purchased eight lots in a row, suggesting that the town might consider maximum size limitations for developments to maintain appropriate scale.

5. Items for Discussion

A. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 08-2025 – Preliminary Development Application for a 3-story mixed-use building located at 900 Grand Avenue. The proposal consists of ground floor commercial and two residential units.

Emily Weber from Ayres Associates presented an overview of the preliminary development application for the proposed project at 900 Grand Avenue, located at the corner of Grand Avenue and Ellsworth Street. The site is zoned commercial, and the applicant is proposing a mixed-use development that would include a 2,000-square-foot taphouse on the ground floor and two approximately 2,000-square-foot residential units on the second and third floors. The project also includes an outdoor patio area.

Ms. Weber explained that this proposal is at the preliminary development application stage, which provides a high-level review by both the Planning Commission and the Board. A final development application will follow, including detailed review by referral agencies and further analysis by both bodies.

Regarding zoning, both commercial and multifamily residential uses are permitted in this district. However, since the residential portion of the development would make up about 53.1% of the total square footage, the applicant will need to obtain a conditional use permit, as the town code requires this for mixed-use developments with more than 50%

residential use. The applicant plans to apply for the conditional use permit concurrently with the final development application rather than revising the building's square footage.

Ms. Weber also summarized key aspects of the site layout, including parking, snow storage, and open space. The applicant proposes four on-site residential parking spaces accessible from the alley, meeting the town's requirements. For commercial parking, eight spaces are required, which can be satisfied through adjacent on-street parking per town code; an existing ADA space also serves the site. Snow storage areas are planned on-site and appear to meet standards, though staff will review their practicality in greater detail during the final application phase. The project meets the 35% open space requirement, achieved primarily through the outdoor patio area, which qualifies as open space in a commercial zone.

Ms. Weber then discussed the design review standards, focusing on the materials and massing of the building. The applicant proposes metal faux wood siding as the primary exterior material. However, metal is not listed as an acceptable primary material in the town's design code—only as an accent material. Therefore, the applicant will need to either adjust materials to comply with code or request a variance. Staff recommends that the Planning Commission and Board discuss this issue further during the final development review.

In terms of massing and scale, Ms. Weber noted that the town code encourages designs that reflect human scale and avoid overwhelming pedestrians. While the proposed building includes some architectural variety through insets, offsets, gables, and overhangs, staff suggested exploring additional design modifications to reduce visual bulk and enhance the pedestrian experience.

Finally, Ms. Weber highlighted a potential gray area in the code concerning the third-story step-back requirement. Town code requires a 12-foot setback on the third story for commercial structures, but it is unclear whether this applies to mixed-use buildings. Despite this ambiguity, Ms. Weber acknowledged that the proposed structure is set back approximately 36 feet from the front property line, which helps preserve view corridors and visual openness relative to nearby properties.

She concluded by recommending that the Planning Commission discuss the project's materials, massing, and code interpretation as part of the ongoing review process before the applicant submits for final approval.

Kaylee Wallesen, one of the project owners for the proposed development at 900 Grand Avenue, provided a brief presentation outlining key aspects of the project. She confirmed that the development team will be applying for a conditional use permit as part of the project approval process.

Mrs. Wallesen explained that the proposal involves removing the existing open garage structure currently on the property to make way for a new mixed-use building. The new structure will feature a first-floor commercial space of approximately 2,000 to 2,200 square feet, which will be used as a retail or merchant area—specifically a taphouse as referenced in earlier presentations.

She also noted that the proposed design meets the town's height requirements and does not exceed any height or massing limitations set by local zoning standards. Overall, her comments emphasized that the project will comply with all required regulations.

Chairman Shockey opened the public hearing.

Jim Cervenka, 236 Lakeview Drive- Mr. Cervenka shared his thoughts on the proposed development at 900 Grand Avenue, offering both praise and concern. He began by noting that he appreciated certain design elements, particularly the gable rooflines and setbacks covered boardwalk, which he felt added character and visual appeal to the project. He also mentioned that while the concept of a taphouse sounded appealing, he questioned whether it was the right fit for this location, especially given the residential context of the surrounding area.

Mr. Cervenka explained that he initially attended the meeting because he was concerned after hearing that the proposal involved a three-story metal building. However, after reviewing the design, he acknowledged that he liked some of the aesthetic choices—particularly the horizontal siding and the corrugated metal details, which he found to be thoughtfully used. He compared the proposed materials to James Hardie siding used on his own home, noting that while it is not real wood, it can provide a good visual match.

Despite those positives, Mr. Cervenka expressed ongoing concern about the proposal including three stories of faux rock as a primary exterior material. He suggested that this design choice did not seem appropriate in keeping with the character of the area, adding that the use of such materials might not align with the town's historical or architectural context. Speaking partly on behalf of the Historical Society, he said the group shared similar reservations about the exterior materials and overall appearance.

In conclusion, Mr. Cervenka reiterated his appreciation for certain aspects of the project but urged reconsideration of the corrugated vertical materials and the three-story rock façade, recommending adjustments that would better reflect the town's traditional aesthetic and historical setting.

Susan Larson, 91 County Road 6525- expressed overall support for the project concept, noting that she appreciated the use of alternative materials similar to what had been done with the Gateway project years ago. Ms. Larson felt that the proposed design direction was good, though the materials could be improved to achieve a higher-quality look.

Ms. Larson said they agreed with Jim Cervenka's remarks about the corrugated metal portions of the building, sharing concerns that this element might not fit the desired aesthetic for the area. She suggested exploring other siding products that could offer the appearance of lap siding or wood, rather than the straight corrugated finish currently proposed.

She closed by thanking the board and staff, reiterating their support for the overall idea of the project while encouraging the applicant to refine the exterior materials for a more natural, visually appealing result

Alexander Thompson, 508 Cairns Avenue- Mr. Thompson offered a thoughtful public comment focused on the design, massing, and materiality of the proposed building at 900 Grand Avenue. He emphasized the importance of human scale and pedestrian experience,

particularly how the building feels when walking along the boardwalk. While he understood the need for durable materials that last over time, he stressed that materials should also fit contextually with the surrounding mountains and the town's character.

He reflected on the town's unique charm, noting that visitors and residents are drawn to Grand Lake because of its distinct architectural character and spirit, which contributes to its special atmosphere. He acknowledged the challenges the applicant faces in maximizing space and meeting financial constraints while still creating a building that serves as a community asset.

Mr. Thompson specifically addressed material choices, agreeing with prior comments that the corrugated vertical siding might stand out too much and that large areas of faux stone could feel inappropriate if extended up the sides of the building. He encouraged balancing practical needs for the business with architectural quality and contextual design, recognizing the project as an opportunity to contribute positively to the town's built environment.

Overall, his comment was supportive but framed around ensuring that the scale, materials, and design details enhance the pedestrian experience and respect the town's unique character.

Peter Rempel, 1201 West Portal Road- Mr. Rempel expressed general support for the project, noting that he liked most of what had been presented. He specifically appreciated the large setbacks, even if not required, because they help keep corners open and provide a more pleasant experience for pedestrians, avoiding the feeling of crowding.

Mr. Rempel also raised a concern about flat roof designs, observing that most traditional architecture in Grand Lake features pitched roofs. He referenced a nearby project, suggesting that flat roofs can feel out of place in the town's context and may not align with the overall architectural character.

Overall, Mr. Rempel conveyed support with recommendations to maintain pedestrian-friendly spaces and ensure rooflines are compatible with the town's historic and visual context.

Town Manager Kudron read two letters onto record.

Kirsten Heckendorf, a resident of Ellsworth Avenue, raised concerns primarily about parking and building scale for the proposed development at 900 Grand Avenue. She questioned where parking would be located, noting that multiple residents in nearby units often compete for alley and on-street parking during the busy summer season, which could create congestion behind the property.

Mrs. Heckendorf also expressed concern about the height and scale of the building. While the project meets the town's 35-foot height limit, they felt it is inconsistent with the two-story character traditionally discussed for downtown Grand Lake. They suggested that the building should be reconsidered or modified to better align with the historic character of Grand Avenue and the designated historic downtown area.

Finally, while acknowledging that the building's design resembles other structures along the boardwalk on Ellsworth, Mrs. Heckendorf noted that it dominates the corner, and they

encouraged the builders and planning staff to work together to ensure the project fits the scale and character of the surrounding area.

Janice Ziegler, a resident at 828 Grand Avenue, Unit 203, provided public comment via letter on the proposed development at 900 Grand Avenue, noting that her unit directly faces the site and she would be viewing the building daily from her second-story deck. She expressed her concerns after reviewing the planning documents and drawings provided in the agenda packet.

Her primary concern was the exterior design, particularly the overall mass and bulk of the building. She described the front gable element, intended to break up the large box shape, as dark and clunky, which she felt adds to the visual heaviness rather than reducing it. Ms. Ziegler argued that the building's appearance does not fit with the historic character of this older section of Grand Lake, contrasting it with the Rocky Mountain Repertory Theater as an example of a newer building that successfully complements the town's visual identity. She encouraged the developers to redesign the exterior to enhance the historic context rather than detract from it.

Her second concern focused on the third-story setback. While acknowledging that the building is set back approximately 36 feet from the front property line, she noted that the third floor does not step back from the street wall as required by code. She emphasized that a proper setback would improve the view corridor and break up the building's mass, making it more visually appealing from the street and surrounding properties.

Ms. Ziegler concluded by thanking the Planning Commission for considering her concerns and apologizing for not being able to be present in person.

Chairman Shockey closed the public hearing.

Board and staff discussion addressed clarification of conditional use permits, setback regulations, and third-story step-back requirements. Staff noted areas of ambiguity in the code, particularly regarding whether commercial setback standards apply fully to mixed-use buildings, and recommended further review during the final development application. Design review discussion focused on materials, massing, and pedestrian scale, with staff recommending that the Planning Commission discuss how the building aligns with the town's historic and aesthetic goals.

Commissioner Bishop moved to approve Planning Commission Resolution 08-2025, recommending approval of the preliminary development application for a three-story mixed-use building located at 900 Grand Avenue, with the following conditions:

1. The primary exterior material shall not be metal as presented; it is recommended that an alternative material with a wood-grain appearance be used.
2. The building shall maintain setbacks on both Grand Avenue and Ellsworth Street above the second floor.
3. The applicant shall apply for a conditional use permit to exceed the 50% residential requirement, allowing a 50% residential / 50% commercial split.

4. The applicant shall proceed with the alternate shed roof design on the Ellsworth side, including the overhang above the boardwalk.

Commissioner Murray seconded the motion. The motion carried with all in favor except Commissioner Finch.

B. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 09-2025 - Consideration of a Zoning Regulation Variance for 1001 and 1005 Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

Josh Olhava, Ayres Associates presented on the variance request for 1001 and 1005 Lake Avenue, corresponding to Resolution 920-25. The properties are located along Lake Avenue, adjacent to the boardwalk, and are zoned commercial, surrounded by other commercial properties. They are part of a preliminary development plan currently under review. Detailed plans were not shared to preserve the quasi-judicial nature of the review process, though previous sketch plans have been discussed with the Planning Commission and Board of Trustees.

The applicant is requesting a variance to allow the first 50 feet of the ground floor along Lake Avenue to be residential rather than the code-required commercial use. This request applies only to the two properties identified and represents approximately half a block. Prior discussions indicated general support for allowing residential use in this location due to seasonal fluctuations in activity along Lake Avenue and the abundance of existing commercial space.

Ground-floor commercial use is typically intended to maintain street-level activity and ensure commercial viability along major corridors, such as Grand Avenue. However, the unique circumstances along Lake Avenue make commercial space less practical in this location. Staff reviewed the request in the context of compatibility with the neighborhood, the character of the area, the need for the action, potential effects on future development, unique site characteristics, and the town’s comprehensive plan. Staff noted that previous discussions with the Planning Commission and Board of Trustees showed a consensus supporting the variance.

The commission’s options include approving the variance as presented, approving with conditions, or recommending denial based on findings of fact per the zoning code. Olhava emphasized that detailed development plans were intentionally avoided during the presentation to prevent influencing the pending quasi-judicial review.

Gabe Bellowe, MA Studios-315 East Agate Avenue- Mr. Bellowe provided an update on the Leatherwood project, clarifying the scope of the current request. He emphasized that the discussion is focused solely on specific areas of the parcel for which variances are being sought, particularly Building One’s ground floor, and not the full preliminary development plan. The overall project has been reconfigured based on prior feedback, including reducing residential square footage, increasing open space, and reorienting the site to comply with building code and community priorities.

Mr. Bellowe explained that the Leatherwood parcel spans multiple properties along Grand Avenue and extends to the waterfront event center. Certain areas, like the east side of Lake Avenue and the Lake House condominium, already have residential approval. For Building One, the request pertains specifically to three residential units along the

interior of Lake Avenue; these units have no commercial frontage and are separated from pedestrian areas and the boardwalk by elevation and setbacks to prevent awkward interactions with the public. Other units on Garfield Avenue retain ground-floor commercial space and are not part of the variance request.

The presentation highlighted several project modifications aimed at aligning with community feedback and the comprehensive plan. These include reducing the building height, removing one Grand Avenue building in favor of fully commercial space, creating a public rooftop amenity, and ensuring materials and scale comply with town standards. Mr. Bellowe stressed that the project seeks to provide viable residential and commercial spaces while enhancing public amenities, open space, and community function.

Mr. Bellowe also addressed the six criteria for variance approval. He noted that the project is compatible with the surrounding neighborhood, consistent with the pedestrian-oriented character of Lake Avenue and aligns with the town's comprehensive plan. The lots are currently vacant with non-functional structures, and introducing residential units will support local businesses, improve open space, and activate the area. He emphasized that the project will not set a problematic precedent for future development, as it is designed to fit the site's unique characteristics, including its size, topography, and traffic limitations.

Overall, Mr. Bellowe framed the variance request as a balanced solution that integrates residential use where appropriate, preserves commercial activity where viable, and supports the town's long-term vision for Lake Avenue as a pedestrian-friendly, vibrant community space.

Jim Kreutzer, 828 Grand Ave.- Mr. Kreutzer addressed the project's design and community impact. He noted that the deck is being stepped back to Lake Avenue level and that substantial open space has been included in front of the three condos. He explained that several existing buildings, including three duplex motel units and a long, narrow building along Lake Avenue, are being relocated to provide employee housing. These relocated units will accommodate approximately 20 full-time summer employees and remove trailers currently located nearby.

Mr. Kreutzer also mentioned modifications to the "tree house" building, including removing the top story to comply with prior feedback and avoid the need for future variances. He highlighted community support, referencing 14 letters submitted in favor of the project and the variance, representing longtime residents and members of the community. Overall, his comments emphasized efforts to enhance open space, provide employee housing, comply with zoning and design standards, and incorporate community input.

Chairman Shockey opened the public hearing.

Alexander Thompson, 501 Cairns Avenue- Mr. Thompson spoke in support of the project's contribution to the community. He expressed appreciation for the thorough and thoughtful presentation. However, he questioned the claim that limiting vehicle traffic is necessary to preserve commercial activity, noting that Lake Avenue and the waterfront area consistently experience public use and traffic, even during winter closures. He emphasized that the area remains heavily used by the public and that access for commercial patronage is generally not restricted by seasonal traffic patterns.

Peter Remple 1201 West Portal Road- Mr. Rempel raised questions and concerns regarding the variance request. He asked whether the properties in question are being considered as a single parcel or separate properties, and whether each currently meets its setbacks and zoning requirements. He expressed concern about approving a variance for commercial space before the project is developed, noting that previous projects have sought variances after commercial spaces did not perform as expected.

Mr. Rempel also questioned the rationale for approving the entire project and variance at once, suggesting a phased approach might be preferable to evaluate each phase individually over time. He noted that the overall project feels large and somewhat overwhelming and expressed a preference for a step-by-step review rather than making a major decision for the full development at this stage.

Town Manager Kudron read letters received on the record.

Greg Miyauchi, opposed the assignment of residential units on the lower level of the Leatherwood project.

Mike Tompkins, expressed support for the Leatherwood development, emphasizing that property owners should be able to develop their property in compliance with zoning. He noted that the requested variances are minor, the project maintains a low-density “Grand Lake” character, and he fully supports the mixed-use aspects, density, and overall design. Mr. Tompkins stated that the development represents a significant improvement to the area.

Maxwell Ludwig, a local hospitality business owner who could potentially compete with parts of the development, expressed support for the project, noting that it appears well thought out.

Ashley North, a lifelong community member and local business owner, expressed support for the subdivision and the variance request to allow residential units along Lake Avenue. She stated that additional commercial space is not needed at this location.

Mindy Nelson, expressed full support for the variance request to allow residential condominium units on the lower level fronting Lake Avenue. She also endorsed the overall project, including its design, massing, and density.

Scott, Francesca, and DJ Parker, expressed full support for the development, including the variance request for residential condominiums.

Mark Consiglio, expressed support for the variance request to allow residential units on the ground level fronting Lake Avenue. He noted that the community currently has an overabundance of commercial space and considered the variance a sensible approach.

Ed McCarthy, expressed support for the variance request to allow residential condominium units on the lower-level fronting Lake Avenue. He noted that the developer personally explained the project’s design, massing, and density to him.

Troy Nelson expressed support for the Leatherwood project, specifically endorsing the variance request to allow residential condominium units on the lower-level fronting Lake Avenue.

Aaron Brown, President of the Boardwalk Plaza HOA, expressed wholehearted support for the project and urged the laborers and Planning and Development Department to facilitate its progression by granting the necessary permits and variances.

Chairman Shockey closed the public hearing.

Discussion during the meeting focused on building orientation, parcel size, pedestrian-friendly areas, open space, and relocation of existing structures to provide employee housing. Stakeholders generally supported the mixed-use development and improved lake access, although concerns were raised regarding parking, commercial traffic, and affordable housing.

Commissioner Finch moved, seconded by Commissioner Bishop, to adopt Resolution 09-2025 recommending approval of a zoning variance for 1001, 1005, and 1007 Lake Avenue as part of the proposed development at 1016 Grand Avenue. The motion passed unanimously. Conditions included:

1. The variance will expire if not exercised within five years.
2. The property on the east end, extending from Lake Avenue to the alley and 45 feet deep, must retain commercial use, with the variance applying to Lake Avenue properties for seven years, beginning 45 feet from Garfield Avenue.

C. QUASI JUDICIAL (PUBLIC MEETING) – Resolution 10-2025 - Consideration of a Rezoning Amendment Request to the Official Zoning Map for the Town of Grand Lake for Town-owned Property Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue.

Josh Olhava, Ayres Associates addressed the Planning Commission regarding the rezoning of lots 1 through 4, Block 3, at 1128 Park Avenue. He clarified that this was a public meeting, not a public hearing, noting that while public comments are allowed, the formal public hearing occurs later with the Board of Trustees. The site is currently zoned public, vacant, and used as parking. The proposed rezoning is to commercial to accommodate the “Space to Create” project, a mixed-use initiative featuring affordable housing and maker spaces as part of a town-led redevelopment.

Mr. Olhava highlighted the surrounding zoning context, noting adjacent commercial zones along Grand Avenue and transitional commercial properties nearby. Staff analysis focused on criteria under Section 12-34a of the zoning code, particularly criteria two and three: the rezoning is part of a redevelopment project introducing a new use not previously envisioned, and while not contemplated in the town’s comprehensive plan, the proposed use aligns with several of its goals.

He outlined the Planning Commission’s options: recommend approval of the rezoning, recommend approval with conditions, or recommend denial based on findings of fact and the code criteria. Olhava concluded by inviting questions and offering to zoom in on the context map for further clarification.

Chairman Shockey opened for public comment.

Alexander Thompson, 508 Cairns Avenue- Mr. Thompson spoke in strong support of the proposed rezoning for the Space to Create project. He highlighted that the project aligns with the town's long-term priorities, including affordable housing, cultural development, and engagement with the Creative District. Speaking as a private citizen with longstanding ties to the town and experience with local arts initiatives, Mr. Thompson expressed enthusiasm for the project's potential to enhance the town's historic and cultural character.

Chairman Shockey closed public comment.

Commissioner Murray moved, seconded by Commissioner Bishop to approve Planning Commission Resolution 10-2025, a resolution recommending approval of a rezoning amendment to the official zoning map for the Town of Grand Lake for Town-owned property located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue. The motion passed unanimously

D. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 11-2025 - Consideration of a Design Review for a boat house at: Legal: LAKE KOVE SUBDIVISION Lot: 5 LESS ROW, Town of Grand Lake, more commonly known as 377 Lake Kove Dr.

Brian Kracke, Town of Grand Lake Code Enforcement presented a request for Planning Commission review and approval of a proposed new boathouse at 377 Lake Oak Drive, Grand Lake, owned by Ryan Oliver of Centennial Properties. The structure is designed as a private public storage facility for watercraft, with dimensions of 31.5 feet in length, 18 feet in width, and 16 feet in height, totaling a 567-square-foot footprint. Materials and design are intended to match the existing residence and surrounding properties.

Mr. Kracke noted that the boathouse complies with the town's zoning regulations, Shadow Mountain Reservoir Shore Design District guidelines, and applicable setbacks, height restrictions, and environmental protections. Approvals from the U.S. Department of Agriculture and Forest Service have been obtained, including an indemnification letter. The project aims to provide secure, protected storage for watercraft, extend equipment lifespan, and maintain shoreline integrity, while aligning with the town's vision for lakefront development. Architectural drawings, site plans, and photos were provided to illustrate the design and its compatibility with the existing residence.

Ryan Oliver, 3778 Lake Kove Drive (Applicant)- Mr. Oliver expressed his appreciation for the Planning Commission and the meeting process. He noted that a prior homeowners' association affecting the property expired in 2012 and emphasized that there are no current restrictions from any association. Mr. Oliver expressed a cooperative and straightforward approach, welcoming questions from the Commission and expressing enthusiasm for working with the town on the project.

Chairman Shockey opened the public hearing.

No comment was made.

Chairman Shockey closed the public hearing.

Commissioner Bishop moved, Commissioner Murray seconded, and the motion passed unanimously to recommend approval of Resolution 11-2025 to the Board of Trustees. The resolution approved the design review for a boathouse at Lot 5, Lake Kove Subdivision, Town of Grand Lake, commonly known as 377 Lake Kove Drive.

6. Future Agenda Items

Future items to be determined.

7. Adjourn Meeting

This meeting of the Grand Lake Planning Commission was adjourned at 9:43 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



Grand Lake Planning Commission

Wednesday, October 08, 2025 at 6:30 PM

Online via Goto Meeting

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AGENDA

1. Call to Order

Chairman Shockey called the Planning Commission meeting to order at 6:30 P.M. in the Town Hall Board Room.

2. Roll Call

Chairman Shockey confirmed all commissioners are present.

3. Unscheduled Citizen Participation

None.

4. Conflicts of Interest

None.

5. Items for Discussion

A. QUASI JUDICIAL – Resolution 12-2025 - Consideration of a Lot Consolidation Application Located at 107 Perry Street and 405 Mountain Avenue.

Chairman Shockey opened the public hearing.

Emily Weber of Ayres Associates presented Resolution 12-2025, a request for a lot consolidation involving properties at 107 Perry Street and 405 Mountain Avenue, owned by Edna Stoddard and represented by Diane. The properties, located within the Single-Family Residential zoning district, total approximately 15,000 square feet. The request would vacate the shared lot line to create one conforming lot; no new development or site modifications are proposed at this time.

Ms. Weber reviewed the five criteria for lot consolidations under Town Code, noting that the application meets all requirements: it results in a single legal and conforming lot, does not affect access, drainage, easements, or rights-of-way, and has no adverse impact on adjacent properties. She confirmed that public notice requirements were met, including newspaper publication and mailed notices to property owners within 200 feet.

The applicant noted the long-term intent to improve ADA access to the property; however, any future site changes will require separate town review and approval. Ms. Weber also emphasized that only one access is permitted per lot under code, and no right-of-way obstructions are allowed, particularly along the adjacent streets at this corner property.

Staff concluded that the application complies with Chapter 12, Article 6 of the Town Code and recommended that the Planning Commission discuss the request and make a recommendation of approval to the Board of Trustees.

Chairman Shockey opened for public comment. No public comments were made. The public comment was then closed.

Chairman Shockey closed the public hearing.

Commissioner Burke moved, and Commissioner Bishop seconded, to approve Resolution 12-2025, a resolution approving a lot consolidation for properties located at 107 Perry Street and 405 Mountain Avenue. The motion passed unanimously.

B. QUASI JUDICIAL – Resolution 13-2025 – Consideration of a Preliminary Development Application Located at 900 Grand Avenue.

Chairman Shockey opened the public hearing.

Emily Weber of Ayres Associates presented Resolution 13-2025, a preliminary development application for a three-story mixed-use building located at 900 Grand Avenue, at the corner of Grand Avenue and Ellsworth Street. The applicant, 900,000 LLC, represented by Kaylee and Will Wallesen, proposes to redevelop the site with ground-floor commercial space and two residential units—one each on the second and third floors. This is the preliminary review stage, which will be followed by a final review process involving referral agencies, public hearings, and approval by both the Planning Commission and the Board of Trustees.

Ms. Weber reviewed the project’s history, noting that the Planning Commission previously recommended approval on August 20 with four conditions: (1) the applicant must apply for a Conditional Use Permit due to the residential percentage exceeding 50%; (2) the third-story setback must be applied to both Grand Avenue and Ellsworth Street frontages; (3) metal should be removed as a primary building material; and (4) the updated renderings presented at that meeting were preferred. The Board of Trustees continued the item on August 25, requesting revised materials to show compliance with these conditions. Updated plans were resubmitted and referred back to the Planning Commission by the Board on September 8 for additional review.

Ms. Weber explained that the revised submittal incorporates the requested step-backs, new wood materials, gable elements, and façade design techniques to reduce building mass and improve compatibility with surrounding structures. She also noted that while the Board of Trustees discussed potential Central Business District overlay standards and updates to “Western Rustic” architectural definitions, those standards have not yet been adopted; therefore, this application must be reviewed under the current Town Code.

Staff analysis confirmed that the proposal meets zoning and design requirements outlined in Chapter 12, Articles 2 and 7 of the Town Code, including open space, parking, and architectural standards. Staff recommended that the Planning Commission review the updated materials, discuss the application, and provide a recommendation to the Board of Trustees.

The applicant, Mr. Wallesen, thanked the Planning Commission for their time and summarized the revisions made in response to prior conditions, public feedback, and comments from both the Board of Trustees and Commissioners. He stated that the applicant's goal is to be a good partner to the Town and community by maintaining transparency, following clear expectations, and addressing all review requirements.

He explained that the project team incorporated all four conditions from the preliminary approval and additional feedback received through the review process. Key revisions included reducing the residential component to meet conditional use permit thresholds, applying the required step backs along both Grand Avenue and Ellsworth Street to enhance the gable roof visibility, and eliminating metal as a primary exterior material. The full-height stone previously proposed on the building's front corner was also removed based on public input.

Mr. Wallesen noted that the applicant has coordinated with Town staff, Ayres Associates, the Grand Lake Fire Department, and other entities to ensure compliance with code requirements. He clarified that while the Board had requested consideration of the proposed Historic Design Overlay, the applicant believes the project should be reviewed under the current code, consistent with Section 12-9-4(b)(3) of the Town Code.

He emphasized that the revised design aligns with the goals of the Town's Comprehensive Plan by promoting year-round use, expanding business capacity on Grand Avenue, increasing retail diversity, and providing usable outdoor space that supports economic resiliency. He stated that the Comprehensive Plan serves as a guiding document rather than a regulatory code, but the project nonetheless reflects its vision and intent.

In closing, Mr. Wallesen reiterated the applicant's commitment to collaboration with the Town, ensuring that the project reflects community feedback and supports both local character and long-term vitality. He concluded by expressing appreciation for the Commission's time and offered to answer any questions.

Chairman Shockey opened for public comment.

Kirsten Heckendorf, 846 Lake Avenue- Mrs. Heckendorf expressed concern about maintaining the character and aesthetic of a specific area in relation to the proposed project. She requested that Emily Weber from Ayres Associates explain the recent changes to the Planning Commission and their purpose in preserving the look and feel of the surrounding stretch. Mrs. Heckendorf emphasized the importance of these protections for future development throughout the area.

Chairman Shockey closed public comment.

Mayor Bergquist addressed the Planning Commission regarding ongoing code updates and the historical overlay district. She acknowledged that the Commission has not been directly involved in prior workshops but assured that opportunities for collaboration would occur after the meeting. She emphasized the importance of open space and building setbacks in maintaining the historical and Western character of the area, noting that proper placement of buildings contributes to the desired streetscape and pedestrian experience.

The Mayor also recognized the challenges and burdens of the review process for the Commission and encouraged members to reach out for further discussion or clarification. She highlighted that while easements on the property were established independently by the applicant, maintaining appropriate setbacks remains critical to preserving the character of the district and supporting future development goals.

Chairman Shockey closed the public hearing.

Discussion included potential adjustments to building setbacks, open space requirements, and placement relative to the boardwalk, balancing functional considerations with historic design guidelines and visual character.

Commissioner Murray moved, and Commissioner Burke seconded, to approve Resolution 13-2025, recommending approval of the preliminary development application for a three-story mixed-use building located at 900 Grand Avenue. Commissioners Burke, Murray, and Bishop voted in favor, while Commissioners Miller, Finch, and Chairman Shockey voted against the motion. Motion failed and will be referred to the Board of Trustees.

C. QUASI JUDICIAL – Resolution 14-2025 – Consideration of a Preliminary Development Application Located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue (known as the Leatherwood Development).

Chairman Shockey opened the public hearing.

Josh Olhava of Ayres Associates presented the preliminary development plan for the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue. The site is zoned commercial, with a mix of underutilized or vacant properties. The applicant is proposing a multi-building, mixed-use development that includes approximately 16,400 square feet of ground-floor commercial space and 19 residential units on upper floors, with a mix of one-, two-, and three-bedroom units. Parking for all residential units is provided, and on-street parking credits are applied toward commercial requirements. On-site open space also meets code requirements.

Mr. Olhava provided a timeline of the project’s review process, beginning with concept plan discussions in 2024, a sketch plan review in December 2024, subsequent variance requests, and revised preliminary plans submitted over the past year. The first-floor residential variance along Lake Avenue was denied, and the applicant incorporated this feedback into the current preliminary plan.

Staff reviewed the preliminary plat, building height, site layout, parking, open space, and architectural design. Building heights are consistent with topography and code allowances, and the architectural design addresses prior comments on windows, roof pitches, material separations, and massing to align with traditional downtown character. Minor refinements will continue in the final plan. Staff found no major deficiencies and recommended approval of the preliminary development plan, noting that conditions and minor adjustments may be applied during the final review process.

Jim Kreutzer, 828 Grand #206- Mr. Kreutzer addressed the Planning Commission regarding the preliminary development plan. He noted that they have finalized a plan that complies with the new code currently under consideration. Mr. Kreutzer mentioned that

they have two alternative plans, both fully meeting zoning requirements for height, mass, density, parking, and other standards, with only one existing variance for first-floor residential along Lake Avenue. He highlighted that the alternative plan removes some open space along Grand Avenue to add additional building area and indicated that, if the Commission desires, they are prepared to present this alternative for review, similar to a prior project where multiple options were provided for the Commission's consideration.

Mr. Olhava from Ayres Associates recommended that the Commission first focus on reviewing the existing preliminary development application as submitted, since it is the current application under consideration. He suggested that, after discussing the current plan, the applicant could also present conceptual changes that might result from potential future code amendments. Mr. Olhava emphasized the importance of maintaining a proper quasi-judicial review process for the submitted application while still allowing the Commission to understand how code updates could influence the project design.

Gabe Bellowe, MA Studios, 315 East Agate- Mr. Bellowe provided an overview of the fourth major revision of the Leatherwood project, focusing on site design, building massing, setbacks, frontages, parking, open space, and building heights. He clarified that detailed architectural materiality and articulation would be addressed during final review, while tonight's discussion centered on preliminary site and building layout.

Mr. Bellowe highlighted several changes based on prior feedback: the commercial kiosk was removed, and ground-floor units along Lake Avenue were converted from residential to commercial to activate the pedestrian frontage. The Lake Avenue building gained approximately 400 square feet in footprint, all commercial, while the Grand Avenue building increased by 1,200 square feet to balance the project. These revisions resulted in a modest increase in total commercial space and a reduction of roughly 3,000 square feet of residential space on the ground level. Upper-floor residential units largely remained unchanged, with parking provided off the alley for residents and service areas to maintain public right-of-way functionality.

He explained that building heights were calculated from the lowest corner of the footprint, in compliance with code, and that residential units included a mix of one-, two-, and three-bedroom units, each with two parking spaces to allow for guests. Commercial parking utilized on-street parking credits as outlined in code. Open space requirements remain met, with 35% of the site allocated to functional, year-round pedestrian and patio areas.

Mr. Bellowe concluded by emphasizing the team's commitment to incorporating Planning Commission feedback, collaborating with staff, and moving the project toward final review, aligned with the staff's recommendation for approval.

Chairman Shockey opened for public comment.

Kyle Masterson 220 Park Avenue- Mr. Masterson expressed concern about the proposed reduction of green space along the lakefront at the project site. He noted that the majority of the lawn between the boardwalk and the building is being removed to accommodate additional parking spaces. Mr. Masterson referenced his involvement in the town's Master Plan process and emphasized the community's past discussions about preserving and enhancing green space, particularly given the town's limited lakefront access. While

acknowledging the need for parking, he urged the developer, planners, trustees, and commissioners to carefully consider the trade-off between maintaining green space and adding parking.

Kirsten Heckendorf, 846 Lake Avenue- Mrs. Heckendorf expressed concerns regarding the proposed addition of parking spaces on Lake Avenue. She noted that increasing parking would not address existing traffic and safety issues, citing past observations of congestion where cars were parked on both sides of the street, creating conflicts between drivers and pedestrians. She emphasized that adding parking may be counterproductive if the long-term goal is to manage traffic flow and improve safety in the area.

Chairman Shockey closed public comment.

Chairman Shockey closed the public hearing.

Discussion included the applicant's modifications to site design, building massing, and ground-floor commercial use in response to community and staff feedback. Adjustments included the removal of a commercial kiosk and refinements to pedestrian frontage, building setbacks, and façade articulation. Parking arrangements were reviewed, with residential parking planned off the alley, including tandem spaces and double-wide units, and commercial parking credits applied from on-street spaces. Open space requirements were addressed, with considerations for stormwater management and maintaining green space.

Commissioner Finch made a motion, which was seconded by Commissioner Murray. The motion carried unanimously. The Planning Commission recommends approval of Resolution 14-2025, supporting the preliminary plat and preliminary development plan for a new mixed-use commercial and residential development located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, commonly referred to as the Leatherwood Development.

6. Future Agenda Items

To be determined.

7. Adjourn Meeting

This meeting of the Grand Lake Planning Commission was adjourned at 8:36 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



Grand Lake Planning Commission

Wednesday, October 22, 2025 at 4:30 PM

Online via Goto Meeting

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

AGENDA

1. Call to Order

Chairman Shockey called the planning commission meeting to order at 6:30 pm.

2. Roll Call

Chairman Shockey confirmed all commissioners are present.

3. Conflicts of Interest

None.

4. Work Session 4:30 PM

A. WORK SESSION – Discussion of a proposed Central Business District Overlay Zone and accompanying design regulations intended to reinforce the historic western character of Grand Lake.

Mayor Bergquist called the joint workshop meeting of the Planning Commission and Board of Trustees to order at 4:36 p.m. in the Town Hall Board Room.

Mayor Bergquist welcomed attendees and expressed appreciation for everyone's participation. She explained that the purpose of the workshop was for the Planning Commission and Board of Trustees to review and discuss the proposed historic overlay, with guidance from Josh and Emily from Ayres Associates. The Mayor noted that supporting reference images were provided for discussion purposes, emphasizing that no final decisions would be made at this time.

She shared a passage from a tourism website describing Grand Lake's historic character as a former frontier town known for its Old West charm, which continues to attract visitors. Mayor Bergquist highlighted that this description aligns with the town's goal of preserving its historic identity. She encouraged the group to consider how the overlay could reflect that heritage, particularly the Western boardwalk aesthetic that remains a key part of Grand Lake's appeal.

She concluded by turning the discussion over to Josh and Emily for further presentation and guidance.

Emily Weber, from Ayres Associates thanked the Planning Commission and Board of Trustees for attending and introduced the purpose of the discussion—to review and refine the draft text for the proposed Historic Overlay Zone. She explained that the draft was developed based on prior discussions with the Board, Commission, and community

feedback, drawing language from the Comprehensive Plan and existing zoning code to better define and emphasize Grand Lake’s historic Western character.

Ms. Weber noted that because Grand Lake’s architectural identity is unique and not tied to a single, defined style, the intent is to clarify the architectural elements—such as building forms, materials, textures, and colors—that best reflect that character. She emphasized that all proposed language and guidelines are preliminary and open for discussion, with visual examples provided to help guide feedback.

She presented an overview of the proposed overlay boundary, focusing on the central business district and adjacent lakefront commercial area, while noting that the boundaries could be adjusted over time as implementation progresses. The overarching goal is to make design guidelines clearer, consistent, and enforceable for applicants, staff, and decision-makers—reducing subjectivity in code interpretation.

Ms. Weber concluded by inviting open discussion of the proposed guidelines, starting with color and materials, to gather input that will inform revisions to the draft overlay document.

The group held an in-depth discussion regarding building colors, trim details, accent materials, and how to best preserve the authenticity and character of Grand Lake’s historic Western aesthetic within the proposed overlay district.

Discussion – Building Color, Materials, and Architectural Character:

Participants discussed the importance of visual contrast and architectural authenticity, referring to historical examples such as mining-era buildings in Central City, where the use of color often reflected prosperity. The group debated whether trim and accent colors should be permitted or limited, emphasizing the need for clear definitions to avoid overly subjective interpretations in code enforcement.

Ms. Weber noted that color regulation is inherently challenging due to variations in perception, tone, and material application. To address this, she recommended requiring applicants to submit physical material samples—painted on the actual building material—for review by the Planning Commission and Board of Trustees prior to approval. This approach would ensure more accurate evaluation of colors and finishes.

Discussion also covered code enforcement for paint colors, with staff confirming that exterior color approvals are already tracked and enforced through the permitting process. Current practice requires applicants to match approved palettes for both exterior finishes and roofing materials, with staff sign-off before final approval.

The group reviewed reference images of building examples, considering the use of bright trim, contrast colors, and accent features. While some members supported allowing limited use of brighter or contrasting trim colors to highlight architectural features, others expressed concern about overly bold colors detracting from the town’s historic character.

The conversation then shifted to building materials and façade design, including limits on accent materials such as stone and metal. Ms. Weber clarified that current draft language restricts accent materials to approximately one-third of each building façade, generally at the base of structures. Participants recalled previous code amendments addressing similar issues, such as restrictions on metal siding following a 2017–2018 review.

Several members recommended allowing some flexibility for the placement of accent materials—such as on chimneys, gables, or dormers—provided they complement the overall building design and are approved by the Board. The group reached consensus that natural materials like wood and stone should remain dominant, with limited and context-sensitive use of accent materials.

In closing, Ms. Weber summarized that revisions would be made to clarify color guidelines, allow for limited trim contrast, refine accent material use (especially regarding stone and metal), and maintain flexibility for unique architectural elements. The group agreed to continue refining these sections in future drafts of the overlay code.

Discussion – Boardwalk Design, Building Setbacks, and Open Space Requirements:

The Commission and Board continued their discussion on the architectural and streetscape components of the proposed Historic Overlay District, focusing on the boardwalk character, building setbacks, and open space requirements along Grand Avenue.

Participants reviewed historic and current images of Grand Lake’s main street to evaluate whether a continuous covered boardwalk should be required throughout the downtown corridor. Members noted that while many of the original buildings once featured connected wooden boardwalks and awnings, several current structures do not, resulting in a mix of covered and uncovered walkways. There was general agreement that maintaining the traditional boardwalk appearance contributes to the town’s Western identity and pedestrian experience. However, opinions varied on whether uniform coverage should be mandated. Several members favored allowing variation in awning and boardwalk height and design to preserve individual building character and prevent a “cookie-cutter” appearance. Others expressed concerns about snow, shade, and maintenance implications associated with covered walkways.

The discussion then shifted to architectural flexibility, including the potential for second-story decks or patios built above boardwalks. While current code does not allow decks to extend over the public right-of-way, members expressed interest in exploring options to permit such features in the overlay zone under defined conditions. It was noted that allowing upper-level outdoor spaces could enhance building usability and add visual interest, provided materials and design align with the district’s historic character and maintain public safety standards.

Regarding setbacks and open space, the group debated how far buildings should be placed from the property line and how much street frontage should remain as a solid “street wall.” Some members emphasized the importance of maintaining a consistent street wall along Grand Avenue to reinforce the traditional storefront rhythm. Others advocated incorporating limited open areas or courtyards to provide outdoor seating for restaurants and public gathering space. Several examples, such as the Hub, RMRT building, and Rocky’s, were referenced to illustrate how minor setbacks and covered patios can enhance both function and aesthetics.

There was general support for allowing partial setbacks, with consensus emerging around maintaining approximately 60% of a building’s frontage at the street wall and permitting up to 40% to be recessed for outdoor use, subject to architectural review. Members also

requested visual examples of varying setback percentages and depths to better understand their impact on streetscape character.

Finally, the group discussed removing the mandatory open space requirement currently imposed on mixed-use developments, noting that flexibility would allow builders to design open areas as amenities rather than as constraints. Staff were directed to refine the draft overlay language to reflect this consensus, ensuring that future development maintains Grand Lake's historic boardwalk charm while allowing measured flexibility in design, setback, and use of outdoor spaces.

Discussion – Parking Requirements and Related Code Updates:

The Planning Commission and Board of Trustees held a detailed discussion regarding parking requirements within the proposed Historic Overlay District, focusing on the challenges of applying current code standards to properties along Grand Avenue and within the commercial core.

Ms. Weber explained that under current code, commercial developments are required to provide on-site parking at a ratio of one space per 200 square feet of restaurant use, which has proven difficult for properties on smaller downtown lots. She cited the example of 900 Grand Avenue, where the developer was required to provide nine to ten spaces but was only able to meet the requirement due to its corner location and adjacent right-of-way parking. The group acknowledged that the existing standard often makes redevelopment or infill projects financially unfeasible, with costs for required parking spaces estimated at approximately \$20,000 per space.

Several members expressed support for eliminating or significantly reducing commercial parking requirements within the overlay zone, especially where on-street or right-of-way parking already exists. It was suggested that commercial uses such as retail, office, and restaurants rely on shared and public parking to maintain walkability, while uses requiring overnight parking—such as hotels or motels—would still be responsible for providing adequate on-site spaces. The group agreed that removing parking minimums would help encourage investment, redevelopment, and preservation of the town's historic core.

There was also consensus that if commercial parking requirements were eliminated, the associated in-lieu parking fees should be removed as well, since those fees can discourage new development and make small-lot projects economically impractical. Members noted that under the current structure, few new projects could be built within the downtown core due to the combined burden of parking construction and in-lieu costs.

The discussion then shifted to residential parking standards within the overlay. Ms. Weber proposed simplifying requirements to one parking space per studio, one-bedroom, or two-bedroom unit, and two spaces for units with three or more bedrooms, eliminating the current “one-and-a-half-space” requirement for two-bedroom units. Some members supported this change, noting that most multi-bedroom vacation or seasonal units typically use only one vehicle. Others raised concerns about overflow parking, particularly for two-bedroom units that may accommodate multiple occupants.

Participants discussed broader trends across Colorado, where many municipalities have recently reduced or eliminated downtown parking minimums to encourage walkability and affordability. It was noted that overlapping usage patterns—such as daytime business

parking and evening residential parking—could support efficient shared use of limited parking resources.

The conversation concluded with general agreement to continue refining the proposed parking and open space standards, including the possible removal of commercial-to-residential ratio requirements tied to open space calculations. Staff and the consultant team will prepare revised draft language and visual examples for review at a subsequent workshop. Several members requested an additional meeting before formalizing recommendations to ensure that the overlay code revisions are clear, practical, and aligned with the community’s goals for redevelopment within the downtown core.

The workshop was adjourned.

5. Unscheduled Citizen Participation

None.

6. Items for Discussion

B. QUASI JUDICIAL – Sketch Review of a Preliminary Plat for eight lots located at 120 County Road 663, commonly referred to as the Ruger Subdivision.

Chairman Shockey opened the public hearing.

Emily Weber from Ayres Associates presented a sketch review for a proposed subdivision known as the Ruger Subdivision, located at 120 County Road 663, north of West Portal Road. The 4.88-acre parcel, recently annexed into the town, is currently undeveloped. The proposal includes eight single-family residential lots ranging in size from 0.39 to 1.01 acres. As outlined in the annexation agreement, the property may contain up to nine residential lots, and due to the presence of critical town water infrastructure beneath County Road 663, the road is expected to remain unpaved and unimproved to avoid potential damage. The annexation agreement also requires stormwater improvements to address drainage needs.

Ms. Weber explained that the subdivision process includes three steps—sketch, preliminary, and final—with the current review being the sketch phase, intended only for high-level discussion and code compliance. The property is zoned Single-Family Residential High Density (SF-HD), requiring minimum lot sizes of 5,000 square feet and 50 feet of frontage. Development on slopes greater than 30% is discouraged and prohibited on slopes over 40%, and this will be further reviewed at the preliminary stage to ensure all lots are buildable and accessible.

The town’s subdivision code requires that 7% of the gross land area be dedicated for public purposes. To meet this, the applicant has agreed to provide a 10–15-foot trail easement along County Road 663, likely on the east side, which will be reviewed in detail at the preliminary stage. Additionally, the inclusionary zoning requirement mandates that 10% of lots in subdivisions of five or more be dedicated for affordable housing or town use; thus, one lot will be dedicated to the town. The applicant is aware of and agrees to these conditions.

Ms. Weber noted that the next step will be reviewed by the Town Board, followed by a preliminary plat submittal including required drainage plans, land dedication details, and other studies in accordance with town standards. No formal recommendation or

resolution was required at this stage. The purpose of the discussion was to identify potential conditions or concerns—particularly regarding annexation requirements, drainage, and public dedication—that will guide future phases of the subdivision review.

Michael Ruger, 5160 Redwood Drive- applicant, was present for questions.

The topic of road easements and winter maintenance was discussed, particularly regarding liability and responsibility in a rural area. Commissioners and town staff reviewed property boundaries and easements, ensuring compliance with zoning and access requirements. Affordable housing obligations were also addressed, with clarification that the town cannot profit from the sale of affordable lots and must adhere to specific qualification standards.

Comments raised concerns about road access, water supply, and the potential for flooding in the area. Drainage and stormwater management were identified as important considerations for later stages of the development process. The discussion also touched on property ownership challenges in mountainous terrain and the need for clear coordination among the land planner, surveyor, and town officials.

7. Future Agenda Items

To be determined.

8. Adjourn Meeting

This meeting of the Grand Lake Planning Commission was adjourned at 7:56 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



PLANNING COMMISSION STAFF MEMORANDUM

DATE: December 17, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING):** Sketch Review of a Development Application for a 3-story mixed-used building located at 900 Grand Avenue. The proposal consists of ground floor commercial and two residential units.

Overview

- **Property Owner and Applicant:** 900 THOUSAND LLC
- **Applicant Representatives:** Kaylee and Will Wallesen
- **Project Location:** 900 Grand Avenue
- **Project Zoning:** Commercial Zone District (C)
- **Request:** The applicant is proposing to construct a new, mixed-use development consisting of one commercial space (approx. 3,740 SF) on the ground floor, one residential unit on the second floor (approx. 2,195 SF), and one residential unit on the third floor (approx. 1,980 SF). The commercial space is intended to be a bar/taproom use.



Background

The applicant previously applied for a Preliminary Development Application and went through the application process. The application went through various iterations and ultimately, the Planning Commission failed to make a recommendation due to a tie vote at their meeting on October 8, 2025. The applicant then went to the Board of Trustees where the application did not receive approval.

The applicant has since re-applied at a sketch level to receive informal comments on the changes that have since been made to the site plan. Overall, the design of the building has been moved closer to the



property line along Grand Avenue, while still incorporating some outdoor seating accommodations. This is a new application, and therefore the applicant will proceed to Preliminary and subsequently Final after receiving feedback from both the Planning Commission and the Board of Trustees.

Staff Analysis

Staff analysis is based on the materials submitted. Due to the informal nature of a sketch plan, a complete review and analysis will be conducted at the time of Preliminary Development Application.

Town Code Section 12-2-18 – Regulations for Commercial District

The site plan meets the required setbacks, however, building height has not been provided and will need to be confirmed at the Preliminary Development Application stage. The proposed commercial and residential units are uses permitted by right in the Commercial District. Mixed-use developments in this district where more than 50% of the total building square footage is residential require a conditional use permit. The applicant is proposing 3,740 square feet of commercial space and 4,175 square feet of residential space, which triggers this requirement. The applicant is aware of the requirement and intends to apply for the conditional use permit if it remains applicable at the time of Preliminary Development Application.

Town Code Section 12-2-26 – Regulations for Mixed Use Developments

Multiple-family dwellings may be constructed above commercial uses provided all requirements outlined in Section 12-2-26 are met. One of these requirements is that trash and service areas must be screened from view of the dwelling units. No trash enclosure is proposed at this time and will need to be included with the Preliminary Development Application. Residential trash receptacles may be accommodated within enclosed garages, however, the commercial trash component must be addressed in the next submittal.

Additionally, the minimum open space requirement for mixed-use developments is 35%. The current proposal does not meet this requirement and, under the existing code, the applicant would need to apply for a variance to proceed as designed.

Town Code Section 12-2-28 – Parking Regulations and Design Standards

The commercial component of the site plan requires 15 regular parking spaces, which may be accommodated in the adjacent public right-of-way on a one-for-one basis in existing constructed spaces. However, the applicant has not clearly depicted the proposed parking layout, and therefore a determination of compliance cannot be made. In addition, the site plan does not indicate the bedroom count for the residential units, preventing a complete parking analysis. All residential parking must be accommodated on-site, and a full review will occur at the time of Preliminary Development Application submittal. The sketch plan shows enclosed covered parking spaces and additional covered parking near the rear of the building, but dimensions have not been provided and will need to be clarified in future submissions.

Town Code Section 12-7-4 – Design Standards for structures



Materials:

The proposed building utilizes cedar wood lap siding as the primary exterior material, with accent materials including standing seam siding and stone wrapping around the base. All materials are proposed in muted, earth-tone colors consistent with the Town’s design standards. An analysis demonstrating that each façade is limited to no more than 30% accent material will be required at the time of Preliminary Development Application submittal.

Street Wall:

Street walls are intended to create a continuous, comfortable, and inviting pedestrian environment by defining the transition between the street and adjacent buildings. This is achieved when buildings are constructed to or near the front and side property lines, minimizing gaps and enhancing the pedestrian experience. The proposed development generally supports this goal by minimizing voids in the street wall and incorporating design elements that create useful pedestrian spaces where gaps occur. The site plan shows the front building wall positioned near the front property line. However, no scale is provided, so the exact distance cannot be confirmed at this time. The front gable over the entrance aligns with the property line, reinforcing the street wall concept.

Covered Walkways:

The applicant proposes to construct a boardwalk along both street-facing façades and provide a portion of covered walkway within the public right-of-way along Elsworth Street.

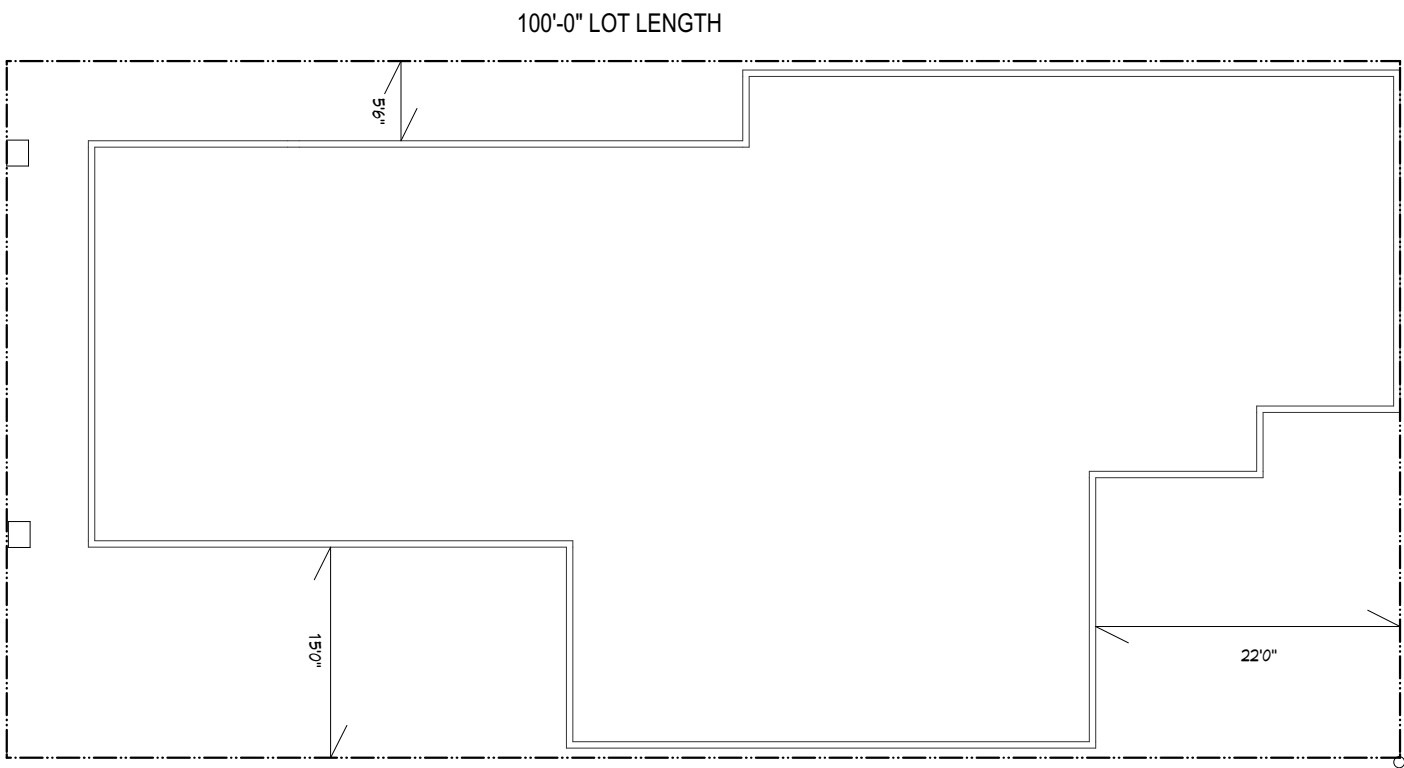
Roofs:

Although the building is three stories, the parapet and roofline incorporate a “false front” design that reflects the historic western character of the Town. The front entrance features a gable element that defines and shelters the commercial entry, while additional gabled elements are integrated throughout the design to provide variation and visual interest.

Planning Commission Discussion and Determination

The Planning Commission is asked to conduct an informal review of the proposed site plan. No formal recommendation will be made at this stage. The discussion will help identify potential conditions or concerns that may influence the Preliminary and Final Development Application submittals.

GRAND AVE



ELLSWORTH ST

REVISION	DATE	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:
11/24/2025

SCALE:

SHEET:



Shingles in "driftwood"



Telluride Gold Collection Stone in Desert Tortois



Cedar wood lap siding



Standing seam siding in "dark bronze"

Grand Ave - View 2



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

TELLURIDE
OWNERS

DRAWINGS PROVIDED BY:

DATE:
11/24/2025

SCALE:

SHEET:

			
<p>Shingles in "driftwood"</p>	<p>Telluride Gold Collection Stone in Desert Tortois</p>	<p>Cedar wood lap siding</p>	<p>Standing seam siding in "dark bronze"</p>

Back Alley View



REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:

11/24/2025

SCALE:

SHEET:



Shingles in "driftwood"



Telluride Gold Collection Stone in Desert Tortois



Cedar wood lap siding



Standing seam siding in "dark bronze"

East/Bank Side View



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:

DATE:

11/24/2025

SCALE:

SHEET:

TELL