



Grand Lake Planning Commission

Wednesday, May 15, 2024 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: 05-01-2024
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. Appeal to the Denial of New Single Family Home Permit Request at Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.
 - B. Recommendation of a Public Hearing for a Conditional Use Permit for an Inclined Elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake
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://zoom.us/j/96360206519?pwd=VHcwODFTNnQ2SWNOTDA1M2d5NFYwUT09>

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

Meeting ID: 859 4218 5849

Access Code: 496153



Joint Board of Trustees and Planning Commission Workshop prior to Regularly Scheduled Planning Commission Meeting

Wednesday, May 01, 2024 at 4:30 PM

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

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Joint Planning Commission and Board of Trustees Workshop (4:30pm)

Pre-Application Meeting with Developer about 1001-1007 Lake Dr. and 1016 Grand Ave. to get direction on Proposal

At the 4:30p joint Planning Commission and Board of Trustees workshop, Jim Kreutzer presented a proposed new development at 1001-1007 Lake Dr. and 1016 Grand Ave. This joint workshop was in response to a pre-application meeting with the previous Town Manager, John Crone, Community Development Director Kim White, MA Studios, and business partner Mr. Sloan. The joint meeting was to get direction from the commissioners and Trustees on items of the project such as the question of the retaining wall in the alley to allow for parking under the buildings on the property, but cutting off a circulation route on the alley for through traffic, snow mobiles, and pedestrians, etc.; open space located off-site to count towards open space requirements and increased density onsite; allowing residential condos in place of commercial units on Lake avenue; and 16-24 private docks for the proposed condos on the public shoreline.

Each Commissioner was asked about these four items:

Commissioner Murray stated that he liked the idea of alley beautification, He liked the open space and walkway to the off-site location; no comment on commercial use; no comment on private docks

Commissioner Bishop: didn't like the idea of putting the retaining wall in the alley; was okay with open space percentage to provide a pocket park close by; residential versus commercial didn't see a problem keeping it the same usage, turning them into condos is not a problem don't have enough public dock spaces as is, seriously increase the public dock space

Commissioner Burke: alley- encourage the developer to keep alley open; open space- wants to see 825 Lake ave. as parking, not a park; that corner is dangerous and suggested that it could be parking with boardwalk; Suggested that someone look up what happened with Eagles landing and their private/public boat and how that worked. She suggested that more public docks be added, but then cited issues with leaving boats overnight or long periods of time and suggested parking meters- sheriff. She like how the plans look, and like that there was a plaza connecting Grand and Lake to keep people from walking down Garfield and stopping in the road to take photos. She asked where the road closure would be on Lake.

Commissioner Finch: Wants to see a provision for commercial; Thinks that having the open space off site is fine; thinks it is okay to switch from commercial to residential as it is a better use for the space; says that private boat slips are a negotiation.

Trustee Casteau: The marina boat docks are a large asset to town. giving them away would limit our ability to benefit the town; lake avenue- tbd to closing it; residential to commercial - to condos to be sold to others; more

commercial. lake avenue as a one way. Does not agree to cutting off the alley, it would be taking away two roads with Lake Ave. being pedestrian.

Trustee Bishop: does not want a retaining wall in the alley, would like the road kept open; would like to see Lake Ave shut down to pedestrian only traffic; private slips- if the Town sells slips to a private buyer, there will be lots of backlash; open space- pocket parks are great. okay with the trade off

Trustee Arnston- Thinks that the images of the retaining wall look nice- but is not sure if it will work because the developer will hit a lot more boulders than imagined, but doesn't mind the retaining wall idea. boat docks- leaning towards probably not. maybe max of 16. He foresees a lot of grief and would suggest that there be an expansion of public use if it were approved. Open space: he is fine with the off site for park or parking however you will use it. There are many parking issues with the project. He questioned whether Garfield will count towards parking, since it is a dead end. In general, the images look pretty good, if it's blended in, it's ok

Commissioner Bergquist: on the alley, stated no closure; open space trade off- negotiable residential vs commercial. issue filling our comm. (but if you give it away, it will never get there.) for the closure of lake safety with more space to congregate; private docks- tough one. it's public. it's our greatest asset, private gates will cut off shore line for tourism; no contemporary- pitched roofs

Mayor Kudron: off site pocket park- good idea.; town invests in trail connections, lake ave as a one way street. alley wall- access problems in the winter already; if there were parking improvements made for each owner maybe there could be concessions; waterfront building- commercial tax revenue-commercial use allocated.- employee housing. 560sf studios- could be 80-200 AMI rentals long-term; Garfield property - aspen trees; Can lake ave. be open in the winter? Could we get a pier at the end of Garfield? How about improving the use of the marina with a restaurant on top? We will need a turn around for the lake at Garfield when Lake Ave is closed. How about vertical instead of horizontal docks? move docks from in front of private property so as not to block the view of the property owners. Fencing- 30 slips inside a fenced units. maybe 15 units have a 30yr lease... etc; but also, public provision through lottery for private; need opportunity for public to access long-term boat parking

Jim Kreutzer

After hearing the commissioners and trustees speak, he said that he will not move forward with the retaining wall in the alley, which means that there will be less under building parking. He will not pursue the private boat docks on the public land at this time, but will work on it later. He heard that open space off-site might be doable and will work towards that, and he is working on affordable housing, not next to the condos, but elsewhere.

Trustee Casteau added that there is a difference between affordable rentals and affordable units for sale.

Regular Meeting of the Planning Commission (6:30pm)

1. Call to Order: 6:36pm
2. Roll Call

PRESENT

Commissioner John Murray
Commissioner Judy Burke
Commissioner Heather Bishop
Commissioner Greg Finch

ABSENT
Chairman James Shockey
Board Liaison Mike Sobon

3. Consideration to approve Meeting Minutes: 4-17-2024

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

4. Unscheduled Citizen Participation

Michael McDonald stated that the staff was underappreciated and wanted to thank them.

5. Conflicts of Interest: none

6. Items of Business: No public comment for this Public Hearing.

- A. Resolution 06-2024, Review of a Conditional Use Permit business that generates income from the use of animals, also known as a dog boarding and training at Subd: Grand Lake Lots:9-10, Block 28, more commonly referred to as 304 West Portal Rd.

No public comment for this Public Hearing.

Motion made by Commissioner Burke to approve the Conditional Use Permit as written, striking the 5th condition, Seconded by Commissioner Murray. **Motion passed 4:0**
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

- B. Resolution 04-2024, Reviewing a Conditional Use Permit for a Marijuana Business Located at Block 26, Lots 15, Town of Grand Lake; More Commonly Referred to as 525 Grand Avenue

Public Hearing: Jim Kreutzer, owns the neighboring property owner, stated that he spoke with the Marijuana store owners and have come to an agreement on a few items:

They will participate with neighbors on east and west side to submit an application to the town to do asphalt work, they will work together on property line construction easement to drain surface water through their property into landscape space buffer. He offered to buy plants and trees at wholesale prices to put up in the green areas.

Gothard Lane asked when the MJ store could open in regards to the conditions.

Mary Lou Lane stated that the store was not in the character of Grand Lake, and the Town doesn't allow chains.

Gretchen Reynolds- didn't like it across the street from her business, and is afraid it will affect her property value.

Motion made by Commissioner Murray to approve the Conditional Use permit including the installation of a Boardwalk, greenspace, and improved parking surface adjacent to the frontage of the property, Seconded by Commissioner Finch.

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

2:2 Motion did not carry a majority of the vote.

7. Items for Discussion: none
8. Future Agenda Items: none
9. Adjourn Meeting: Motion made by Commissioner Murray to adjourn at 7:56pm , Seconded by Commissioner Finch.
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



May 15th, 2024

To: Chairman Shockey and Planning Commissioners

From: Kimberly White, Community Development Director

RE: Appeal to the Denial of New Single Family Home Permit Request at Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.

Purpose:

The applicant has submitted a building permit to construct a new single family home. The building permit was denied because it does not meet the Design Review Standards (Muni. Code 12-7-2, 12-7-4) to direct the Town design to:

“...preserve the historical, rustic, and unique western small-town character... to help enhance quality and strengthen visual continuity... preserving a sense of cohesiveness among the entire Town of Grand Lake...”

Municipal Code: 12-7-10 Appeals

Any person who is aggrieved by the denial of a building permit due to the administrative ruling of the Building Code Administrator in regards to the design standards listed herein of this Article shall have the right to appeal to the Board of Trustees. The appeal must be in written form, state the grounds for the appeal, and be filed with the Town within fourteen (14) days of the denial. The Planning Commission shall hear the appeal at their next regularly scheduled meeting after receipt of the written notice and provide a recommendation to the Board of Trustees. The Board of Trustees shall hear the appeal at their next regularly scheduled meeting after the Planning Commission meeting.

Municipal Code: 12-7-2 : “An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the ‘historic western’ feel of the Town.

As Grand Lake becomes more densely built, there is a need to create a symbiotic relationship between buildings and public and open spaces. The Town of Grand Lake seeks to preserve the historical, rustic, and unique western small-town character of Grand Lake while also integrating its preservation with new and pioneering creative designs. Intending to help enhance quality and strengthen visual continuity while preserving historically significant properties, allowing innovation and encouraging creativity, the purpose of these standards is to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake.

A successful project will combine the design elements of composition, scale, proportion and rhythm in proposed materials, surfaces and massing, designing buildings, open and public spaces that are timeless and in character with our Town and harmonious to the human eye. In addition, materials, surfaces and massing create a sense of entry and a desirable sense of place.”



Municipal Code: 12-7-4 “The standards and criteria established herein are made for the purposes of establishing and maintaining the harmony of appearance between existing buildings and newly constructed buildings and to require the use of materials and colors which are compatible with and which improves the surrounding environment and rustic setting of the Town.”

Background:

Staff responded to the building application in a single family residential- high density zone, stating that the contemporary style of the house does not fit within the architectural guidelines of Grand Lake Code (12-7-2 and 12-7-4) (exhibit B). The applicant is appealing the administrative decision and has included a presentation (exhibit C).

Staff Comments:

The original application showed black metal material on more than 30% of one of the rear elevations (exhibit A). The applicant has updated the materials for the project to fit within the code and has provided alternatives, although the original option is preferred (Exhibit D). Staff met with the applicant and informed them that they were able to discuss the application as an appeal to the Planning Commission and Board per MC 12-7-10.

The applicant has provided images of single-family structures that do not fit with the character or the intent of the code to illustrate that not all homes in GL fit the design code (exhibit C). Many of these homes were built prior to the code language. Specifically, ordinance 06-2021 adopting more specific design review standards in [Ch 12-7](#), was passed to further enforce the intended character of the town. Although the wording of the following section was unchanged, it was moved to the beginning of the section to bring more attention to it.

An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the “historic western” feel of the Town. A creative and rigorous approach to the best selection and application of building materials will generate a more inviting, vibrant and harmonious appearance to the Town.

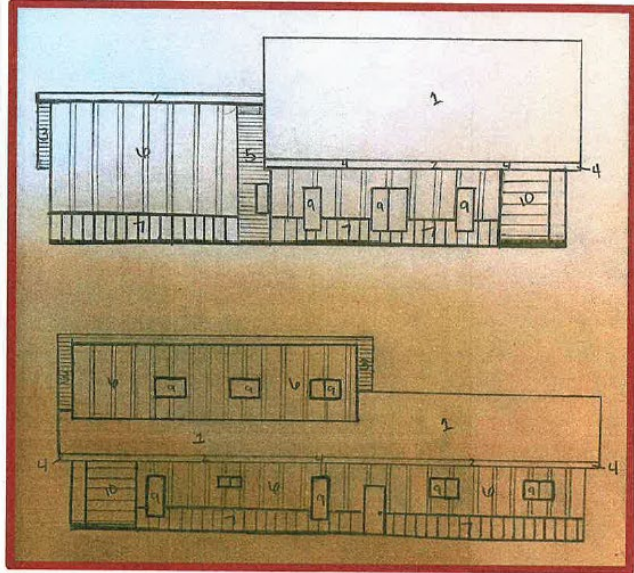
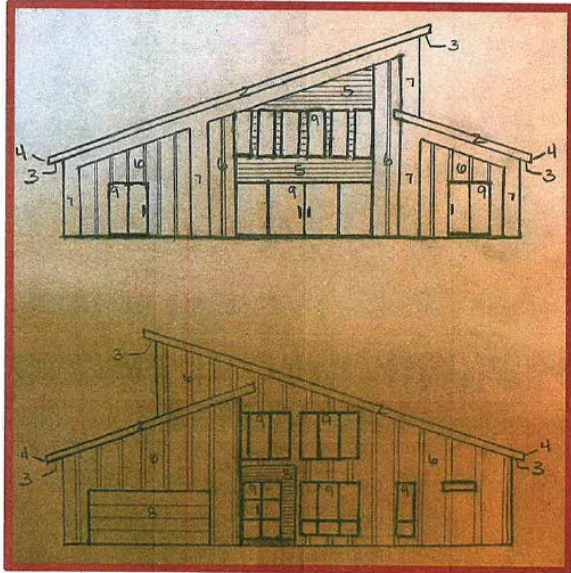
As Grand Lake becomes more densely built, there is a need to create a symbiotic relationship between buildings and public and open spaces. The Town of Grand Lake seeks to preserve the historical, rustic, and unique western small-town character of Grand Lake while also integrating its preservation with new and pioneering creative designs. Intending to help enhance quality and strengthen visual continuity while preserving historically significant properties, allowing innovation and encouraging creativity, the purpose of these standards is to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake.

ALL structures are subject to the same standards (see 12-7-2, 12-7-4) thereby promoting and preserving a strong and cohesive solution. There are outliers in our Town, many of them have been outside of the timing of the code updates, but the majority of homes fit within the written code language.



Submitted by the applicant:

EXTERIOR FINISH DETAILS



- 1 Owens Corning Duration Onyx Black Shingles
- 2 LP Siding Abyss Black Fascia
- 3 Hemlock Lap Soffit Natural Stain
- 4 5" Black Gutter and DS
- 5 Hemlock Lap Siding Natural Stain
- 6 LP Midnight Shadow Board & Batten Siding
- 7 Standing Seam Wainscot Metal Siding Charcoal
- 8 Metal Overhead Garage Door Black
- 9 Windows & Doors to be Framed Black with Drip Edge to Match
- 10 LP Midnight Shadow Horizontal Siding





Commission Discussion:

The Planning Commission acting as a recommendary body to the Board should provide the justification for approval or denial in their motion.

Proposed Motion:

- The Planning Commission moves to recommend the approval of the appeal to the Board of Trustees Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO. for the following reasons _____

OR

- The Planning Commission moves to recommend a denial of the appeal to the Board of Trustees Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO. for the following reasons _____

BUILDING JURISDICTION: GRAND COUNTY BUILDING DEPARTMENT
 JURISDICTION'S ADOPTED CODE: IRC 2015, WITH AMMENDMENTS
 BUILDING DESIGN LOADS:

ROOF SNOW LOAD: 70 PSF
 ROOF DEAD LOAD: 15 PSF
 FLOOR LIVE LOAD: 40 PSF
 FLOOR DEAD LOAD: 15 PSF
 WIND DESIGN: 110 MPH, EXP. B
 SEISMIC DESIGN CATEGORY: 2B

COORDINATION:

A. STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND DRAWINGS FROM OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO SHOP DRAWINGS AND WORK.
 B. ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER DISCIPLINES, PROJECT SHOP DRAWINGS, AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.

ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS WHICH SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL, EXCEPT WHERE ERRECTED ON SOLID ROCK OR OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES LARGER THAN 120 SQUARE FEET IN AREA OR 10 FEET IN HEIGHT SHALL EXTEND TO AT LEAST 30 INCHES BELOW FINISHED GRADE, AND SPREAD FOOTINGS OF 8 INCHES THICK X 16 INCHES WIDE MINIMUM SIZE SHALL BE PROVIDED TO PROPERLY DISTRIBUTE THE LOAD WITHIN THE ALLOWABLE LOAD-BEARING VALUE OF THE SOIL.

ALTERNATIVELY, SUCH STRUCTURES SHALL BE SUPPORTED ON PILES WHERE SOLID EARTH OR ROCK IS NOT AVAILABLE. FOOTINGS SHALL NOT BEAR ON FROZEN SOILS. CONCRETE FOOTINGS SHALL INCLUDE A MINIMUM OF TWO #4 REINFORCEMENT BARS TO BE TIED CONTINUOUSLY AND SPACED A MINIMUM OF TWO INCHES FROM THE GROUND AND EQUALLY WITHIN THE FOOTING. FOOTINGS SHALL BE SO DESIGNED THAT THE ALLOWABLE BEARING CAPACITY OF THE SOIL IS NOT EXCEEDED AND THAT DIFFERENTIAL SETTLEMENT IS MINIMIZED. THE MINIMUM WIDTH OF FOOTINGS SHALL BE 16 INCHES.

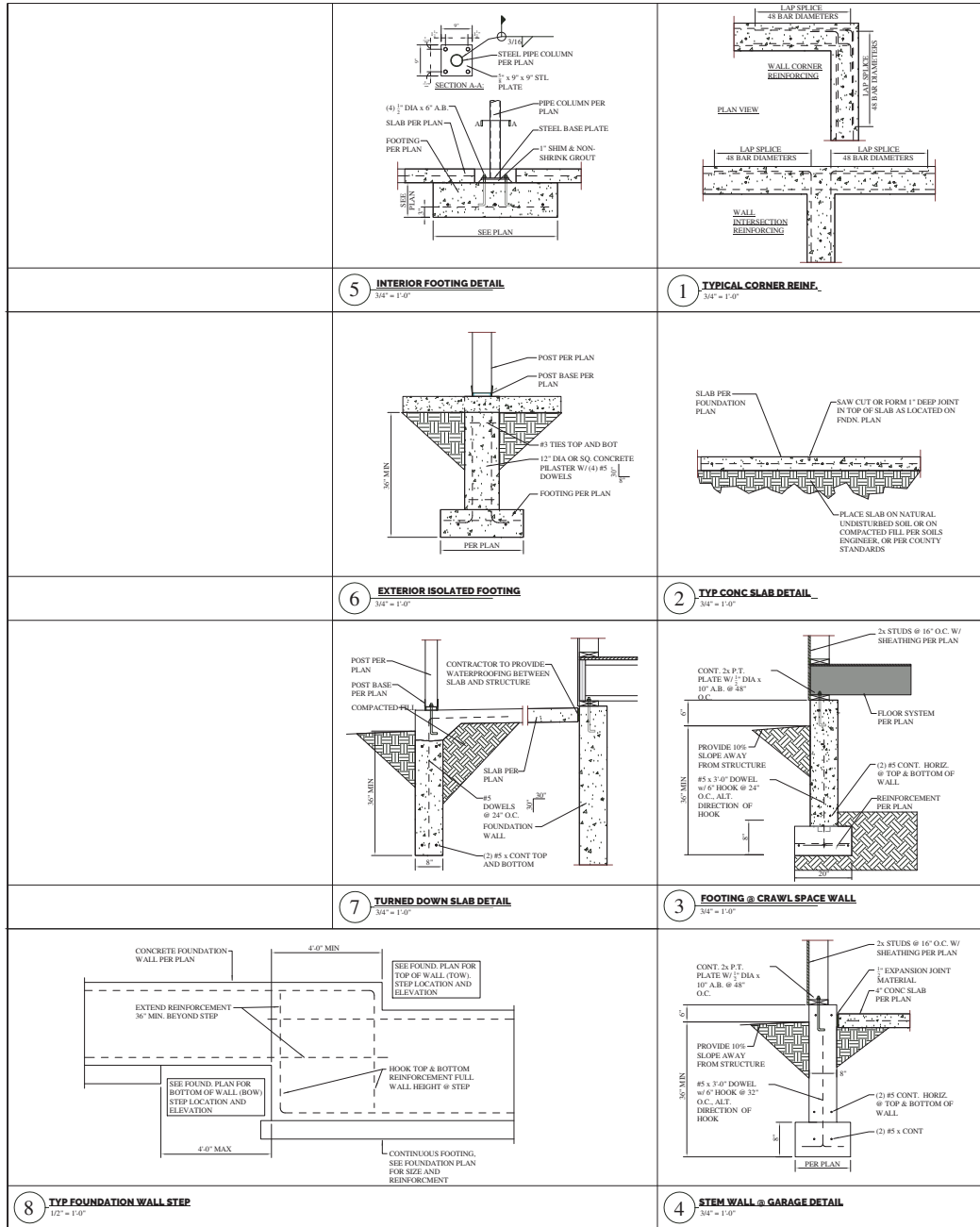
SPREAD FOOTINGS SHALL BE AT LEAST 8 INCHES IN THICKNESS. FOOTING PROJECTIONS, P, SHALL BE AT LEAST 2 INCHES AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.

VAPOR RETARDER GROUND COVER
 VAPOR RETARDER GROUND COVER SHALL BE OF 6 MIL. POLYETHYLENE, OR AN APPROVED EQUAL WITH A RATING OF 1 PERM OR LESS. THE VAPOR RETARDER SHALL COVER THE ENTIRE GROUND AREA WITHIN CRAWLSPACES IN ACCORDANCE WITH THE FOLLOWING:

1. THE VAPOR RETARDER SHALL BE OVERLAPPED SIX INCHES MINIMUM AT JOINTS AND SHALL EXTEND OVER THE TOP OF PIER FOOTINGS.
2. THE EDGES OF THE VAPOR RETARDER SHALL BE TURNED UP A MINIMUM OF FOUR INCHES AT THE STEM WALL.
3. PENETRATIONS IN THE VAPOR RETARDER SHALL BE NO LARGER THAN NECESSARY TO FIT PIERS, BEAM SUPPORTS, PLUMBING AND OTHER PENETRATIONS.

FOUNDATIONS

1. DESIGN CRITERIA:
 - A. SOILS BEARING PRESSURE BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF IN LIEU OF A QUALIFIED SOILS REPORT PER 2015 IRC, PRESUMPTIVE LOAD-BEARING PRESSURE VALUES, (TABLE R401.4.1 - PG 79)
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR / OWNER/OWNER'S REPRESENTATIVE AND NOT THE EOR TO ENSURE EXISTING SOILS ARE STABLE AND ADEQUATE TO SUPPORT EXISTING STRUCTURES DURING SOIL EXCAVATION/CONSTRUCTION.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AFTER 28 DAYS. CEMENT SHALL BE TYPE 1.
3. STRUCTURAL CONCRETE:
 - A. ALL WORK SHALL CONFORM WITH THE LATEST ACI SPECIFICATIONS UNLESS NOTED OTHERWISE IN DRAWINGS OR PROJECT SPECIFICATIONS.
 - DETAIL BARS IN ACCORDANCE WITH THE LATEST EDITIONS OF "ACI DETAILING MANUAL", PUBLICATION SP-66 WITH ADDED REQUIREMENTS OF THE PROJECT SPECIFICATION, AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
4. REINFORCEMENT:
 - A. REINFORCING BARS: ASTM A615, 60 KSI
 - B. WELDED AND FIELD BENT REINFORCING: ASTM A706, 60 KSI
 - C. WELDED WIRE FABRIC: ASTM 185 OR ASTM 497, 70 KSI
 - D. SPLICES:
 - NO SPLICING OF REINFORCEMENT PERMITTED EXCEPT AS NOTED ON DRAWINGS.
 - MAKE BARS CONTINUOUS AROUND CORNERS.
 - WHERE PERMITTED, SPLICES MAY BE MADE BY CLASS B CONTACT MECHANICAL CONNECTORS.
 - LAP BARS A MINIMUM OF 48 BAR DIAMETERS.
 - SPLICE CONTINUOUS TOP AND BOTTOM BARS IN WALLS, BEAMS, AND GRADE BEAMS AS FOLLOWS:
 - + TOP BARS - AT MID SPAN
 - + BOTTOM BARS - OVER SUPPORT
5. PLACING REINFORCEMENT:
 - A. REINFORCEMENT PROTECTION
 - CONCRETE PLACED AGAINST EARTH: 3"
 - CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH: 1"
 - BARS #5 AND SMALLER: 1-1/2"
 - BARS LARGER THAN #5: 2"
 - COLUMNS, GIRDERS, GRADE BEAMS, BEAMS: 1-1/2"
 - SLABS OR WALLS NOT EXPOSED TO WEATHER OR EARTH: 1"
 - CORE WALLS NOT EXPOSED TO WEATHER OR EARTH: 1"
 - B. REINFORCING PLACING TOLERANCES: PER ACI 117.
 - C. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING AND WELDED WIRE FABRIC AT POSITIONS SHOWN ON PLANS. ALL REINFORCING, DOWELS, BOLTS, AND EMBEDDED PLATES SHALL BE SET AND TIED IN PLACE BEFORE THE CONCRETE IS POURED. "STABBING" INTO PREVIOUSLY PLACED CONCRETE IS NOT PERMITTED.
6. CONTROL JOINTS:
 - A. PROVIDE SLAB CONTROL JOINTS PER ACI 6.4 AND IN ACCORDANCE WITH A QUALIFIED SOILS REPORT. IN LIEU OF A SOILS REPORT PROVIDE CONTROL JOINTS SUCH THAT NO MORE THAN 225 SQUARE FEET OF SLAB ARE WITHIN A GRID. SAWCUT CONTROL JOINTS SHALL BE 1/4 OF SLAB DEPTH. JOINTS SHALL BE SPACED AT NO MORE THAN 15 FEET ON CENTER OR AS INDICATED ON THE DRAWINGS.
 7. MEP AND OTHER OPENINGS AND EMBEDMENTS:
 - A. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS BEFORE PLACING CONCRETE. DO NOT CUT REINFORCING WHICH MAY CONFLICT. CORING OF CONCRETE IS NOT PERMITTED.
 - B. REFER TO TYPICAL DETAILS FOR SPACING LIMITS ON SLEEVES AND FOR REQUIREMENTS.



STRUCTURAL NOTES - FOUNDATION
 3/8" = 1'-0"

FOUNDATION DETAILS
 3/4" = 1'-0"



solidspace.com

SOLIDSpace design
 Westminster, CO 80020
 email: sales@solidspace.com
 phone: (720)322-5453

DEENA WARD
WARD RESIDENCE
 833 CAIRNES DR.
 GRAND LAKE, CO

DATE:	ISSUED FOR:
JOB NUMBER:	
DATE:	3/20/2024
SHEET TITLE:	FOUNDATION NOTES & DETAILS

So.1

11 of 14

3/19/2024 9:21:31 AM

BUILDING JURISDICTION:
GRAND COUNTY BUILDING DEPARTMENT

JURISDICTION'S ADOPTED CODE: IRC 2015, WITH AMENDMENTS
BUILDING DESIGN LOADS:

ROOF SNOW LOAD: 75 PSF
ROOF DEAD LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 15 PSF
WIND DESIGN: 115 MPH, EXP. B
SEISMIC DESIGN CATEGORY: 2B

COORDINATION:
A. STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND DRAWINGS FROM OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO SHOP DRAWINGS AND WORK.
B. ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER DISCIPLINES, PROJECT SHOP DRAWINGS, AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.

STEEL

1. GENERAL:
A. ALL STRUCTURAL STEEL FABRICATED AND ERECTED PER THE CURRENT EDITION OF AISC STEEL CONSTRUCTION MANUAL.
B. ALL STRUCTURAL STEEL SHALL BE OF THE FOLLOWING GRADES:
- WIDE FLANGE SHAPES, CHANNELS AND TEES: ASTM A992 (FY=50 KSI)
- OTHER ROLLED SHAPES (ANGLES, PLATES, AND BARS): ASTM A36 (FY=36 KSI)
- STEEL RIDS AND MISCELLANEOUS: ASTM A36 (FY=36 KSI)
- STEEL PIPE: ASTM A53, GRADE B (FY=35 KSI)
- HOLLOW STRUCTURAL SECTION (HSS): ASTM A500, GR B (FY=46 KSI)
C. STRUCTURAL STEEL CONNECTION MATERIALS:
- CONNECTOR BOLTS: ASTM A307
- ANCHOR BOLTS: ASTM A307 OR A36
D. EXPANSION BOLTS SHALL BE "SIMPSON STRONG-BOLT 2" OR APPROVED WEDGE TYPE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

WOOD

1. ENGINEERED LUMBER SIZES (MICROLAM, PARALAM, TIMBERSTRAND, AND FABRICATED MEMBER SIZES) SHOWN ARE NET; OTHER MEMBER SIZES ARE NOMINAL.
A. ALL COMPOSITE LAMINATED VENEER LUMBER (LVL) TO HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2950 PSI (2950Fb) AND MODULUS OF ELASTICITY OF 2,000,000 PSI (2.0E) PER ICC-ES ESR1387.
B. ALL COMPOSITE PARALLEL STRAND LUMBER (PSL) TO HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2950 PSI (2950Fb) AND MODULUS OF ELASTICITY OF 2,000,000 PSI (2.0E) PER ICC-ES ESR1387.
C. MULTIPLE PLY MEMBERS TO BE NAILED TOGETHER USING 3 ROWS OF 16d COMMON WIRE NAILS SPACED AT 16" O/C (U.O.N.).
D. COMPOSITE LAMINATED STRAND LUMBER (LSL) MANUFACTURED BY TRUS JOIST AND SHOULD BEAR THE LABEL OF "STRANDBOARD" OR "TIMBERSTRAND" WITH A MINIMUM MODULUS OF ELASTICITY OF 1,800,000 PSI (1.8E) PER ICC-ES ESR1387.

2. FRAMING LUMBER DRY (19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION) SHALL BE SHOWN BELOW WITH MINIMUM DESIGN VALUES BASED ON THE 2012 NDS, UNLESS OTHERWISE NOTED.
A. EXTERIOR STUDS: DF NO.2 OR BETTER
B. LOAD BEARING STUDS (AND COLUMNS ASSEMBLED FROM STUDS): DF NO.2 OR BETTER
C. NON-LOAD BEARING INTERIOR STUDS: DF NO.2 OR BETTER
D. HEADERS AT TYPICAL OPENINGS: DF NO.2 OR BETTER
E. 2"-4" NOMINAL MEMBERS: DF NO.2 OR BETTER
F. 5" NOMINAL AND LARGER MEMBERS: DF NO.1 OR BETTER

3. FABRICATED LUMBER:
A. ALL FRAMING LUMBER TO BE GRADE MARKED PER THE LUMBER SCHEDULE SHOWN ON THESE DRAWINGS. ALL WOOD FRAMING SHALL BE SURFACE DRY TO A MAXIMUM MOISTURE CONTENT OF 19%. GLU-LAM AND COMPOSITE LUMBER MEMBERS (LVL) CANNOT EXCEED A MOISTURE CONTENT OF 16%.
B. THE MANUFACTURER SHALL PROVIDE WEB STIFFENERS (ON I-JOISTS), END BLOCKING, BRIDGING, AND ERECTION BRACING AS REQUIRED. SEE "DESIGN CRITERIA" FOR SUPERIMPOSED DEAD AND LIVE LOADS.

SEATHING:
A. ALL PLYWOOD(SB CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) OR THE STRUCTURAL BOARD ASSOCIATION (SBA).
B. ALL ROOF PANEL SEATHING SHALL BE 19/32", APA RATED 4020, EXP-1 SEATHING UNLESS OTHERWISE NOTED. NAIL ALL ROOF SEATHING WITH 10d NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES (E.N.) AND 12" O.C. FIELD NAILING (F.N.) UNLESS OTHERWISE NOTED.
C. ALL FLOOR PANEL SEATHING SHALL BE 23/32", APA RATED 4020, EXP-1 SEATHING UNLESS OTHERWISE NOTED. NAIL ALL FLOOR SEATHING WITH 10d NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES (E.N.) AND 12" O.C. FIELD NAILING (F.N.) UNLESS OTHERWISE NOTED.
D. ALL WALL PANEL SEATHING SHALL BE 15/32", APA RATED 2416, EXP-1 SEATHING UNLESS OTHERWISE NOTED. NAIL ALL WALL SEATHING WITH 10d NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES (E.N.) AND 12" O.C. FIELD NAILING (F.N.) UNLESS OTHERWISE NOTED.
E. INSTALL ALL SEATHING WITH THE LONG DIMENSION OF THE PANEL PARALLEL TO SUPPORTING FRAMING MEMBERS, WITH EACH PANEL CONTINUOUS OVER TWO OR MORE FRAMING MEMBERS. ALLOW 1/8" OVERLAP AT PANEL EDGES UNLESS OTHERWISE RECOMMENDED BY THE SEATHING MANUFACTURER.
F. DIAPHRAGM SEATHING NAILS OR OTHER APPROVED SEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SEATHING.
G. ALL WALLS SEATHED WITH GYP-BOARD SHALL BE CONNECTED WITH 5d COOLER NAILS SPACED AT 7" O.C. AT SUPPORTED PANEL EDGES AND AT INTERMEDIATE SUPPORTS.
H. PROVIDE 2x BLOCKING AT UNSUPPORTED PANEL EDGES WHERE INDICATED ON APPROVED PLANS. REFER TO SHEARWALL SCHEDULE OR PLANS FOR SPECIAL BLOCKING REQUIREMENTS.

5. OPENINGS:
A. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN BEAMS, JOISTS, RAFTERS, STUDS, POSTS, COLUMNS, TIMBER AND OTHER STRUCTURAL MEMBERS UNLESS DETAILED ON THE STRUCTURAL DRAWINGS.

6. NAILING:
A. UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BOX NAILS WITH SIZES SHOWN ON THE DRAWINGS. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE PER IRC 2015 TABLE 2004.3.1. UNLESS NOTED OTHERWISE ON DRAWINGS, DRIVE ALL NAILS SO NAIL HEAD IS FLUSH TO WOOD SURFACE (TYP).

ENGINEERED WOOD TRUSSES:

THE USE OF LOAD DURATION FACTORS FOR SNOW LOAD OR SLOPE OF ROOF SHALL BE PROHIBITED.

A. DESIGN CRITERIA: IRC 2015 TO SUPPORT THE FOLLOWING LOADS:
B. GRAVITY LOADS (HORIZONTAL PROJECTION)
- T.C.L.L. = 75 PSF (SNOW)
- T.C.D.L. = 10 PSF (ASPHALT COMPOSITION SHINGLES OVER 1/2" SHEATHING)
- B.C.L.L. = 10 PSF NON-CONCURRENT WITH ANY OTHER LIVE LOADS AND 20 PSF NON-CONCURRENT PER IRC 2015, TABLE 1607.1 (27)
- B.C.D.L. = 10 PSF (GYPSUM BOARD SHEATHING WITH INSULATION)
C. EXPOSURE CATEGORY: B
D. OCCUPANCY CATEGORY 1
E. LATERAL/UP/LIFT LOADS: WIND LOADING PER LATEST APPROVED ASCE-7
F. WIND VELOCITY = 115 MPH
G. OTHER LOADING CONDITIONS:
- TRUSSES TO BE CHECKED FOR UNBALANCED LOAD CONDITIONS PER LATEST TPI RECOMMENDATIONS.
H. TRUSS DEFLECTION CRITERIA:
- MAXIMUM VERTICAL ROOF LIVE LOAD DEFLECTION = LESSER OF L/240 OR 1.0"
- MAXIMUM VERTICAL ROOF TOTAL LOAD DEFLECTION = LESSER OF L/180 OR 1.5"
- MAXIMUM HORIZONTAL DEFLECTION = 1.5".
I. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST BUILDING CODE AND SHALL CONFORM TO RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE (TPI).
J. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED USING SAWN LUMBER WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF FABRICATION. ALL CHORD MEMBERS SHALL BE A MINIMUM 2x4 NOMINAL DIMENSION NO. 2 LUMBER AND WEBS SHALL BE A MINIMUM OF 2x4 NOMINAL DIMENSION STANDARD OR BETTER GRADE LUMBER.
K. TRUSS MANUFACTURER IS RESPONSIBLE FOR SPECIFYING ALL REQUIRED TRUSS-TO-TRUSS CONNECTIONS. APPROVED ENGINEERED TRUSS DRAWINGS MUST BEAR THE STAMP AND SIGNATURE OF A QUALIFIED TRUSS ENGINEER.
L. WOOD TRUSSES SHALL BE INSTALLED PER THE TRUSS MANUFACTURER'S RECOMMENDATIONS.
M. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR THE SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY TPI AND WTCA, PUBLICATION BCSI (BUILDING COMPONENT SAFETY INFORMATION) 1-03, "GUIDE FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" SHALL BE A MINIMUM REQUIREMENT.
N. TRUSS MEMBERS SHALL NOT BE CUT, DRILLED, NOTCHED OR OTHERWISE ALTERED, AND TRUSSES SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN THE MANUFACTURER'S DESIGN INTENT, WITHOUT WRITTEN APPROVAL OF A QUALIFIED LICENSED ENGINEER.
O. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

8. MISCELLANEOUS WOOD FRAMING:
A. SILL PLATES SHALL BE BOLTED INTO CONCRETE WITH 1/2" DIA. x 10" MIN LONG BOLTS (MIN 7" EMBEDMENT U.N.O.) W/ 2"x2"x3/16" WASHERS AND NUTS AT 6'-0" O.C. MAXIMUM WITH AT LEAST TWO BOLTS PER MEMBER, UNLESS OTHERWISE NOTED.
B. STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM AND OF THE SIZE SHOWN ON PLANS.
C. NOMINAL SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL SUPPORTS AND UNDER ALL PARTITIONS UNLESS OTHERWISE DETAILED.
D. HOLES FOR BOLTS SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER OF THE BOLT, BUT NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER, AND SHALL PENETRATE WOOD MEMBERS SUCH THAT BOLT THREADS DO NOT BEAR AGAINST WOOD MEMBERS. BOLTED CONNECTIONS SHALL BE SNUG TIGHT, BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHER.
E. BOLTS IN WOOD MEMBERS SHALL NOT BE SPACED LESS THAN 7 DIAMETERS FROM THE END OF THE MEMBER AND SHALL NOT BE SPACED LESS THAN THE LESSER OF EITHER 4 DIAMETERS FROM THE EDGE OF THE MEMBER, OR AT THE CENTERLINE OF MEMBER, UNLESS OTHERWISE NOTED.

DESIGN AND CONSTRUCTION AMENDMENTS

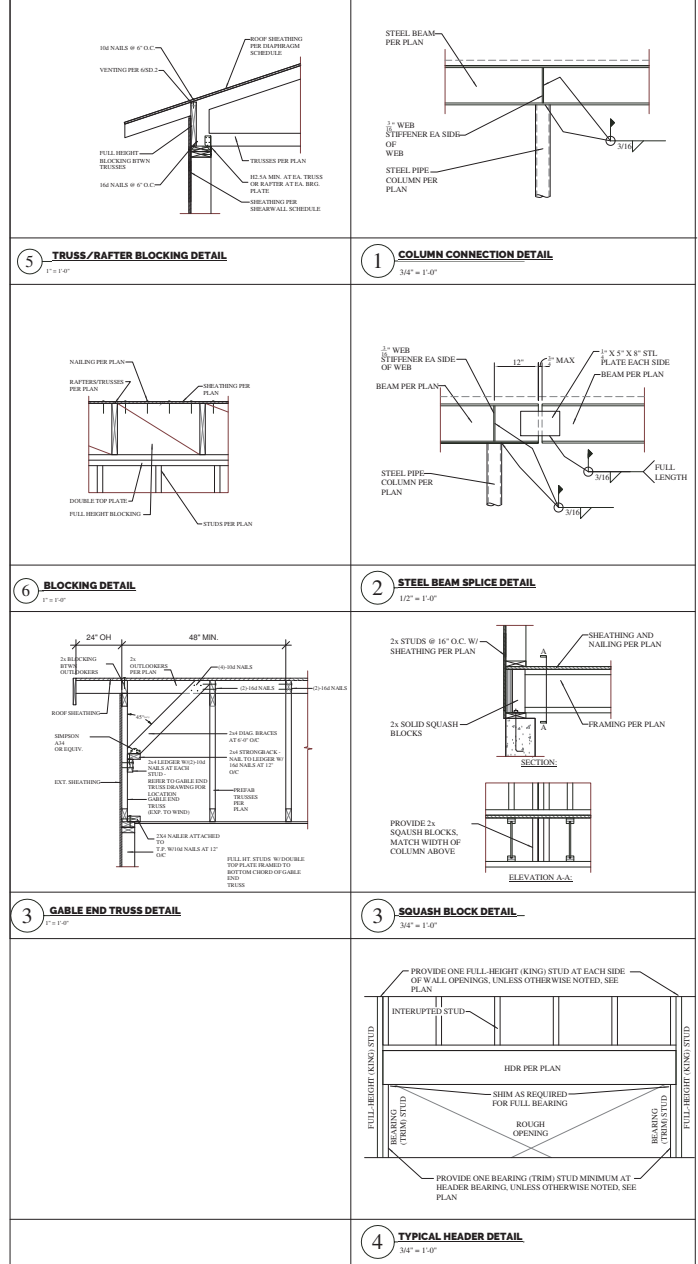
THE USE OF LOAD DURATION FACTORS FOR SNOW LOAD OR SLOPE OF ROOF SHALL BE PROHIBITED.

WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE.
THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSITP1. THE DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

THE FRAMING DETAILS REQUIRED IN SECTION R602 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25 PERCENT) OR GREATER. ROOF-Ceilings SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R606.11(1), R606.11(2) AND R606.11(3) OR IN ACCORDANCE WITH APPENDIX D.
COMPONENTS OF ROOF-Ceilings SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1).

STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.
1. BEARING STUDS NOT SUPPORTING FLOORS AND NON-BEARING STUDS MAY BE UTILITY GRADE LUMBER, PROVIDED THE STUDS ARE SPACED 3(5).
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4).
STRUCTURAL WALL SEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS.
EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3).
WOOD STRUCTURAL PANEL SEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

WOOD STRUCTURAL PANEL SEATHING.
WOOD STRUCTURAL PANEL ROOF SEATHING SHALL BE BONDED BY EXTERIOR GLUE.



STRUCTURAL NOTES - FRAMING
3/8" = 1'-0"

FRAMING DETAILS
3/4" = 1'-0"



solidspace@design.co

SolidSpace design
Westminster, CO 80020
email: solidspace@solidspacedesign.com
phone: (720) 322-5453

DEENA WARD
WARD RESIDENCE
833 CAIRNES DR.
GRAND LAKE, CO

DATE:	ISSUED FOR:
3/7/2024	
JOB NUMBER:	
DATE:	
3/7/2024	
SHEET TITLE:	FRAMING DETAILS AND NOTES

S2.0
14 of 14

From: Kim White <kwhite@toglco.com>

Sent: Thursday, April 25, 2024 5:20 PM

Subject: RE: Ward Residence GLEHOA APPROVAL

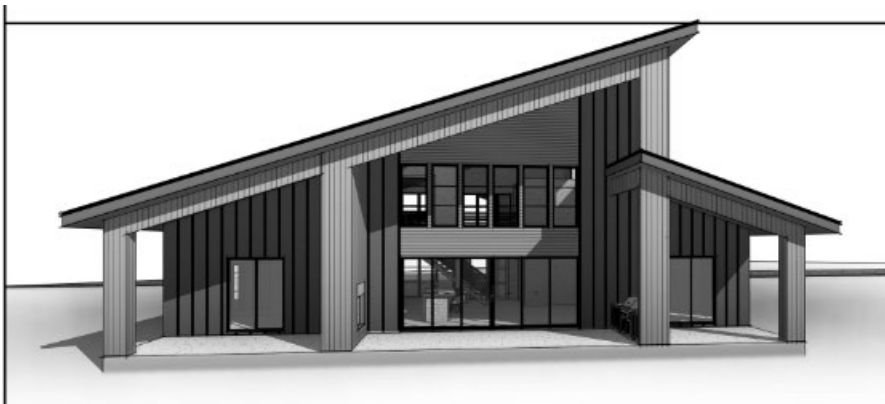
Hi Zach,

This is not a good week unfortunately with the increased workload of spring, and I will be out of the office Mon-Tues for medical reasons. I have time Thursday or Friday (May 2-3) to discuss. I looked at the redlines and it shows that you changed the materials, but not the color. To answer your question, the roofline (and previous material) lends itself to a look that is not in character with the surrounding neighborhood. Many of the surrounding homes have gabled roofs and are log or board and batten, but even the few that aren't, appear to fit in with the neighboring structures (a few quick shots below). I am going with what the code language states, about harmony with the surrounding neighborhood that I cited previously, and I understand that it isn't ideal for your current proposal, so if you would like to apply for a variance with the planning commission and the Board, I will send you the paperwork for that to let them decide.

Thank you for your understanding.

Kind regards,

Kim







Kimberly G. White
Community Development Director
Town of Grand Lake - Planning Dept.
O 970-627-3435

833 CAIRNS AVE ARCHITECTURAL DESIGN

May 5th

Jason & Deena Ward – Property Owners

Randy Hodapp, Matt Hodapp, Zack Hodapp - Builders

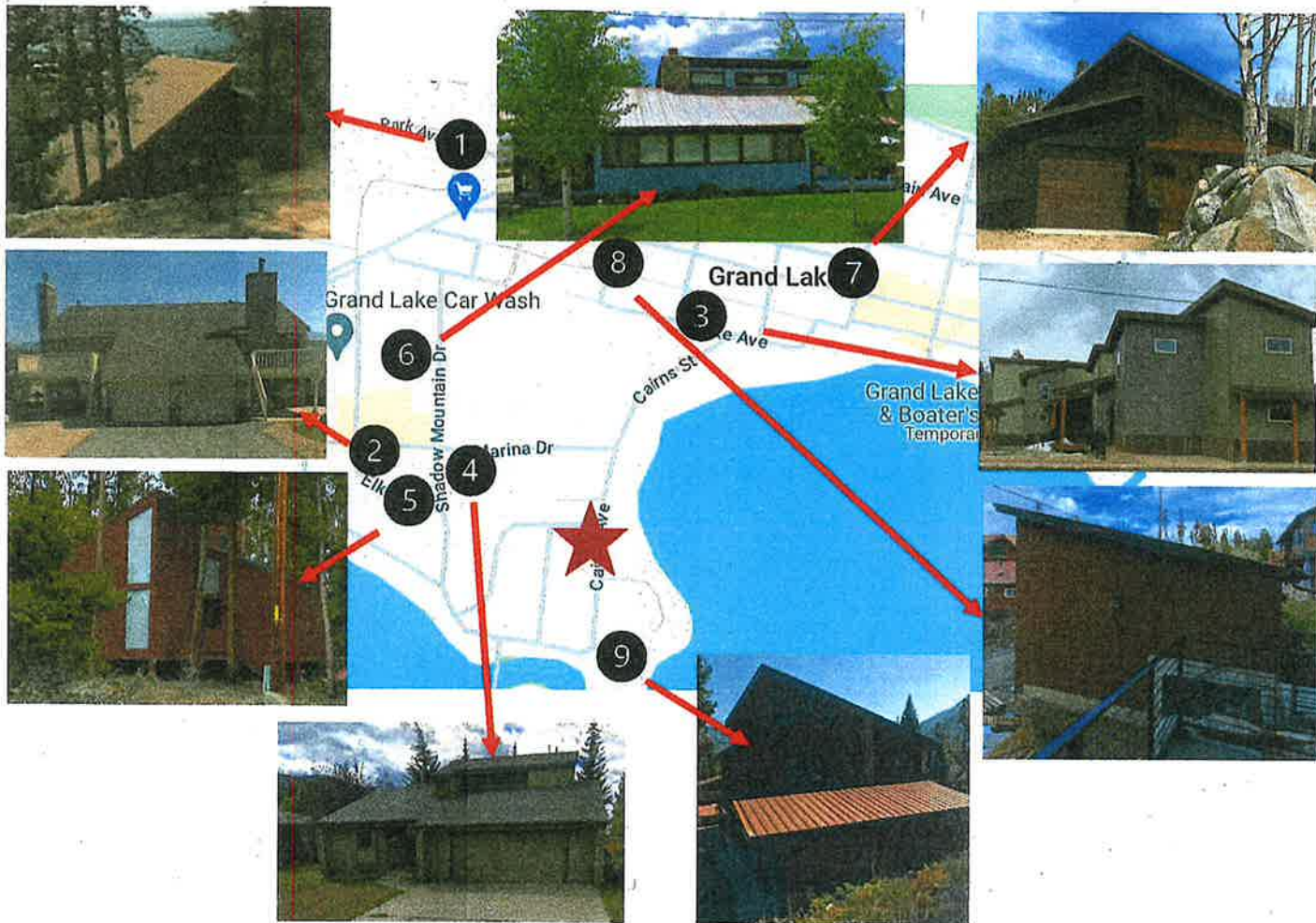


TWO KEY CONSIDERATIONS...



- 1-SIMILAR DESIGNS TO PROPOSED HOME**
- 2-VARIETY OF ARCHITECTURAL DESIGN**

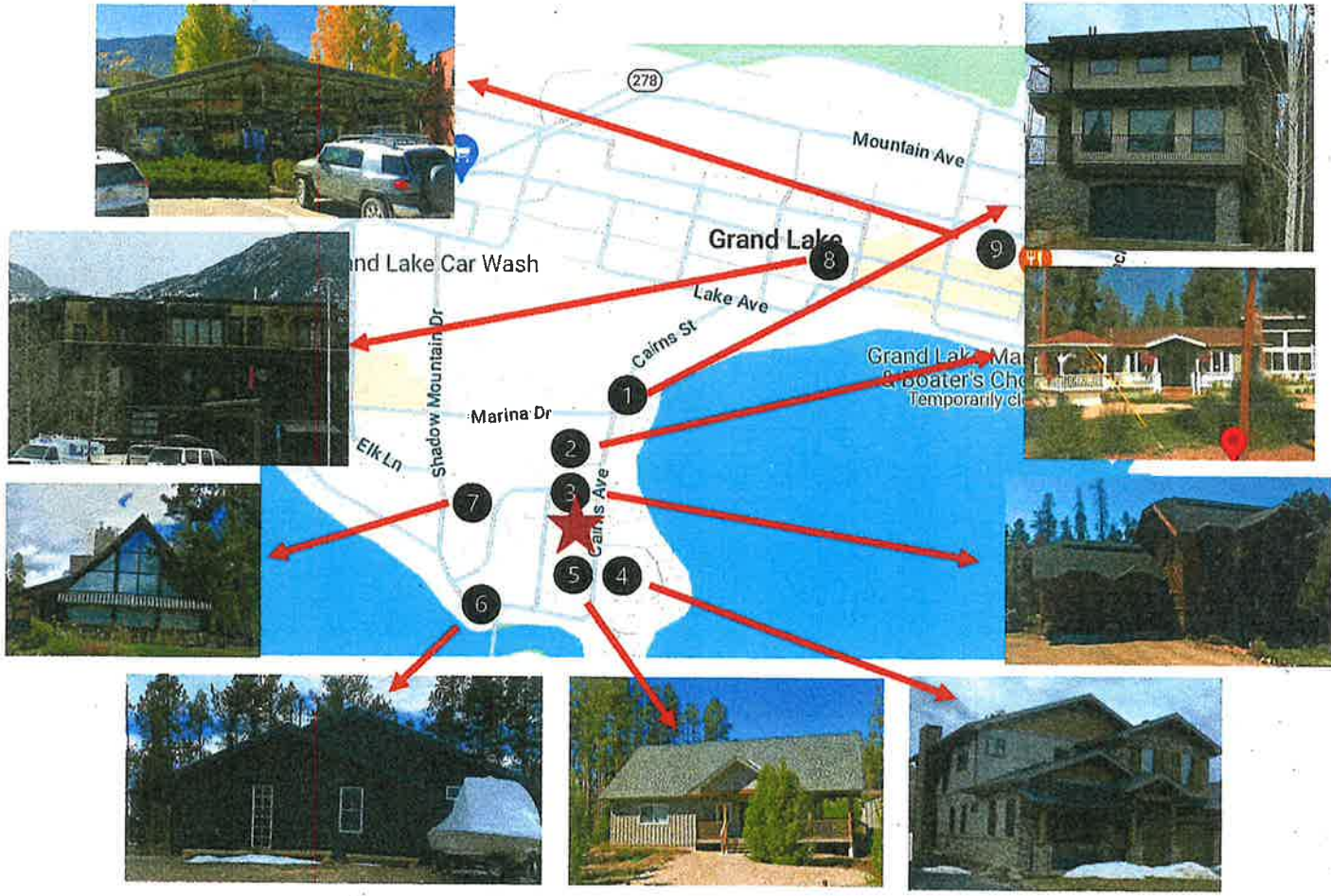
1-SIMILAR DESIGNS TO PROPOSED HOME



- 1 324 Park Ave
- 2 Elk Ln & Lakeside Dr
- 3 450 Broadway St
- 4 332 Elk Ln
- 5 714 Shadow Mtn Dr
- 6 521 Shadow Mtn Dr
- 7 909 Park Ave
- 8 505 Grand Ave
- 9 1110 1st St
- ★ 833 Cairns Ave



2-VARIETY OF ARCHITECTURAL DESIGNS



- 1 538 Cairns Ave
- 2 807 Tallaqua Dr
- 3 913 Tallaqua Dr
- 4 710 Grand Lake
- 5 800 Cairns Ave
- 6 431 Lakeside Dr
- 7 902 Shadow Mtn Dr
- 8 830 Grand Ave
- 9 1114 Grand Ave
- ★ 833 Cairns Ave



KEY CONSIDERATIONS & PRECEDENCE

Key Considerations

- Roof line developed for the purpose of heavy snow climate and ability to add solar panels
- Roof line safety considerations avoiding snow runoff in walkways, entry and driveway areas
- Metal wainscot for protection of board & batten siding to be FireWise and assist with snow maintenance
- Grey color pallet to allow natural elements to serve as a focal point

Precedence

- Town of Grand Lake consists of residences spanning over 100 years of architectural design
- Multiple styles exist from cape cod, log cabin, ranch, Tuscan, rustic, mid century, and beyond
- Examples of all aspects of proposed design elements exists in building from the '70s to current



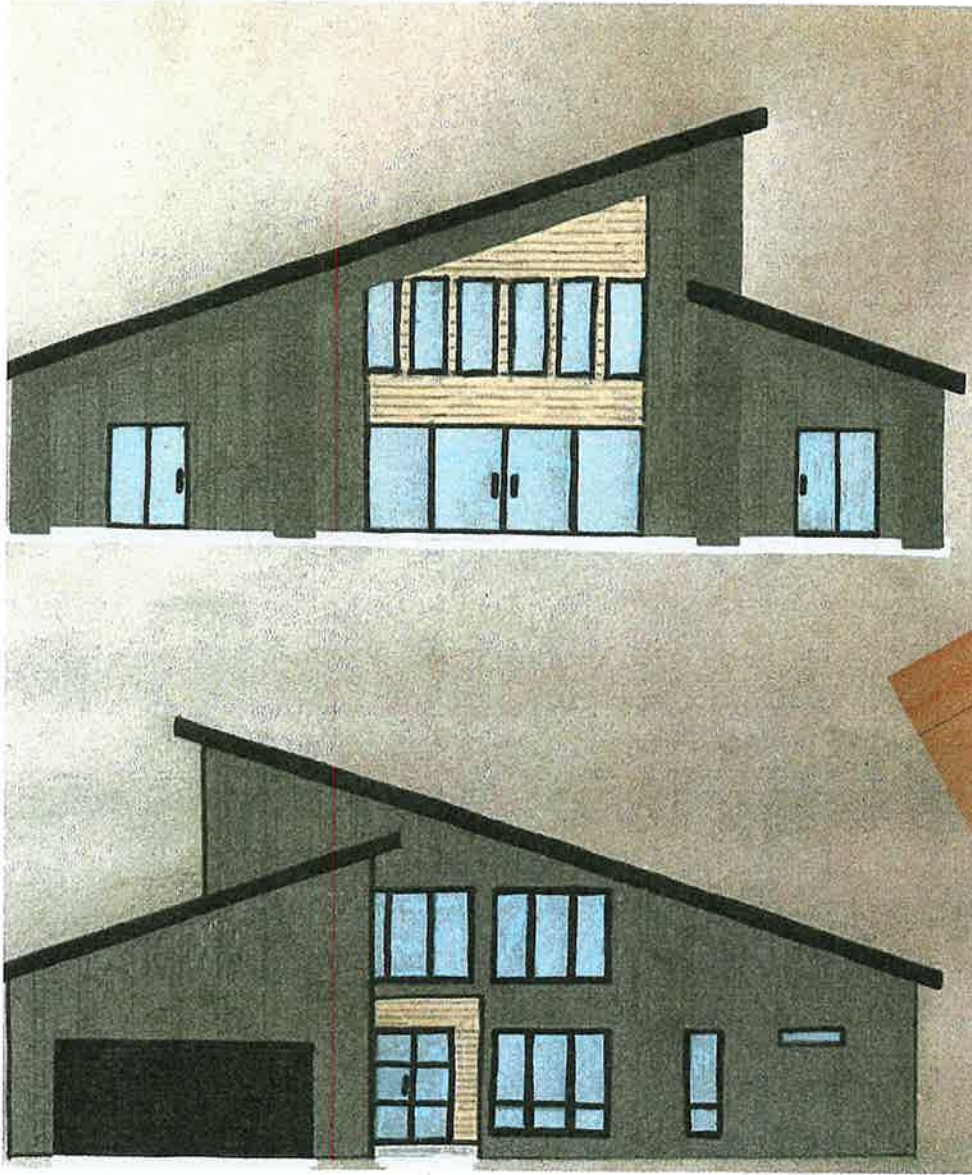
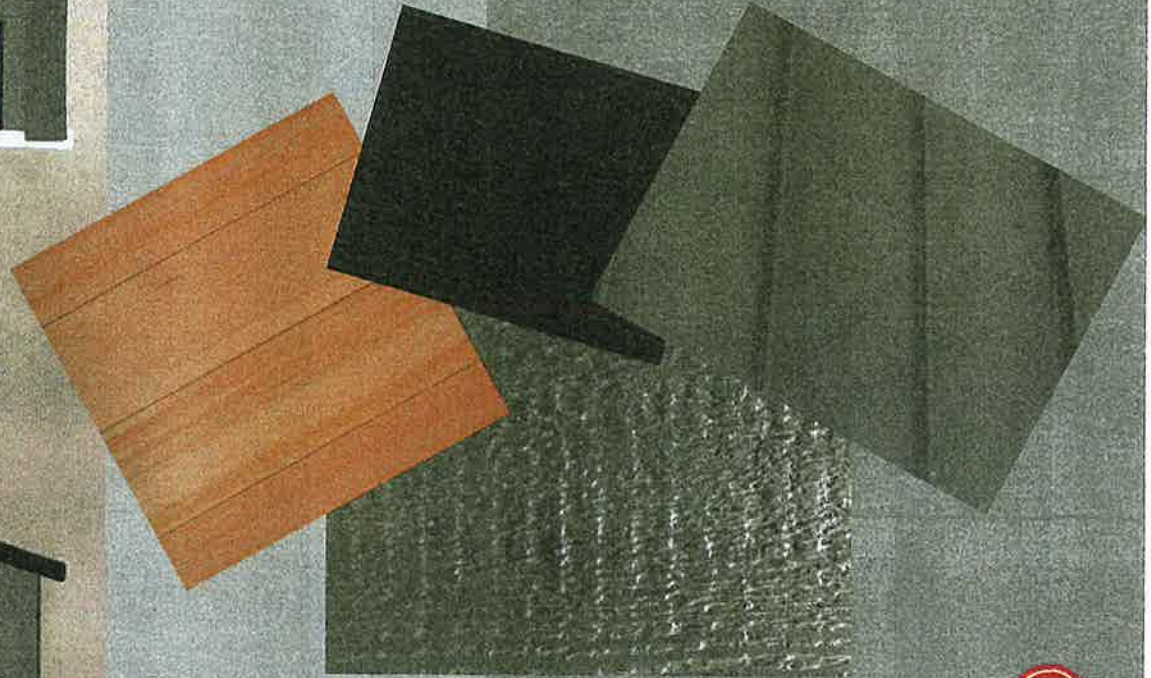


CURRENT DESIGN PROPOSED

**COLOR SCHEME &
EXTERIOR FINISH DETAILS**

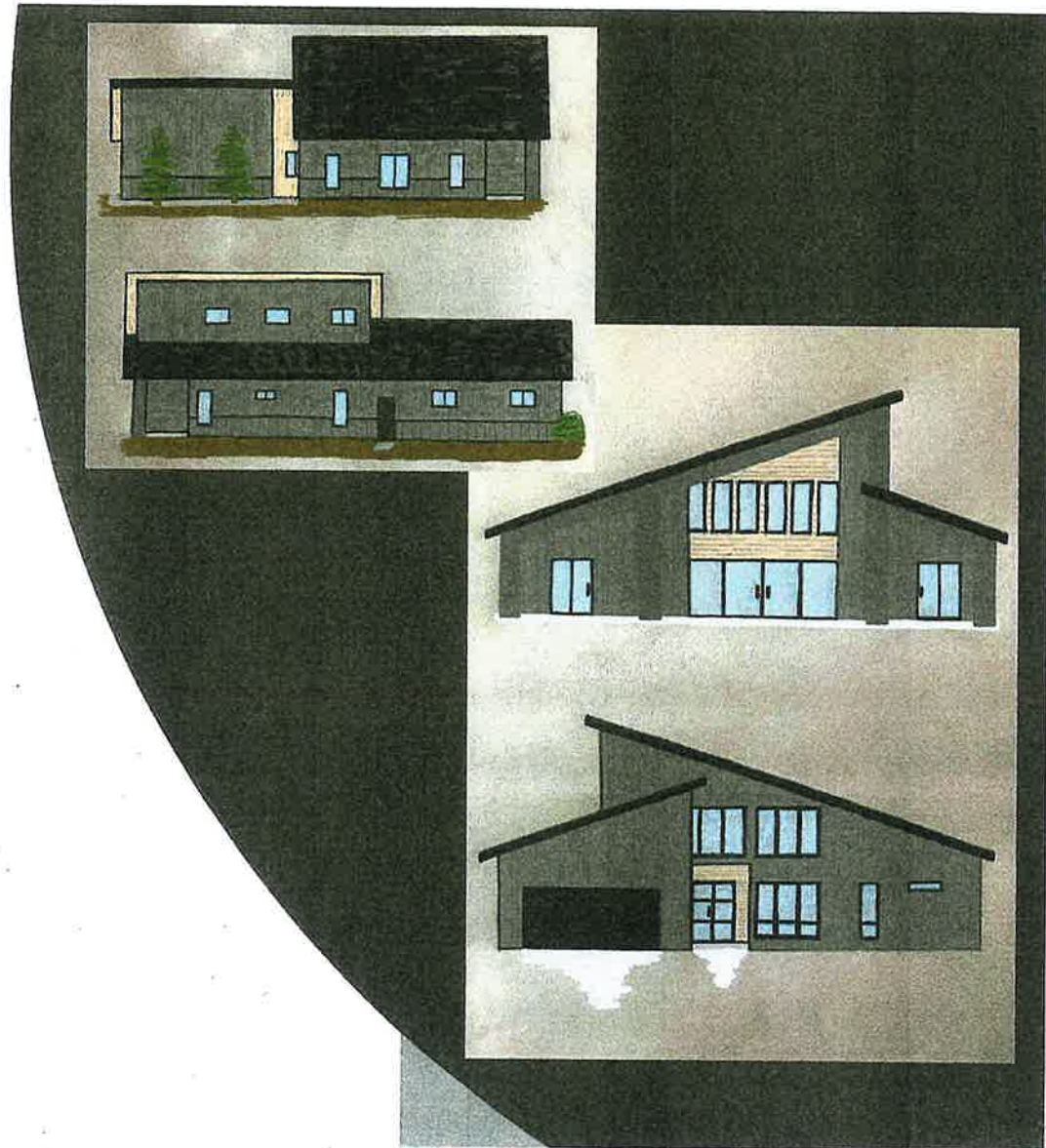
COLOR SCHEME

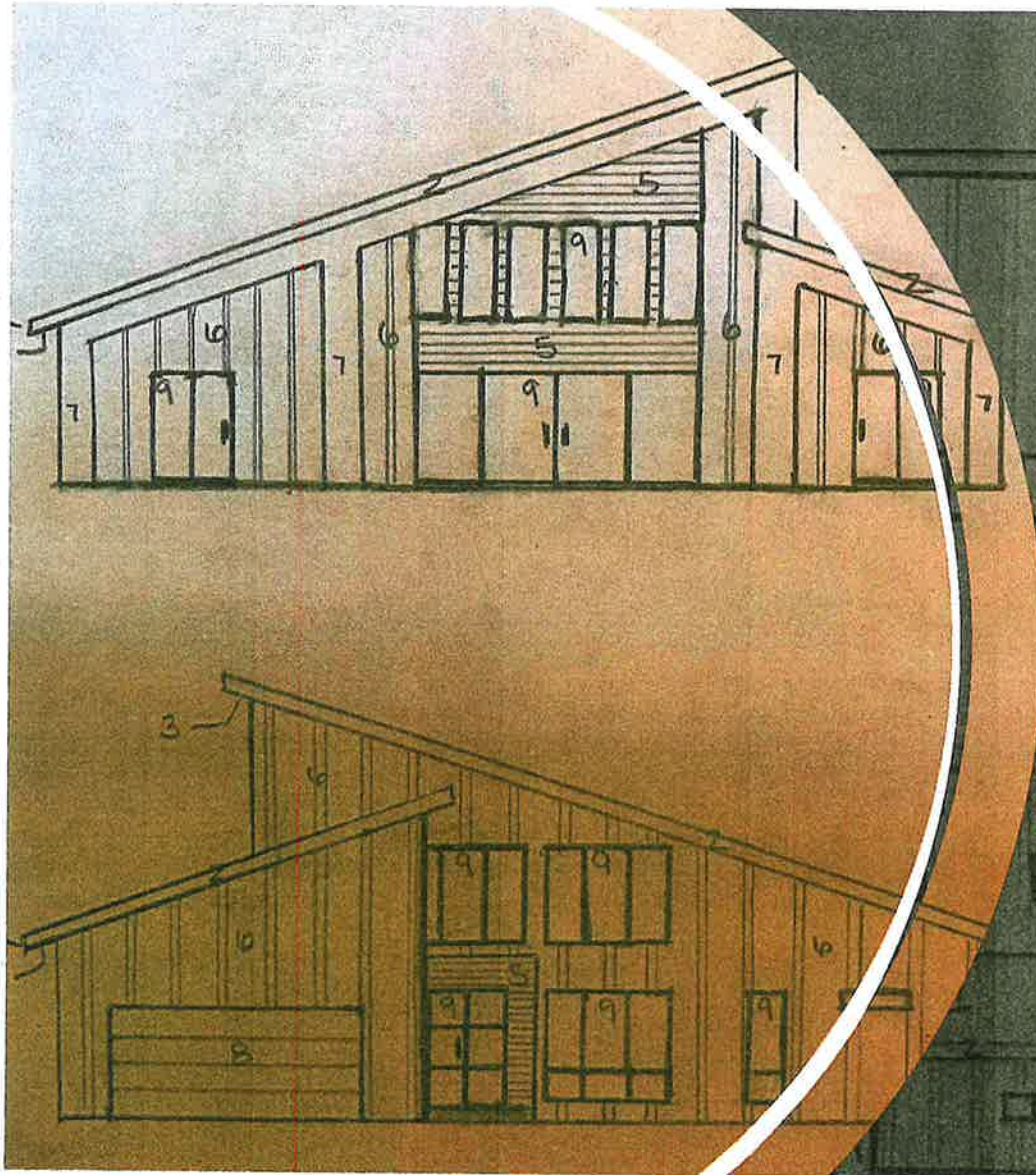
- Primary: LP Siding Midnight Shadow Grey
- Fascia: LP Siding Onyx Black
- Accent: Natural Stained Hemlock Wood
- Wainscot: Charcoal Standing Seam Metal



COLOR SCHEME & PRODUCT USE

- Primary Exterior: Midnight Shadow Board & Batten LP Siding
- Exterior Accent 1: Natural Hemlock Wood (soffit and accent)
- Exterior Accent 2: Charcoal Standing Seam Metal Wainscot (snow protection)
- Fascia: Abyss Black LP Siding
- Roof: Owen's Corning Duration Onyx Black Shingles
- Back Patio Walls: Midnight Shadow Horizontal LP Siding

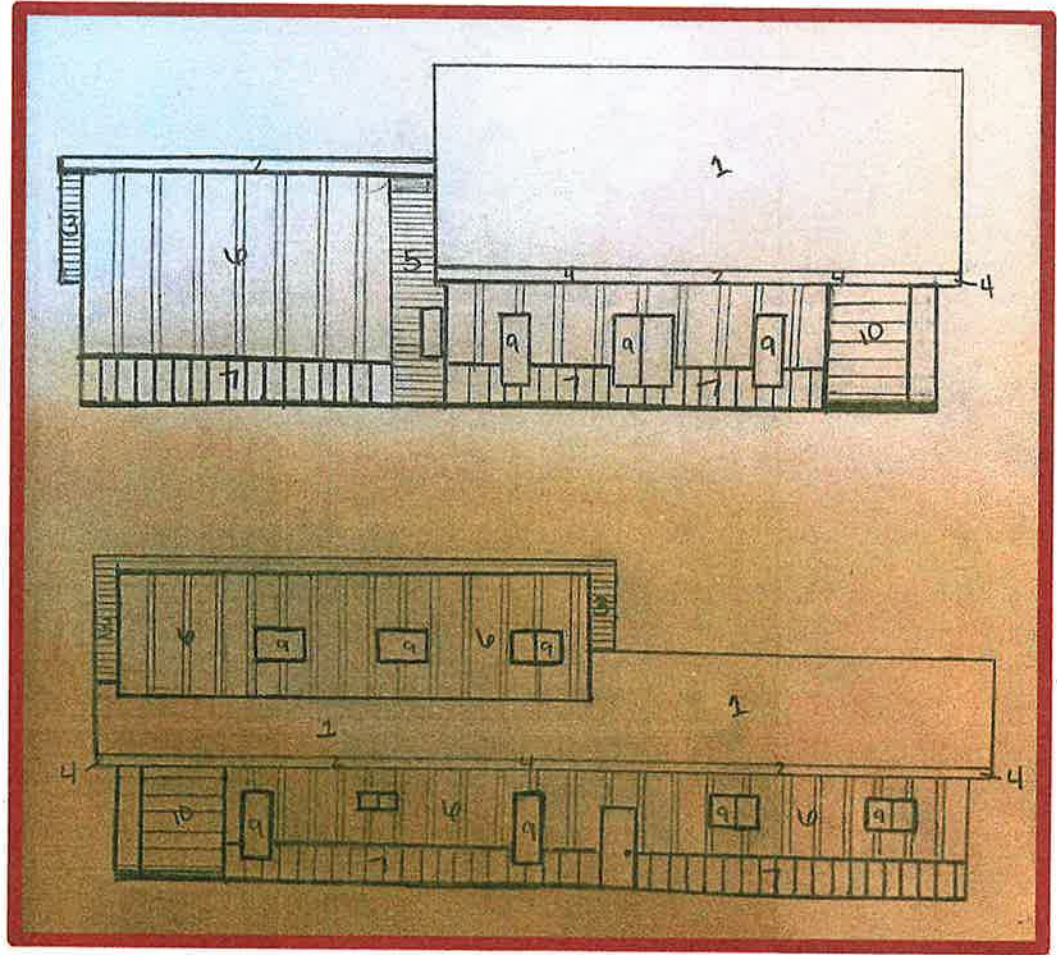
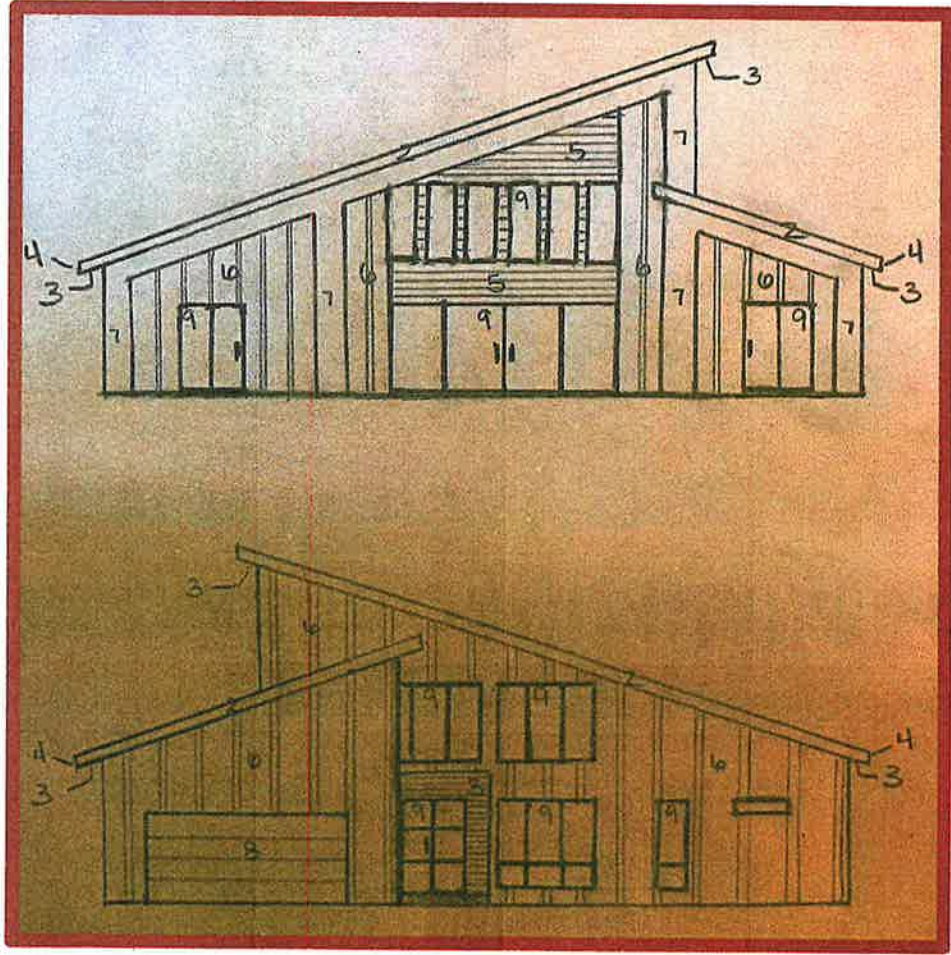




EXTERIOR FINISHES LIST

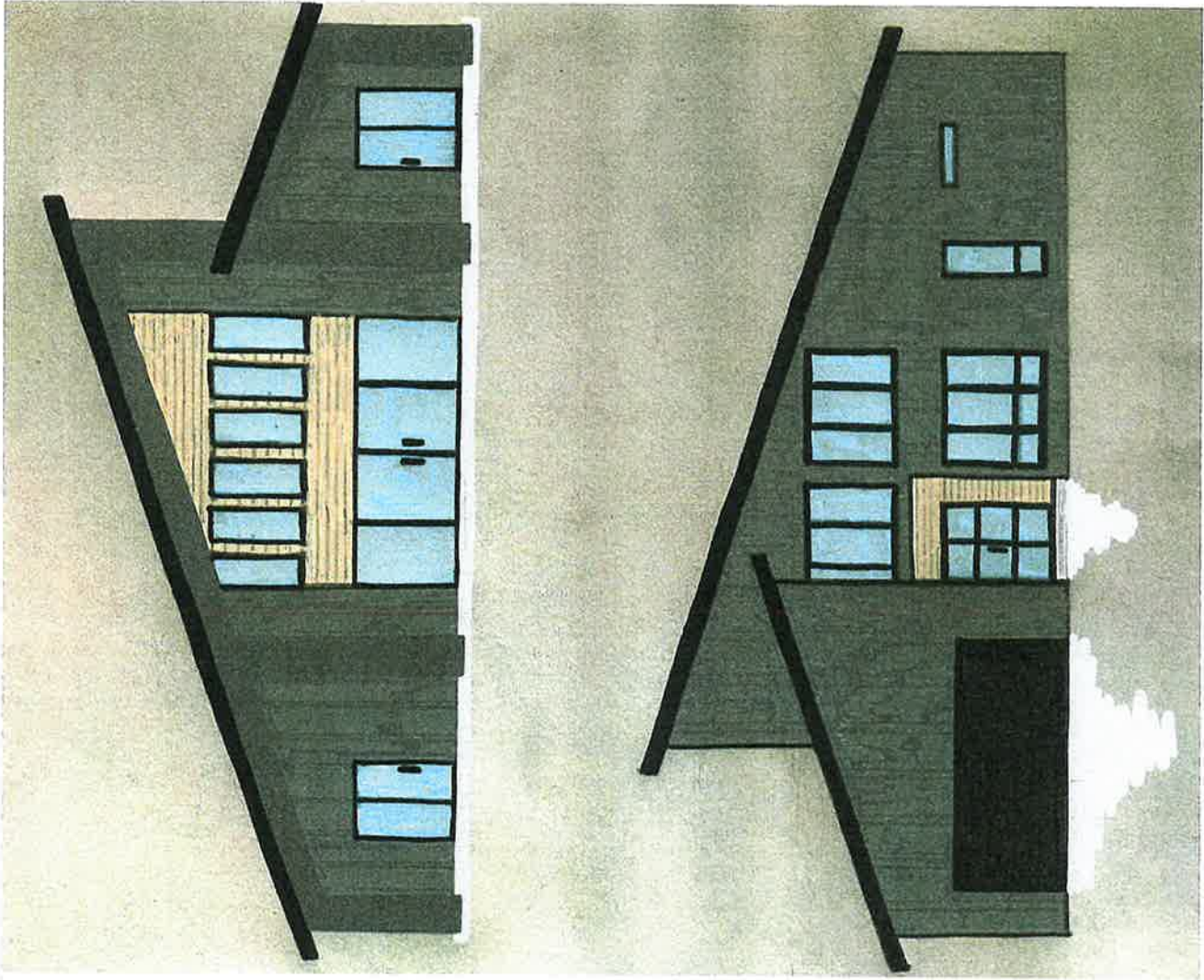
1. Owens Corning Duration Onyx Black Shingles
2. LP Siding Abyss Black Fascia
3. Hemlock Lap Soffit Natural Stain
4. 5" Black Cutter and DS
5. Hemlock Lap Siding Natural Stain
6. LP Midnight Shadow Board & Batten Siding
7. Standing Seam Wainscot Metal Siding Charcoal
8. Metal Overhead Garage Door Black
9. Windows & Doors to be Framed Black with Drip Edge to Match
10. LP Midnight Shadow Horizontal Siding

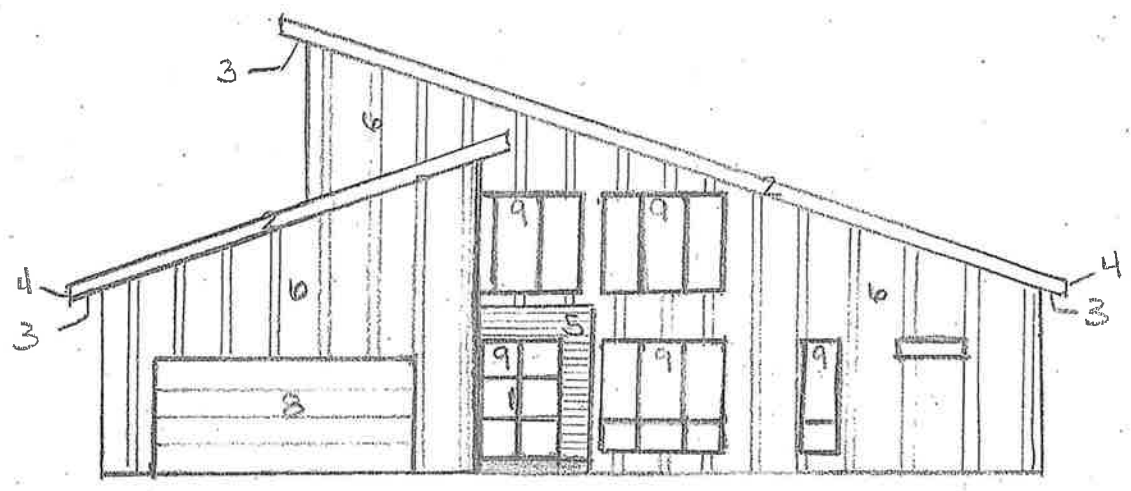
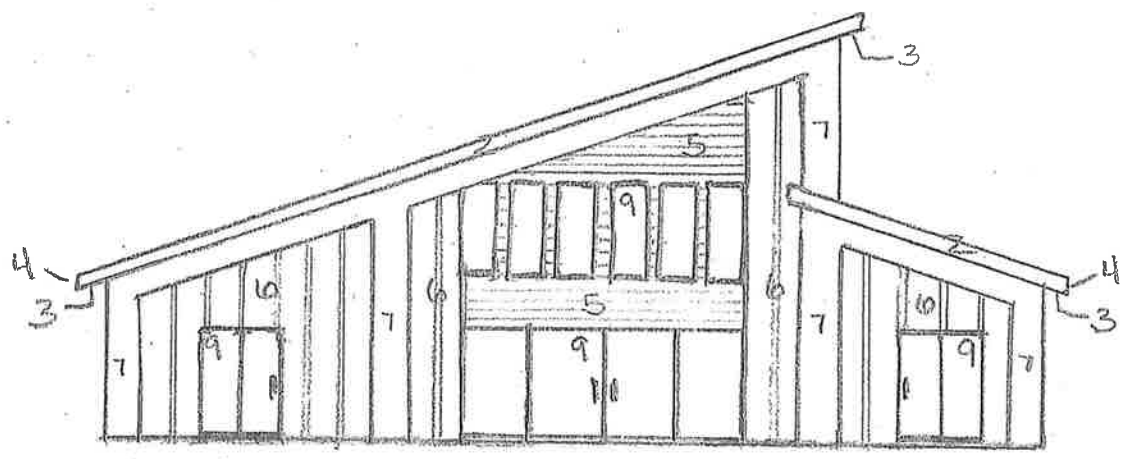
EXTERIOR FINISH DETAILS



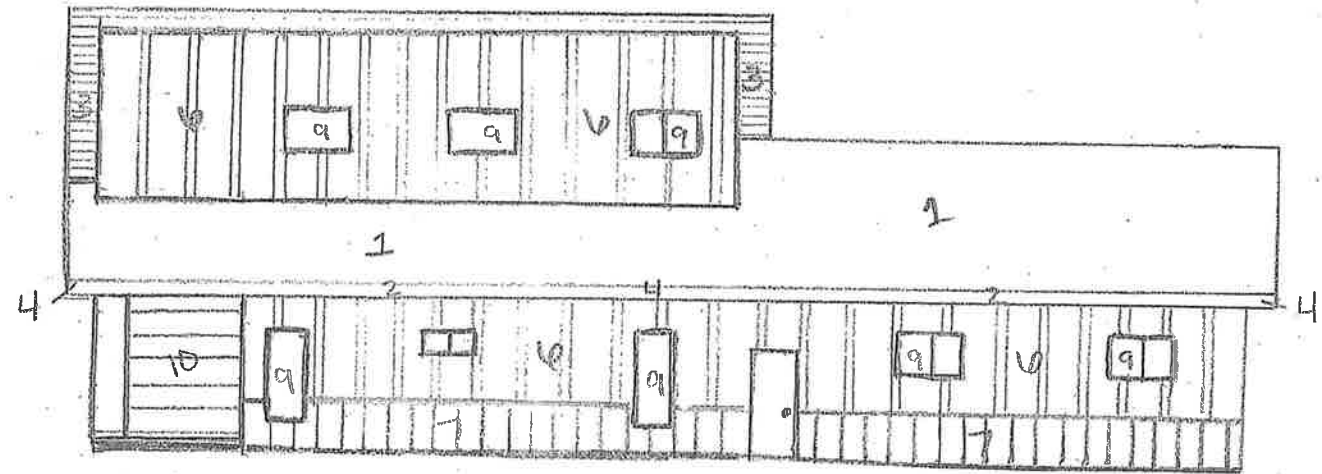
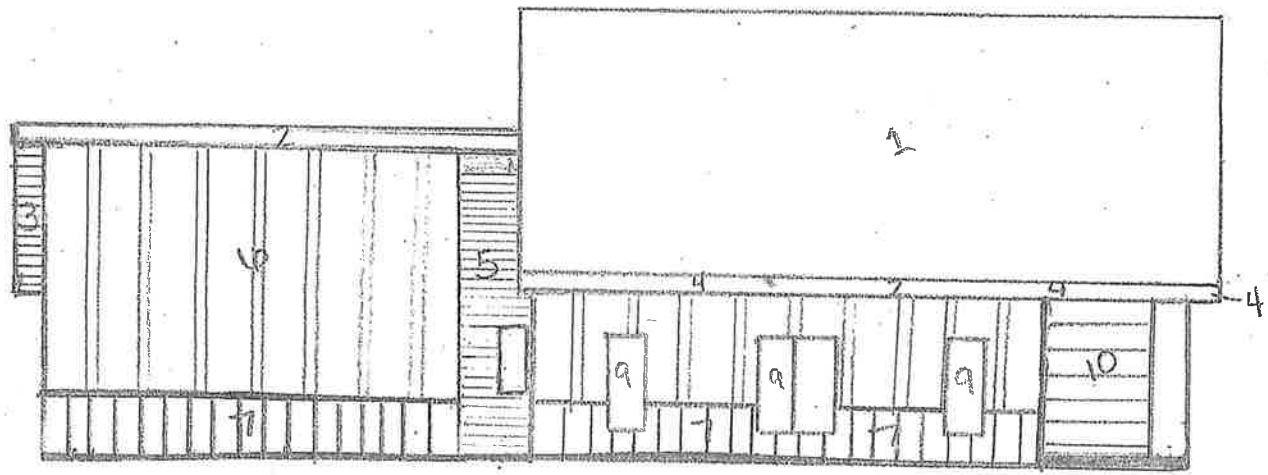
KEY QUOTE FROM PRIOR PLANNING COMMISSION REVIEW DISCUSSIONS

June 15, 2022 – Off-Broadway Housing:
**“Commissioner Burke responded that
Town is trending towards this type of
building and it meets the code.
Commissioner Finch stated that in the case
of RMRT it is a financing issued, so it
makes sense to allow the roof.
Commissioner Burke stated that there are
number of buildings that are going up like
this.”**



















May 15th, 2024

To: Chairman Shockey and Planning Commissioners
From: Kim White, Community Development Director

RE: Recommendation of a public hearing for a Conditional Use Permit for a inclined elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake



Purpose

The applicant is requesting to construct an inclined elevator (a.k.a “Tram”) for transportation from the existing house to the proposed boathouse. This is not a permitted use in the Single Family Residential, High-Density, zoned area.

Background

The applicants request is due to the steepness of grade from the house to the proposed boathouse, in addition to the distance. Currently the drop in grade is about 45 feet for about 85 feet in distance and the total length of the property is approximately 255’.

The proposed Tram would run on a track system. The rail width is 3 feet. The railing is assembled on-site. Cement piers will be installed into the ground to hold the track/rail in place.

The entire Tram system is operated by electricity.

Municipal Code Procedure:

- (a) Procedure Before the Planning Commission. The applicant may propose a Conditional Use Permit request by submitting, to Town Staff, written material outlining the proposed use.



Included in this narrative should include (but not be limited to: operational hours and functions, management responsibilities, assessed neighborhood compatibility and impact). Written material must be accompanied by supporting documentation, including (if applicable) but not limited to:

1. A site plan depicting the layout of the structure with the proposed use, ingress and egress point, parking and vehicular ingress and egress points, snow storage, trash receptacles, and any other item that may be pertinent to the site plan of the property and proposed use.
2. *Landowner or Homeowners Association approval.*
3. Application and supporting materials, including a CD of all drawings in PDF format, must be submitted at least twenty-one (21) days prior to the next regular Planning Commission meeting. Within fourteen (14) days, staff will determine if the submitted application, and supplemental materials, are complete and schedule the Conditional Use Permit request for the next Planning Commission. The Planning Commission shall either:
 - A) Formulate a recommendation concerning the Conditional Use including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees, or
 - B) Schedule a Public Hearing for a later date but no sooner than twenty-eight (28) days from receipt of the application. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the CUP Public Hearing and certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the CUP Public Hearing.

Staff Comments:

A Conditional Use Permit may require a Public Hearing. Decision to hold a Public Hearing is at the discretion of the Planning Commission; staff recommends setting a public hearing date for Lot 37-38, Block 3, Sunnyside Addition to Grand Lake, for June 19th. This public hearing would be held in conjunction with a Shoreline setback variance request on the same property.

Suggested Motions:

1. **I motion to have staff prepare a Public Hearing to consider the conditional use permit for 1532 Grand Ave.**





