



Grand Lake Planning Commission

Wednesday, September 07, 2022 at 6:30 PM

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

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

AGENDA

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

[8-17-22](#) Minutes

[8-3-22](#) Minutes

4. Unscheduled Citizen Participation
This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.
5. Conflicts of Interest
6. Items of Business
 - A. Amendment to Town Zoning Map - Lot 3-5, Block 1 Sunnyside Addition to Grand Lake
7. Items for Discussion
 - B. Continued from 8/3/22 - Grand Lake Municipal Lands Master Plan - Review and 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: 963 6020 6519

Access Code: 642153



Grand Lake Planning Commission

Wednesday, August 17, 2022 at 6:30 PM

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

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

AGENDA

1. Call to Order 6:33pm
2. Roll Call

PRESENT

Commissioner John Murray
Commissioner Heather Bishop
Commissioner Greg Finch
via zoom Vice Chairman Heather MacSarrow

ABSENT

Chairman James Shockey
Commissioner Judy Burke
Commissioner Christina Bergquist

motion to excuse Chairman Shockey and Commissioner Burke made by Commissioner Murray **motion pass 4:0**

motion to excuse Commissioner Bergquist made by Commissioner Bishop, **motion passed 4:0**

3. Consideration to approve Meeting Minutes: none
4. Unscheduled Citizen Participation: none
5. Conflicts of Interest: none
6. Items of Business

A. **Consideration of a Lot Consolidation for Lots 1 & 2, Block 2, Ridge at Elk Creek, More Commonly Known as 45 Mad Moose Lane**

Director White presented item as listed in the packet. Applicant was not in attendance. Commissioner Finch pointed out that the lot consolidation plat had two errors, "consolidation" was misspelled, and 2020, should be 2022. Vicechair MacSarrow abstained from the vote due to virtual participation.

Motion passed 3:0:1

Motion made by Commissioner Murray, Seconded by Commissioner Finch. to recommend the lot consolidation of Lot 1 and 2 of Block 2, Ridge at Elk Creek.

Voting Yea: Commissioner Murray, Commissioner Bishop, Commissioner Finch

Voting Abstaining: Vice Chairman MacSarrow

- B. Public Hearing- Continued from 8/2/22 Recommendation to Allow a Variance to Roadway Specification 11-2-4 for Access to Lots 9-11, Block 36, Town of Grand Lake

Director White stated the item as presented in the packet. Commissioners invited the applicant to speak. Mr. Jenkins stated that the Director had presented it correctly and he agreed with the conditions in the resolution. **Motion passed 3:0:1**

Motion made by Commissioner Murray, Seconded by Commissioner Bishop.
Voting Yea: Commissioner Murray, Commissioner Bishop, Commissioner Finch
Voting Abstaining: Vice Chairman MacSllarrow

7. Items for Discussion

- C. Continued from 8/2/22 - Grand Lake Municipal Lands Master Plan - Review and Discussion

Motion made by Vice Chairman MacSllarrow, Seconded by Commissioner Bishop to discuss this topic at the next meeting when the commissioners are available.

Voting Yea: Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Bishop, Commissioner Finch

8. Future Agenda Items

- D. Amendment to Town Zoning Map - Lot 3-5, Block 1 Sunnyside Addition to Grand Lake

Director White stated that this topic would be discussed at the September 7th meeting.

Commissioner Murray stated that the public works building should not move to the Matthews property and that it could stay where it is, if the Town took the deed to court and had the restriction revoked. The commissioners decided to discuss this as a future agenda item.

Commissioner Bishop requested that The Public Works Director come and speak to the Planning Commissioner to discuss the needs of his department and land needs.

9. Adjourn Meeting: 7:29p

Motion made by Commissioner Murray, Seconded by Commissioner Bishop.

Voting Yea: Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Bishop, Commissioner Finch

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



Grand Lake Planning Commission

Wednesday, August 03, 2022 at 6:30 PM

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

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

AGENDA

1. Call to Order 6:33pm

2. Roll Call

PRESENT

Chairman James Shockey

Vice Chairman Heather MacSllarrow

Commissioner John Murray

Commissioner Judy Burke

Online participation: Commissioner Heather Bishop

Online participation: Commissioner Christina Bergquist

ABSENT

Commissioner Greg Finch

The commission did not vote to or not to excuse.

3. Consideration to approve Meeting Minutes: 7-20-22

Motion made by Commissioner Burke, Seconded by Vice Chairman MacSllarrow.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Burke

Voting Abstaining: Commissioner Murray **Motion passed 3:0:1**

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest: none

6. Items of Business: na

7. Items for Discussion

A. 417 Lake Ave. Proposed Housing

Scott Heckert called in on the phone to give a background on his property at 417 Lake Ave. and his desire to work with the Town to lock in long-term rental pricing (\$800-1000/2-room units) on a property and apply for grants to help build the rental units without the first 50' to be commercial. The Commissioners discussed the property and motioned to recommend that the design would be acceptable for this use in this area.

B. Grand Lake Municipal Lands Master Plan - Review and Discussion

The Commissioners discussed the properties in the municipal lands master plan one by one and gave input on the items up to Veteran's park when Chairman Shockey had to leave and they motioned to postpone the rest of the discussion for the next meeting. (see Excel file for comments) -next meeting to discuss Pioneer Park, Lakeside Parking, Lakeside Park, Town Park, Trail and Connections, order of priorities.

8. Future Agenda Items

9. Adjourn Meeting: 8:01pm

Motion made by Commissioner Murray, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Vice Chairman MacSlarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk

Grand Lake Municipal Lands Master Plan

Board of Trustees and Planning Commission Feedback Form
7/29/2022

Property	What recommendations do you have that are not listed or shown?	What recommendations do you want removed?	Suggested Funding source/strategy	Suggested Priorities (list by feature i.e 'dog park' or 'pickleball' with each property)	other comments	
1	Matthews Annexation	Subdivide the eastern third into residential lots and keep the rest as a wildlife habitat.	Eliminate the site for the PW facility- remove 100' corridor and add housing in that space.	The lots sales would yield a good ROI for the Town.	The cost for a new PW facility (\$5-\$7m) is not feasible.	what is the density of housing goal?
		Linear Park in 100' corridor for snowshoe trail/x-country trail/ disc golf, hiking loop.	boat storage		too expensive to move public works and to pay for gas and driving into downtown for maintenance.	There is no requirement to leave a "wildlife habitat".
		if Public works goes there, ingress/egress of Town vehicles has to be studied to avoid upsetting all existing neighbors				Habitat fragmentation in this area, makes this "wildlife corridor" useless. Animals will go through yards whether or not housing is there or not.
		concept 1	eliminate PW -because it is costs per hour of use,CDL license required to operate equipment on 34.			
2	Community Center	community really wants a dog park, either here or Pioneer Park				The one item of value to me was to deemphasize tearing up School property but fixing it (ball fields, gopher removal and ideas of tearing everything concept 1 with housing and expanding dog park
		we need a big field, but it is too small for a baseball field and we need a place to land the helicopter				
3	Winter's Pioneer Park	Dog park is too small on all concepts	recreational improvemtns other than dog park			
		recreation assets do not make sense here (They will be expensive to build and maintain and there is no need in this location). Town should pursue the legal process to remove the recreation deed restriction and				
4	Public Works	Expand the PW lot to the western portion of the car wash lots allowing for a large PW shop to house equipment. build workforce housing with phased advanced planning in case the Maintenance Shop is moved.	Covenant restrictions are invalidated due to the 30+ years of not removing. Seek court order to remove the covenant restrictions	Town and DOLA funded (note:\$1-2m reclamation needed if PW were removed). TIFF planning could be done for a current facility for		
5	Center Lots	Western half landscaped (Potential dog park or PAYT location).build workforce housing with phased advanced planning in case the Maintenance Shop is moved.		Town and grand funded.TIFF planning could be done for a current facility for housing with future expansion in a phased plan.		
		huge asset for housing				
6	Lakeside Park	Moving the Marina seems wasteful.	We have tired the ice rink on the lake for many years and just within the last five years moved it to Town Square. The reasoning being that everyone			No work has been done to determine the depth of the water, replacement of the memorial gazebo, cost etc.
7	Pioneer Park	Landscaping, picnic tables, gazebo, volleyball				
8	Lakeside Parking	stage/pavillion - something for the people.	if the Lakefront street is to become pedestrian only, why put a parking garage on the Beach front?	too expensive- only a few extra spots		
			remove the garage			
9	County Rd. 48	Boardwalk over wetlands with two covered picnic areas. Connect to Columbine lake- add educational signs (fire/moose/etc)				
10	Thomasson Park	Improve the surface of the trail. Improve the water quality by improving the wetlands with weirs and more surface area to hold water longer for infiltration and filtration.	too much wildlife to have a boardwalk through the middle of the wetland. There is no parking options.	too much maintenance for our town to maintain wetland boardwalk.		
		Viewing platform on upper hill to view moose safely. common ditch for the highway and trail to help protect wetlands. Educational signage.				
11	600 Mary Dr.	concept 2 is best option for housing. Make available for commercial development. due to its location and lot size could be made into a park with rest stop and dog park as an entrance to Town				too much trouble to put in round about due to issues with CDOT and expense if TOGL takes over that stretch of CDOT for maintenance.\
		given there are no inter-town buses, I don't think we are ready for a transportation hub yet. Maybe later to park cars and shuttle downtown on big event weekends.				like the pedestrian connection that go along with the roundabout- what will happen with the gas station and snow mobile traffic this winter?
		sell to fire department				

		PW at this location.				
12	Chamber of Commerce	if this is the round-about, I think it's a great idea but will be way too expensive and perhaps too difficult dealing with all the parties that would be involved.				
13	Town Park	we have tried the ice rink on the lake for many years and just within the last five years moved it to Town Square. The reasoning being that everyone complained that it was too cold and windy on the Lake. Even I like the idea of having a good ice rink that is in a highly visible location, well lit, with music and supported by a few vendors for skate rental, hot chocolate etc. I think this would be very popular attraction				
14	Veteran's Park	the recently installed Memorial should be the centerpiece. All it needs is more shade trees.		Rotary and Grand Foundation		
		close Portal at Haskel, widen the Veterans park to the north. Widen Portal on the South to make it safer. Could add underground cistern in expanded area to improve ground water infiltration.				
		add raised garden community garden beds.				
15	Trails and Connections	Yes, Portal Road is dangerous for walking and changes to that road (because of the topography) would be very expensive and lengthy, why not use Grand Ave. to access the East inlet. Grand Ave. is already built, Community wants a pedestrian lane along W Portal.				

General plan comments

Overall, I think the report given Monday night to the Board, was a repeat of what had been suggested from our Town Committee a year ago and was disappointed that there were not more different ideas. As is usual, I am wondering why we spend so much money on outside groups repeating suggestions on several of the items that are either way out of the range of funding or on the involvement of other groups (CDOT), etc. I would rather see The emphasis put on projects that are within our reach financially and physically doable now.

Our emphasis seems always to be on TOURISTS that are here 3 or 4 months of the year when the locals seem not to be taken into consideration



Date: September 7th, 2022

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

RE: 240 and 300 Hancock amendment to zoning request



Purpose:
To discuss and review the application for an amendment to zoning of property located at 240 and 300 Hancock, from Multi-family Residential to Commercial Transitional.

Background:
Prior to the 2006 Comprehensive plan, the property in question was zoned commercial transitional. It was rezoned to multifamily residential after the 2006 comprehensive plan was adopted. A development plan to build/convert condominiums in this area was proposed in 2003 but did not occur. The property has since changed ownership and the new owners would like to return the zoning to the previous zoning designation stating that the use of the property has always been less than 30-day rentals and they would like to continue this use.

The designated zoning has been multifamily residential since 2007 with no nightly rental licenses ever having been held for this property. The original building permits for the 8-unit structure indicated the building use was to be long-term apartment units. There are three single family cabins located on this property.



The BOT minutes from 06/25/2007 discussed the justification for changing the zoning of this area as follows:

The property proposed to be rezoned to Multiple Family Residential High Density is proposed as an anchor to the Commercial District. It is an area of the highest density in the Town and would support condominiums and townhomes along with single family. This area has already experienced this sort of growth and the Town feels this area is most appropriate because of the close proximity to the Commercial District. It will provide a definitive boundary to the Central Business District.

Municipal Code for Amending the Zoning Map:

12-2-34: Declaration of Policy and Standards for Rezoning.

For the purpose of establishing and maintaining sound, stable and desirable development within the Town of Grand Lake, the rezoning of land is to be discouraged and allowed only under certain circumstances as provided hereafter. This policy is based on the opinion of the Town Board of Trustees that the Town's Zoning Map is the result of a detailed and comprehensive appraisal of the Town's present and future needs regarding land use allocation and as such, should not be amended unless to correct a manifest error or because of changed or changing conditions in a particular area of the Town in general. Rezoning shall only be allowed if the applicant demonstrates by clear and convincing evidence that rezoning is necessary because of one (1) or more of the following reasons:

1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Comprehensive Plan.
2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or new approach to development.
3. The proposed rezoning is necessary in order to provide land for a community-related use which was not anticipated at the time of the adoption of the Town's Comprehensive Plan and that such rezoning will be consistent with the policies and goals of the Comprehensive Plan. This Declaration of Standards for Rezoning shall not control a rezoning which occurs incidental to a comprehensive revision of the Town's Zoning Map.

(C) Amendments to the Official Zoning Map. Any person petitioning for amendment to the Official Zoning Map shall submit an application the Planning Commission through the Building Administrator.

1. *Planning Commission Advisory Report.* Any proposed amendment on the Zoning Map, when initiated by individual petition, shall be referred to the Planning Commission for an advisory report thereon.

2. *Procedure Before Planning Commission.* Before giving an advisory report or initial recommendation on any proposed amendment to the zoning map, the Planning Commission shall first conduct a public meeting thereon. Prior to the public meeting, the applicant requesting amendment to the Official Map shall post his property with a sign, notifying the general public of the time and place of Planning Commission meeting at which said Application for Amendment shall be reviewed. Said sign shall be posted on the property frontage at intervals of approximately five hundred feet (500') at least fifteen (15) days prior to the scheduled meeting date and shall recite the rezoning applied for.



3. *Procedure Before Town Board of Trustees.* After receiving the advisory report from the Planning Commission, the Town Board of Trustees shall hold a Public Hearing Before acting on the proposed amendment. Notice of the time and place of the Public Hearing before the Town Board of Trustees shall be given by Town Staff, by one (1) Publication of the same at least fifteen (15) days prior to the hearing, in a newspaper of general circulation in the Town of Grand Lake.

Staff Comments:

The applicant has submitted the required items for requesting a zoning amendment. The applicant has submitted a letter stating why this rezoning is necessary (Exhibit A). The application was received August 3rd, 2022, the applicant revised the letter and resubmitted it August 5th, 2022, Applicant posted said property August 20th, 2022 for notifying the general public of this Sept 7th, 2022 meeting for discussion of an advisory report. Once the Planning Commission creates the advisory report, it will be forwarded to the Board to be reviewed at the September 26th, 2022 Board Meeting where they will make their decision on the rezoning.

Commissioner Discussion:

Review the current and proposed zoning map, the justification for changing the zoning in 2007, the current intended use, the application, and the need for rezoning.

12-2-15 Regulations for Multiple Family Residential District—High Density—MHD.

The regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the RMH—Multiple Family Residential District—High Density.

(A) Uses Permitted by Right.

1. Single Family Dwelling Units, Multiple family dwelling units and timeshares and interval ownership estate units where no more than sixteen (16) shares per unit are allowed. A central reservation facility on site must be included in the project.
2. Home occupations.
3. Domestic animals, provided such animals are household pets and that kennels are not maintained.
4. Fences, hedges, and walls, provided such uses are located where they will not obstruct motorists' vision at street intersections.
5. Accessory buildings and uses customarily incident to the uses permitted in this district. A central reservation facility on the same site as timeshare multiple family development is an accessory use.
6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).
7. Historic structures.

(B) Conditional Uses.

1. Public Utilities.
2. Fire stations, police stations and telephone exchanges.
3. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.
4. The Commission may in addition prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Planning Commission.
5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See Section 12-2-31(B)4 Nightly Rental Conditional Use Permits.

(C) Zoning Standards. Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement		
Minimum Lot Area	5,000 sq. ft. per dwelling*	5,000 sq. ft. for all conditional uses**	
Minimum Lot Frontage	50'*		
Minimum Floor Area	500 sq. ft. per single dwelling unit		
Maximum Floor Area	N/A		
Minimum Setback	Front 25'	Side 10'	Rear 10'
Maximum Height	35'		
Density	20 dwelling units per acre		

Open Space	50% minimum of total land area	45% maximum for improvements not included in open space definition	
*No minimum lot area or frontage required for townhomes			
**Unless otherwise specified by planning commission			

12-2-17 Regulations for Commercial Transitional District—CT.

The Regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the CT—Commercial Transitional District.

(A) *Uses Permitted by Right.*

1. Single Family Dwelling Units.
2. Neighborhood Businesses.
3. Day Nurseries or Child-Care Centers.
4. Private and Publicly-owned Parking Lots.
5. Not-for-Profit Clubs and Service Organizations.
6. Hotels, Motels, Condo/Hotels and Lodges.
7. Group homes for the elderly and indigent, limited to not more than eight (8) persons per home.
8. Multi-family attached rental units.
9. Bed and breakfast establishments.
10. Condominiums and Townhouses—Timeshare and interval estate units of more than sixteen (16) shares per unit are required to have a central reservation facility on site.
11. Mixed Residential with permitted Commercial Use within the same building or buildings on the lot.
12. Rental, repair, wholesaling, and storage in conjunction with any of the above non-residential uses, provided all such activity is clearly incidental and accessory to said uses, and further provided all such activity is conducted within a building.
13. Accessory buildings and uses normal and customary to the uses listed above.
14. Nightly Rentals. See Section 12-2-31(B)4 Nightly Rental Conditional Use Permits.
15. Residential units herein defined as: Multi-family attached rental units, condominiums, townhouse and condo/hotels are uses permitted by right with the following restrictions:
 - (a) The first story area measured from the frontage to fifty feet (50') into the lot shall be dedicated to commercial space.
 - (b) If any portion of the area described Section 12-2-17(A)15(a) is used for a hallway, elevator, stairwell access, or fire escape access, a minimum of thirty percent (30%) of the second story of the structure must be dedicated to commercial space. This area shall be located on the frontage side of the structure.

(Oc)

(c) The commercial space aspect of any structure must be constructed prior to or in conjunction with the residential units. A Certificate of Occupancy must be issued to the commercial space prior to or in conjunction with the residential units.

16. Historic structures.

(B) *Conditional Uses.*

1. Commercial establishments of the following and like nature: antiques; small appliances; furniture; gifts; hardware; sporting goods; stationery; and, variety shops;
2. Service establishments of the following and like nature: catering services; laundromats; medical clinics; funeral parlors and mortuaries;
3. Eating and drinking establishments;
4. Public utilities;
5. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.

(C) *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement		
Minimum Lot Area	5,000 sq. ft.*		
Minimum Lot Frontage	50'*		
Minimum Floor Area	800 sq. ft. per single dwelling unit	500 sq. ft. per multi-family attached rental unit, lodge, condominium, townhome, and condo/hotel	Refer to Definitions Section for hotels and motels.
Maximum Floor Area	N/A		
Minimum Setback	Front 5'	Side 5'	Rear 20'
Maximum Height	35'		
Density	2 units per 5,000 sq. ft. lot		
Open Space	Governed by setbacks		
*No minimum lot area or frontage required for townhomes			



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290

• Email: planning@townofgrandlake.com • Website: townofgrandlake.com

LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING

PROPERTY

- Street Address (or general location if not addressed): 240 & 300 Hancock St Grand Lake, CO 80447
- Legal Description: Lot 3,4,5 Block 1 Subdivision Sunnyside addition
- Lot Area (in square feet or acres): .55 acres. 24000 sq ft
- Existing Use of Property: Hotel since 2003

TYPE OF REVIEW (circle one): Rezoning • Subdivision • Minor Subdivision • Annexation • Planned Development
• Conditional Use • Vacation • Public right-of-way • Amendments to approved Subdivision or PD • Other (explain below)

12-2-34 Amendment to zone

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable):
 240 & 300 Hancock have been operated as a hotel by the rapids restaurant and hotel since 2003. Zoning was changed by the city for lots 3-5 Block 1 Sunnyside addition from commercial transitional to multi family residence high density. We are requesting this be changed back to commercial transitional so that we can continue to operate the hotel as a use by right. This change would meet the criteria for reason under reason 1 of Chapter 12, ARTICLE 2 Zoning code that it was incorrectly changed from commercial transitional as the rapids hotel did not approve this change as it would disrupt the business. Reason 2 Of Chapter 12, Article 2 Zoning Code, the commercial transitional zoning is more in line with the town's downtown master planning for this area. These lots also have commercial transitional on both sides of them currently.

- Name of Development: Sunnyside - Grand Lake Village Suites & Cabins
- Name of Applicant: MARTELL REAL ESTATE GROUP, LLC James Martell Email: james@martellgroup.com
- Address: 3095 Blue Mountain Dr Phone: 303-619-2236
- City: Broomfield State: CO Zip: 80023 Fax: _____
- Contact Person (if not applicant): _____ Email: _____
- Address: _____ Phone: _____
- City: _____ State: _____ Zip: _____ Fax: _____

STAFF USE ONLY

Application Received By: SLunford Date / Time: 6/16/22
 File Name: _____
 Fee Paid: \$500 Amount: _____ Reimbursement Form Signed: _____

6/14/2022- updated 8/3/2022

PROPOSAL DESCRIPTION & Non Waiver of Rights

240 & 300 Hancock have been operated as a hotel by the rapids restaurant and hotel since 2003. Zoning was changed in 2008 lots 3-5 Block 1 Sunnyside addition as part of a plan to redevelop the area with additional buildings and condos.

The zoning was changed from commercial transitional to multi family residence high density. The redevelopment never happened and the existing buildings continued to be operated commercially as hotel rooms by the rapids.

We are requesting that the zoning be changed back to Commercial Transitional so that the buildings can be compliant and continue to operate as they have been as a hotel. This change would meet the criteria for the following reasons

Reason 1 of Chapter 12, ARTICLE 2 Zoning code that the previous operators did not realize the change from commercial transitional could affect their operations of the hotel. The hotel has continued to be taxed and operate commercially since 2003.

Reason 2 Of Chapter 12, Article 2 Zoning Code the commercial transitional zoning is more in line with the town's downtown master planning for this area. These lots also have commercial transitional on both sides of them currently.

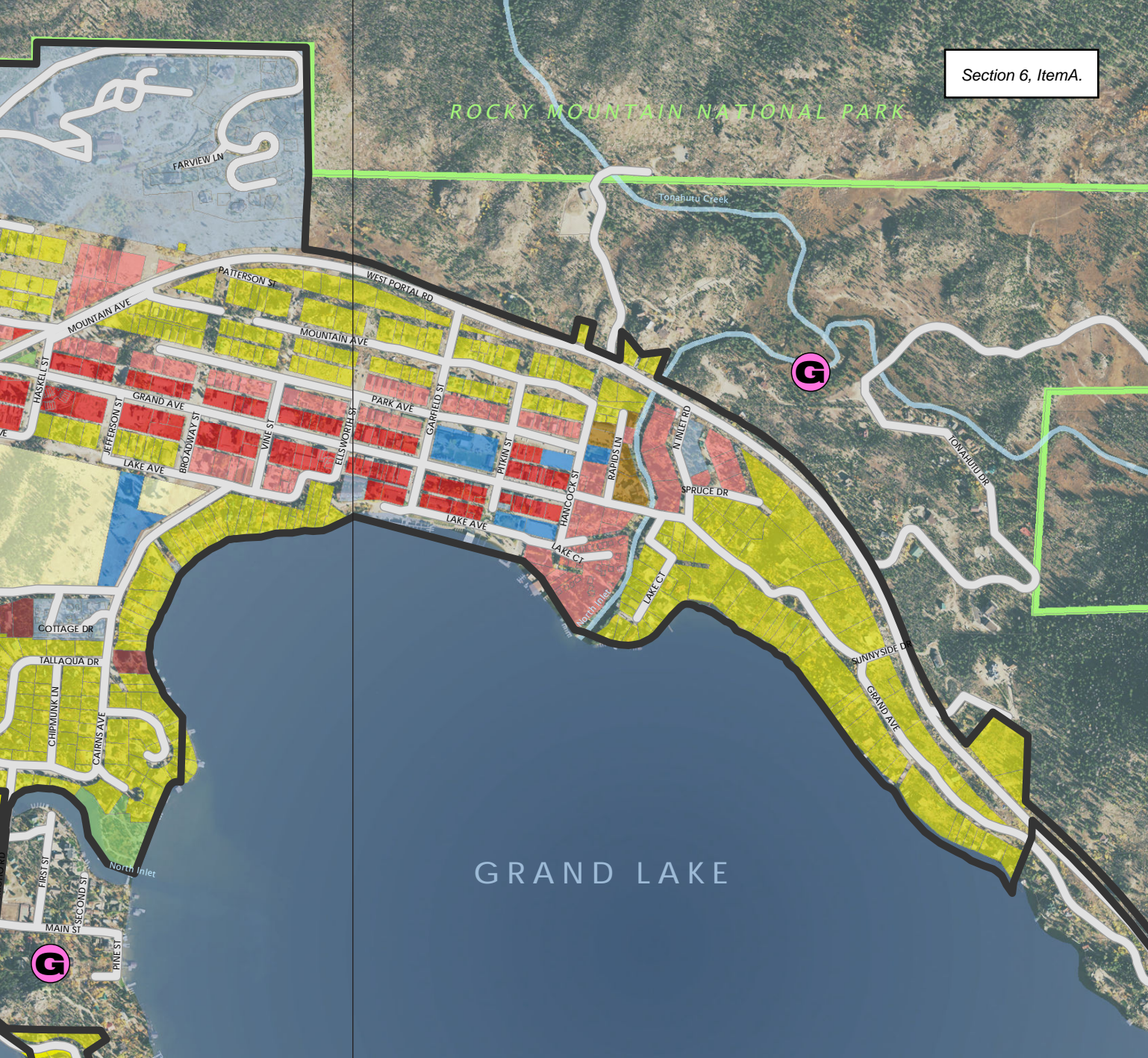
By filing this application we are intending to revert the zoning change that was made in 2008 and we are not waiving any grandfathered rights to continue to use the building as it has been a hotel since 2003.

Thank you for your assistance with this matter.

James Martell
CEO
Martell Real Estate Group, LLC



















240 and 300 Hancock



TOWN OF GRAND LAKE

Land Use Plan

- | | | | | | |
|---|------------------------------------|---|-----------------------------------|---|----------------------------------|
|  | Commercial |  | Single Family Res - High Density |  | Town of Grand Lake |
|  | Commercial Transitional |  | Multi Family Res - Medium Density |  | Rocky Mountain National Park |
|  | Resort |  | Multi Family Res - High Density |  | Arapaho National Recreation Area |
|  | RV Park |  | Public |  | Potential Growth Area |
|  | Planned Development |  | Open Space | | |
|  | Residential Estate | | | | |
|  | Single Family Res - Medium Density | | | | |

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 6 – 2007**

AN ORDINANCE APPROVING THE TOWN INITIATED REZONING OF CERTAIN PROPERTIES AND DENYING THE TOWN INITIATED REZONING OF CERTAIN PROPERTIES IN CONFORMANCE WITH THE 2006 COMPREHENSIVE PLAN AND MODIFYING THE COMPREHENSIVE PLAN TO REFLECT THIS DECISION.

WHEREAS, rezoning of properties located within the Town of Grand Lake are permitted following public notice and public meetings; and,

WHEREAS, the Town of Grand Lake initiated the rezoning of the above mentioned in compliance with the 2006 Comprehensive Plan; and,

WHEREAS, the Town of Grand Lake Planning Commission held public meetings on May 16, 2007 and June 20, 2007 following public notification; and,

WHEREAS, the Planning Commission reviewed the evidence presented to the Commission including letters from citizens of Grand Lake, testimony presented at each of the above mentioned meetings and the 2006 Comprehensive Plan created by the Town of Grand Lake; and,

WHEREAS, the Board of Trustees held public hearings on June 25, 2007 and July 9, 2007; and,

WHEREAS, following the public hearings, the Board of Trustees agreed with the recommendation of the Planning Commission to approve / deny the Town initiated rezoning request.

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

THAT,

1. Town of Grand Lake 1.97 acre Public Square, Northwest $\frac{1}{4}$, Section 5, Township 3 North, Range 75 West - **REZONED FROM OPEN DISTRICT TO PUBLIC DISTRICT.**
2. Lot 9, Block 5, Town of Grand Lake - **REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO COMMERCIAL DISTRICT.**
3. Lots 1-4, Block 3, Town of Grand Lake - **REZONED FROM COMMERCIAL TRANSITIONAL TO PUBLIC DISTRICT.**
4. Lots 9-16, Block 4, Town of Grand Lake - **REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO PUBLIC DISTRICT.**
5. .0459 acre tract in the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 5, Township 3 North, Range 75 West, described as the Town Trade Parcel in the Town of Grand Lake per Ordinance 7-1998 Recorded at Reception No. 99004082 and described at Reception No. 99009522 - **NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT**

- 6. Lot 11, Block 2, Sunnyside Addition to the Town of Grand Lake - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT.
- 7. Lot 12, Block 2, Sunnyside Addition to the Town of Grand Lake - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT
- 8. Lot 1, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO SINGLE FAMILY HIGH DENSITY DISTRICT.
- 9. East Half of Lot 2 /West Half of Lot 2, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO SINGLE FAMILY HIGH DENSITY DISTRICT.
- 10. Lots 3-5, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 11. Lots 6-7, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 12. Riverview Condominiums, Lot 19, Block 1, Sunnyside Addition to the Town of Grand Lake, Units CU1- CU6 - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 13. Rapids Condominiums, A Portion of Lots 16-17, Block 1, Sunnyside Addition to the Town of Grand Lake and Tract C, Recorded at Reception No. 172589, Town of Grand Lake, Units 1-6 - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 14. A portion of Lots 15-17, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 15. Lots 12-14 and a portion of Lot 15, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.


THAT, the 2006 Comprehensive Plan should be amended to reflect this decision.

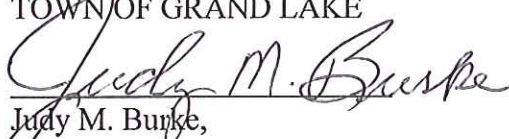
DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 9TH DAY OF JULY, 2007.

(SEAL)

Votes Approving:	5
Votes Opposed:	0
Absent:	0
Abstained:	2

ATTEST:


 Ronda Kolinske,
 Town Clerk

TOWN OF GRAND LAKE

 Judy M. Burke,
 Mayor

PROOF OF PUBLICATION



GRANBY, COLORADO

STATE OF COLORADO
COUNTY OF GRAND

I, Kimberly S. Burner, do solemnly swear that I am the publisher of the Sky-Hi News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement, that said newspaper has been admitted to the United States mail as second-class matter under the provisions of the act of March 3, 1879, or any amendment thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice of advertisement was published in the regular and entire issue of every number of said weekly

newspaper for the period of One

consecutive insertions; and that the first publication of said notice

was in the issue of said newspaper dated Sept. 13, A.D. 2007, and that the last

publication of said notice was in the issue of newspaper dated Sept. 13, A.D. 2007

In witness whereof I have hereunto set my hand this 13

day of Sept, A.D. 2007

Kimberly S. Burner, Publisher.

Subscribed and sworn to before me, a notary public in and for the

County of Grand, State of Colorado this 13 day of

Sept., A.D. 2007

Jennifer Anderson
Notary Public

My Commission Expires Sept. 28, 2008



Legal No. 517

TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 6 - 2007

AN ORDINANCE APPROVING THE TOWN INITIATED REZONING OF CERTAIN PROPERTIES AND DENYING THE TOWN INITIATED REZONING OF CERTAIN PROPERTIES IN CONFORMANCE WITH THE 2006 COMPREHENSIVE PLAN AND MODIFYING THE COMPREHENSIVE PLAN TO REFLECT THIS DECISION.

WHEREAS, rezoning of properties located within the Town of Grand Lake are permitted following public notice and public meetings; and,

WHEREAS, the Town of Grand Lake initiated the rezoning of the above mentioned in compliance with the 2006 Comprehensive Plan; and,

WHEREAS, the Town of Grand Lake Planning Commission held public meetings on May 16, 2007 and June 20, 2007 following public notification; and,

WHEREAS, the Planning Commission reviewed the evidence presented to the Commission including letters from citizens of Grand Lake, testimony presented at each of the above mentioned meetings and the 2006 Comprehensive Plan created by the Town of Grand Lake; and,

WHEREAS, the Board of Trustees held public hearings on June 25, 2007 and July 9, 2007; and,

WHEREAS, following the public hearings, the Board of Trustees agreed with the recommendation of the Planning Commission to approve / deny the Town initiated rezoning request.

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

THAT,

1. Town of Grand Lake 1.97 acre Public Square, Northwest 1/4, Section 5, Township 3 North, Range 75 West - REZONED FROM OPEN DISTRICT TO PUBLIC DISTRICT.
2. Lot 9, Block 5, Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO COMMERCIAL DISTRICT.
3. Lots 1-4, Block 3, Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL TO PUBLIC DISTRICT.
4. Lots 9-16, Block 4, Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO PUBLIC DISTRICT.
5. .0459 acre tract in the Southeast 1/4 Northwest 1/4, Section 5, Township 3 North, Range 75 West, described as the Town Trade Parcel in the Town of Grand Lake per Ordinance 7-1993 Recorded at Reception No. 9304082 and described at Reception No. 9309522 - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT
6. Lot 11, Block 2, Sunnyside Addition to the Town of Grand Lake - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT.
7. Lot 12, Block 2, Sunnyside Addition to the Town of Grand Lake - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT
8. Lot 1, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO SINGLE FAMILY HIGH DENSITY DISTRICT.
9. East Half of Lot 2 / West Half of Lot 2, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO SINGLE FAMILY HIGH DENSITY DISTRICT.
10. Lots 3-5, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
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15. Lots 12-14 and a portion of Lot 15, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.

THAT, the 2006 Comprehensive Plan should be amended to reflect this decision.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 9TH DAY OF JULY, 2007.



Votes Approving: 5
Votes Opposed: 0
Absent: 0
Abstained: 2

ATTEST:
Randa Kolinak
Randa Kolinak,
Town Clerk

TOWN OF GRAND LAKE
Jack M. Burns
Jack M. Burns,
Mayor

Legal No. 517
Published in the Sky-Hi News
First Publication September 13, 2007
Last Publication September 13, 2007

MINUTES
PLANNING COMMISSION
REGULAR MEETING
February 20, 2008
7:30 P.M.

CALL TO ORDER: Vice-Chairman Dan Schneller called the regular meeting of the Grand Lake Planning Commission to order at 7:31 p.m. on February 20, 2008 at the Town Hall, 1026 Park Avenue.

PRESENT: Vice-Chairman Dan Schneller; Commissioners Judy Burke, Robert Canon, Hoppe Southway, and Tom Weydert; Town Manager Shane Hale, Town Planner Abbi Jo Wittman, Town Code Enforcement Dan Korkowski and Town Clerk Ronda Kolinske.

ABSENT: Chairman Marvin Fischer and Commissioner Rhone.

APPROVAL OF MINUTES: Commissioner Burke moved to approve the minutes of the October 3, 2007 regular meeting as written, seconded by Commissioner Weydert. All Commissioners voted aye.
Commissioner Weydert moved to approve the minutes of the October 17, 2007 regular meeting as written, seconded by Commissioner Burke. All Commissioners voted aye.

ITEMS OF BUSINESS: **CONSIDERATION OF A SKETCH PLAN REVIEW OF GRAND CAMP, A REDIVISION OF TRACT A, BLOCK 4, SHADOW PARK WEST. THE REQUEST IS TO SUBDIVIDE THE COMMERCIALLY ZONED LOT LOCATED AT THE CORNER OF HIGHWAY 34 AND MARY DRIVE INTO 20 COMMERCIAL/OFFICE/RETAIL CONDO UNITS** – Vice-Chairman Schneller asked Town Planner Wittman to present this matter to the Commission. Wittman explained that the Town received a request to approve the subdivision of *Grand Camp*, located on Tract A, Block 4, of Shadow Park West. Plans were presented on February 6, 2008, showing the creation of one (1) building on approximately 1.13 acres of land. This one (1) building would be constructed in two (2) separate phases. Each phase would include the creation of a new 50 x 100 foot addition. When completed, the two separate wings will be situated roughly a forty-five (45) degree angle of each other with a common elevator foyer between the two. The subject property, located off the intersection of Highway 34 and Mary Drive across the street from Conoco, is zoned Commercial. The applicant is requesting to subdivide that lot into 20 commercial/office/retail condo units. The

into the hillside but laid on the surface. Manager Hale noted that laying the rails closer to the grade would be best and was concerned with stream and lake setbacks.

Mr. King will provide a landscaping plan, specific grade of the property and more information on the operating noise level before the public meeting.

Commissioner Burke moved to set a Public Meeting for the tram proposal 1604 Grand Ave., a/k/a Lot 41 Block 3 Sunnyside Addition, for Incline Elevator for March 19, 2008, to be held in conjunction with the Boathouse Public Meeting, seconded by Commissioner Weydert and all Commissioners voted aye.

At 8:42 p.m. Vice-Chairman Schneller called for a recess. At 8:47 p.m. Vice-Chairman Schneller reconvened the meeting.

ITEMS OF BUSINESS:

CONSIDERATION OF A PRELIMINARY GENERAL DEVELOPMENT PLAN AND A SUBDIVISION PRELIMINARY PLAT FOR LOTS 3 – 5 AND LOT 18, BLOCK 1, SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE AND LOTS 15 & 16, BLOCK 2, TOWN OF GRAND LAKE - Vice-Chairman Schneller asked Town Planner Wittman to present this matter to the Commission. Wittman explained that in February of 2007, Tom Ludwig of Tomlynson, LLC submitted a request for subdivision of Lots 3, 4 & 5, Block 1, Sunnyside Addition, which was officially withdrawn. In June of last year, the applicant submitted a request of a Planned Development (PD) that included the aforementioned lots, as well as Lot 18, Block 1, Sunnyside Addition, and Lots 15 & 16, Block 2, Town of Grand Lake. On June 20, 2007, the Planning Commission had a pre-application conference advancing the project to the Preliminary Plan approval. In September, 2007, a revised Preliminary General Development Plan was submitted and a pre-application conference, with the Planning Commission, was held on October 17th, 2007.

Since the Planning Commission’s approval to move forward with the Preliminary General Development Plan, Staff has had five (5) meetings with the applicant, and/or his representatives. On February 14th, 2008, staff received application for a Preliminary General Development Plan of the Rapids, as well as a Preliminary Subdivision of Area I, The Rapids Suites I.

The revised submission of the Rapids PD includes:

Lots 3-5, Block 1 (Area I – ‘Rapids Suites I’) – Currently there is one apartment building, constructed in 2003, with eight (8) long-

term, one-bedroom, rental units. The applicant is proposing subdivision of this existing structure and eight (8), one-bedroom condominium units would be the result of this subdivision. One of the units would contain 350 square feet of mechanical access, as well as use for Tomlynson, LLC. Unit #8 is proposed as an Inclusionary attainable housing unit. This is the Preliminary Subdivision request, submitted in conjunction with the Preliminary General Development Plan.

Lots 3-5, Block 1 (Area II – ‘Rapids Suites II’) – Adjacent to the existing apartment building, currently being proposed to be subdivided, there are three (3) rental cabins. The applicant is proposing to demolish the three rental cabins and construct four (4) two-bedroom condo units.

Lots 15 & 16, Block 2 (Area III – ‘Rapids Row’) – Currently there are two one-bedroom cabins on these lots. The applicant is proposing removal of the one (1) one-bedroom cabin, currently located on Lot 15, to construct one (1) building with three (3) commercial stores on the first level and three (3) two-story, two-bedroom condos on the second and third levels. The proposed building would run along Park Avenue, the southern border of both Lots 15 and 16, Block 2.

The applicant is proposing to retain the currently-existing cabin located on the northern boundary of Lot 16 until the time that ‘Rapids Row’ condos would be built; the cabin would stay under commercial use. Once the ‘Rapids Row’ condos are built, the applicant may decide to remove the cabin to build two (2) additional one-bedroom condo units on the north boundary of Lot 16.

Lot 18, Block 1 (Area IV – ‘Rapids River Suites and Restaurant’) – Currently Area IV contains the Rapids Lodge and Restaurant. The main floor of the existing structure contains the restaurant, while the second story currently has individual hotel rooms. The applicant is not proposing any exterior structural changes, but is proposing a major overhaul of the existing facility with the construction of a brand new post and beam structure within the current building. The applicant is proposing the creation of three (3) two-bedroom, second-story condo units to be located above a newly-upgraded restaurant.

Lot 18, Block 1 and Lots 15 & 16, Block 2 are zoned Commercial Transitional (CT); uses ‘Permitted by Right’ in the CT District include Condominiums and Townhouses. Lots 3-5, Block 1, are zoned Multiple Family Residential – High Density (RMH); uses ‘Permitted by Right’ in RMH include both Single and Multiple Family Dwelling Units.

Wittman stated this includes a land subdivision, so the 7% land dedication is required. The applicant is proposing that the 7% publicly-dedicated land be waived since they are complying with the Town's not yet adopted 10% Inclusionary Zoning policy. The applicant is stating that at least 10% of the total PD will be achieved by creating two (2) attainable units. One of these units would be located in the 'Rapids Suites I' building and the other would be located in the 'Rapids Suites II' building.

This is a three-step process - Pre-application Conference, Preliminary General Development Plan, and Final Development Plan - involving the Planning Commission, prior to moving to the Board of Trustees. The second step, where we are at this time, is the Preliminary General Development Plan.

The Rapids PD is in compliance with Section 12-2-24 of the Town Zoning Code.

The Rapids PD complies by meeting the following criteria:

1. *Be determined to be unique and of a character that will benefit the community in an overall manner.*
2. *Ensure that the provisions of the zoning laws which direct the uniform treatment of dwelling type, bulk, density and open space within each zoning overlay will not be applied in a manner which would distort the general objectives of the zoning laws.*
3. *Provide a technique of development which can relate the type, design and layout of residential, commercial and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.*

The proposed Planned Development is in compliance with the Master Plan. A key goal of the Town of Grand Lake Master Plan is to direct development to maintain and improve the character and quality of life in Grand Lake as growth occurs, to understand and anticipate the consequences of growth and development, and to plan for a desirable type of growth. The Master Plan has identified this area to be rezoned to a Multi-Family District and also encourages vertical zoning as a key development element. It explains that,

Vertical zoning is a key element that will be necessary to ensure that new projects adequately contribute to Town revenues... The purpose of the vertical zoning is to maximize the value and use of the first floor in terms of improving the guest experience and in terms of increasing Town revenues.

In addition, the Master Plan recommended that Inclusionary Zoning be added to Multi-Family Districts. As stated, the applicant is willing to comply with Inclusionary Zoning requirements.

Prior to proceeding, staff would like to address the following items for Planning Commission discussion:

1. The maximum allowable building height is 35'; the applicant is proposing 37' 6". *The architect for the project has confirmed that the revised maximum height is 35 feet.*
2. The proposed setbacks are not compliant with the current setback restrictions for the RMH Zone.
3. Portions of the PD are located within the 100 year floodplain. *The federal flood plain map the applicant provided does not adequately show how the area will be affected by a hundred year storm.*
4. Due to the subdivision requirements, the applicant is proposing that the 7% dedicated public land be met through the development of two (2) attainable units. The Planning Commission should discuss its willingness to entertain the idea that the 7% land dedication requirement could be waived if a project has an Inclusionary Zoning component.
5. Staff has been unable to calculate the open space as it is not calculated on the plat.
6. The applicant is asking that the parking easement, running in-between 'Rapids Suites I' and 'Rapids Suites II' be reduced from 50' to 24'. *The applicant is defining a curved covered parking easement.*
7. The 350 square feet reserved for mechanical access in 'Rapids Suite I' would be a part of the unit that would be reserved for the use of Tomlynson, LLC. In a RMH zone, the minimum floor area, per dwelling unit, is 500 square feet.
8. The applicant has submitted a traffic report. The Planning Commission needs to address whether it deems this report sufficient in meeting the requirement of a traffic study.
9. A portion of the property is located within the floodplain. Grand County does not participate in the FEMA mapping program so it has been difficult for the applicant to provide drawn data of the 100-year storm. The applicant has provided the Federal Insurance Rate Map but the map does not adequately represent how much of the subject property may be affected by a 100-year storm.
10. The applicant is proposing that some of the snow storage is placed in areas labeled 'Open Space'. Staff is favorable to the concept since the landscaped areas are being

- designed to take drainage, but the Planning Commission should discuss this idea.
11. Prior to Final Plat, the applicant will need a correction deed due to a wrong section number in the sale from Antonette Nigro. *The applicant has promised to do this.*
 12. The total amount of lien holders is much larger than town staff has seen in other developments the issue will go to the Town Attorney for advice; staff just wanted to let the Planning Commission know that it may be an issue.

A Public Meeting is the next step in the PD process. Comments from property owners within a 200' radius of the lots will be requested before the meeting. Staff recommends that the Planning Commission set a Public Meeting for March 19th, 2008.

Tom Ludwig, owner and applicant, and Dean Cinocco, architect, were present to respond to questions.

Commissioner Burke asked for explanation of setbacks. Town Planner Wittman responded that in a Planned Development, setback can be determined.

Dean Cinocco explained concerns regarding the parking easement. Parking easements will remain, they are just defining it as a structured parking surface. Now it is a 50 ft. undeveloped parking easement; with the development it can actually be used for parking and emergency access.

Flood plain issues were discussed. Detailed mapping by Grand County is not available at this time but the County Planning and Zoning Department will require an engineer's report. Tom Ludwig noted that the last sandbagging of the area was in 2003 and was done to preserve the house on the next lot south of the Rapids Lodge, water did not come up to the Lodge building. Flood insurance may be available only to those in a flood plain.

The use of Inclusionary Zoning to provide deed restricted attainable housing instead of the 7% land dedication was then discussed. Town Manager Hale stated that the development will meet the 10% Inclusionary zoning requirements. Mr. Cinocco noted that the Planning Commission should keep in mind that it is more expensive for the developer to provide a living unit than the 7% land dedication because they are using the land to build the unit plus providing infrastructure including parking. One or the other requirement should be used, not both.

After discussion, it was determined that the Commission is conceptually in favor of using Inclusionary Zoning requirements instead of the 7% land dedication for this project. Inclusionary Zoning will be discussed later in a joint meeting with the Board of Trustees.

Commissioner Weydert moved to set a Public Meeting for a Preliminary General Development Plan and a Subdivision Preliminary Plat for Lots 3 – 5 and Lot 18, Block 1, Sunnyside Addition to the Town of Grand Lake and Lots 15 & 16, Block 2, Town of Grand Lake for March 19, 2008, seconded by Commissioner Burke and all Commissioners voted aye.

ITEMS OF BUSINESS:

CONSIDERATION TO CONTINUE TOWN INITIATED REZONING – Vice-Chairman Schneller asked Town Planner Wittman to present this matter to the Commission. Wittman explained that in 2006, the Planning Commission and Board of Trustees adopted the Master Plan for the Town of Grand Lake. Town staff, the Board of Trustees, the Planning Commission, consultants, Advisory Committee members, residents and business owners collaborated over a period of 22 months - from March 2004 to February 2006, to develop the Grand Lake Master Plan. The Master Plan was provided to the public for review at each key step of the process.

The Plan called for a major rezoning of the Town in order to better develop the Town as it nears build out. The Town initiated rezoning is in compliance with the 2006 Comprehensive Plan. The Board of Trustees motion made on February 26, 2007 to initiate the rezoning of certain properties in the Town of Grand Lake, based on the rezoning map labeled “2007 Town of Grand Lake Comprehensive Plan Proposed Rezoning Map February 26, 2007”.

The first rezoning was undertaken along Park Avenue, and ended with a compromise between the Town and the residents. Following this process, staff, the Planning Commission, and the Board of Trustees re-evaluated the properties that remained to be rezoned, and created a new map with those priorities.

As per the “2007 Town of Grand Lake Comprehensive Plan Proposed Rezoning Map”, the Town has completed one (1) of the proposed rezoning areas. It is time to start the process for rezoning our next section of the Town.

Staff is seeking direction from the Planning Commission as to whether or not Section #2, as currently identified on the “2007 Town of Grand Lake Comprehensive Plan Proposed Rezoning Map”,



Date: September 7th, 2022

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

RE: Continued from August 3rd, 2022: Review of Grand Lake Municipal Lands Master Plan Presentation

Purpose:

Review the presentation from Mundus Bishop and provide feedback/support for ideas in the plan.

Background:

The Town hired a Landscape Architecture and Planning Firm, Mundus Bishop, under the direction of the Board of Trustees in 2021 to assist the Town in providing a plan for use of all Town public properties. The Firm presented an update on the progress to a joint meeting of the Board of Trustees and Planning Commission on July 25th, 2022 and asked for the Board and Planning Commission for feedback/support/buy-in of the ideas presented in the plan, so that they can move forward with a draft final report to send to the Town.

Commissioner Discussion:

- Review the properties one at a time and go around the table to ask if there are any items to be removed, items to be added, suggested funding sources, suggested priorities, or other comments for Staff to add to the spreadsheet.
- August 3rd, 2022 the Commissioners discussed the properties in order of the attached presentation and made it through Veterans memorial park and motioned to continue this discussion to another date.
- Items left to be covered: next meeting to discuss Pioneer Park, Lakeside Parking, Lakeside Park, Town Park, Trail and Connections, order of priorities.

MUNDUS BISHOP

Grand Lake Municipal Lands Master Plan

Board of Trustees and Planning Commission Feedback Form
7/29/2022

Property	What recommendations do you have that are not listed or shown?	What recommendations do you want removed?	Suggested Funding source/strategy	Suggested Priorities (list by feature i.e 'dog park' or 'pickleball' with each property)	other comments	
1	Matthews Annexation	Subdivide the eastern third into residential lots and keep the rest as a wildlife habitat.	Eliminate the site for the PW facility- remove 100' corridor and add housing in that space.	The lots sales would yield a good ROI for the Town.	The cost for a new PW facility (\$5-\$7m) is not feasible.	what is the density of housing goal?
		Linear Park in 100' corridor for snowshoe trail/x-country trail/ disc golf, hiking loop.	boat storage		too expensive to move public works and to pay for gas and driving into downtown for maintenance.	There is no requirement to leave a "wildlife habitat".
		if Public works goes there, ingress/egress of Town vehicles has to be studied to avoid upsetting all existing neighbors				Habitat fragmentation in this area, makes this "wildlife corridor" useless. Animals will go through yards whether or not housing is there or not.
		concept 1	eliminate PW -because it is costs per hour of use,CDL license required to operate equipment on 34.			
2	Community Center	community really wants a dog park, either here or Pioneer Park				The one item of value to me was to deemphasize tearing up School property but fixing it (ball fields, gopher removal and ideas of tearing everything concept 1 with housing and expanding dog park
		we need a big field, but it is too small for a baseball field and we need a place to land the helicopter				
3	Winter's Pioneer Park	Dog park is too small on all concepts	recreational improvemtns other than dog park			
		recreation assets do not make sense here (They will be expensive to build and maintain and there is no need in this location). Town should pursue the legal process to remove the recreation deed restriction and				
4	Public Works	Expand the PW lot to the western portion of the car wash lots allowing for a large PW shop to house equipment. build workforce housing with phased advanced planning in case the Maintenance Shop is moved.	Covenant restrictions are invalidated due to the 30+ years of not removing. Seek court order to remove the covenant restrictions	Town and DOLA funded (note:\$1-2m reclamation needed if PW were removed). TIFF planning could be done for a current facility for		
5	Center Lots	Western half landscaped (Potential dog park or PAYT location).build workforce housing with phased advanced planning in case the Maintenance Shop is moved.		Town and grand funded.TIFF planning could be done for a current facility for housing with future expansion in a phased plan.		
		huge asset for housing				
6	Lakeside Park	Moving the Marina seems wasteful.	We have tired the ice rink on the lake for many years and just within the last five years moved it to Town Square. The reasoning being that everyone			No work has been done to determine the depth of the water, replacement of the memorial gazebo, cost etc.
7	Pioneer Park	Landscaping, picnic tables, gazebo, volleyball				
8	Lakeside Parking	stage/pavillion - something for the people.	if the Lakefront street is to become pedestrian only, why put a parking garage on the Beach front?	too expensive- only a few extra spots		
			remove the garage			
9	County Rd. 48	Boardwalk over wetlands with two covered picnic areas. Connect to Columbine lake- add educational signs (fire/moose/etc)				
10	Thomasson Park	Improve the surface of the trail. Improve the water quality by improving the wetlands with weirs and more surface area to hold water longer for infiltration and filtration.	too much wildlife to have a boardwalk through the middle of the wetland. There is no parking options.	too much maintenance for our town to maintain wetland boardwalk.		
		Viewing platform on upper hill to view moose safely. common ditch for the highway and trail to help protect wetlands. Educational signage.				
11	600 Mary Dr.	concept 2 is best option for housing. Make available for commercial development. due to its location and lot size could be made into a park with rest stop and dog park as an entrance to Town				too much trouble to put in round about due to issues with CDOT and expense if TOGL takes over that stretch of CDOT for maintenance.\
		given there are no inter-town buses, I don't think we are ready for a transportation hub yet. Maybe later to park cars and shuttle downtown on big event weekends.				like the pedestrian connection that go along with the roundabout- what will happen with the gas station and snow mobile traffic this winter?
		sell to fire department				

		PW at this location.				
12	Chamber of Commerce	if this is the round-about, I think it's a great idea but will be way too expensive and perhaps too difficult dealing with all the parties that would be involved.				
13	Town Park	we have tried the ice rink on the lake for many years and just within the last five years moved it to Town Square. The reasoning being that everyone complained that it was too cold and windy on the Lake. Even I like the idea of having a good ice rink that is in a highly visible location, well lit, with music and supported by a few vendors for skate rental, hot chocolate etc. I think this would be very popular attraction				
14	Veteran's Park	the recently installed Memorial should be the centerpiece. All it needs is more shade trees.		Rotary and Grand Foundation		
		close Portal at Haskel, widen the Veterans park to the north. Widen Portal on the South to make it safer. Could add underground cistern in expanded area to improve ground water infiltration.				
		add raised garden community garden beds.				
15	Trails and Connections	Yes, Portal Road is dangerous for walking and changes to that road (because of the topography) would be very expensive and lengthy, why not use Grand Ave. to access the East inlet. Grand Ave. is already built, Community wants a pedestrian lane along W Portal.				

General plan comments

Overall, I think the report given Monday night to the Board, was a repeat of what had been suggested from our Town Committee a year ago and was disappointed that there were not more different ideas. As is usual, I am wondering why we spend so much money on outside groups repeating suggestions on several of the items that are either way out of the range of funding or on the involvement of other groups (CDOT), etc. I would rather see The emphasis put on projects that are within our reach financially and physically doable now.

Our emphasis seems always to be on TOURISTS that are here 3 or 4 months of the year when the locals seem not to be taken into consideration

Grand Lake Municipal Lands Master Plan

Project Update

Board Meeting

July 25th, 2022

Section 7, Item B.



PROJECT GOALS

Improve land/building use and program for recreational and operational needs.

1. Guide future uses and capital improvements for the next 10-20 years.
2. Preserve the authentic town character and views of Grand Lake.
3. Conserve and protect natural resources.
4. Provide a framework for connected trails and open space and placemaking opportunities.

SCHEDULE



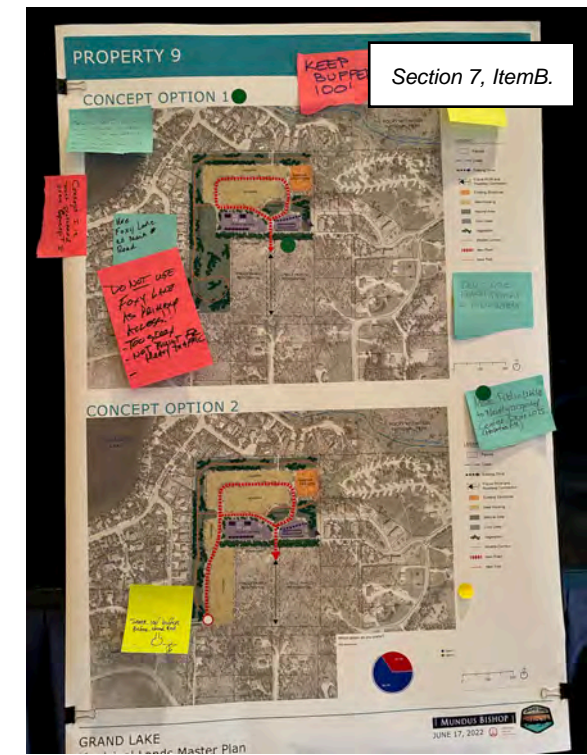
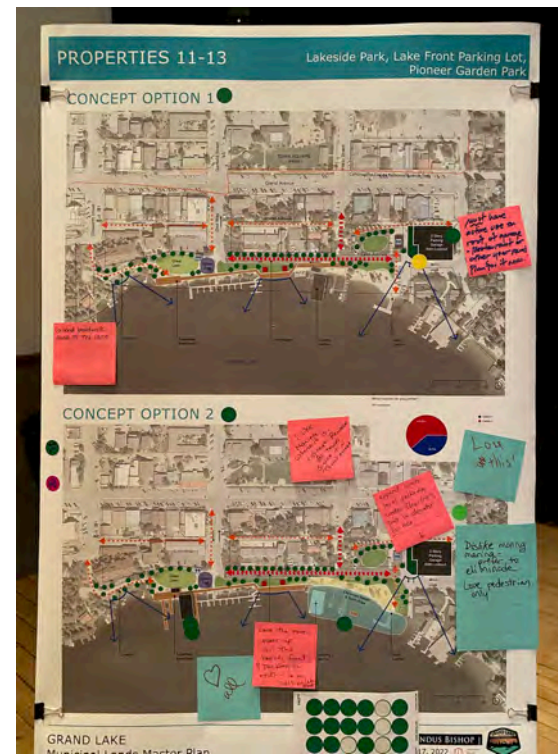
<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-Stanley Parcel-Community Center, Winter's Pioneer Park, Public Works, & Center Lots-Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-County Rd. 48-Thomasson Park-600 Mary Dr.-Chamber of Commerce-Town Park-Veteran's Park-Trails and Connections <p>APRIL 2022 - JUNE 2022</p>	<p>IMPLEMENTATION STRATEGIES</p> <p>FUNDING STRATEGIES</p> <p>COSTS</p> <p>JULY 2022 - AUGUST 2022</p>	<p>FINAL MASTER PLAN REPORT</p> <p>AUGUST 2022– SEPTEMBER 2022</p>
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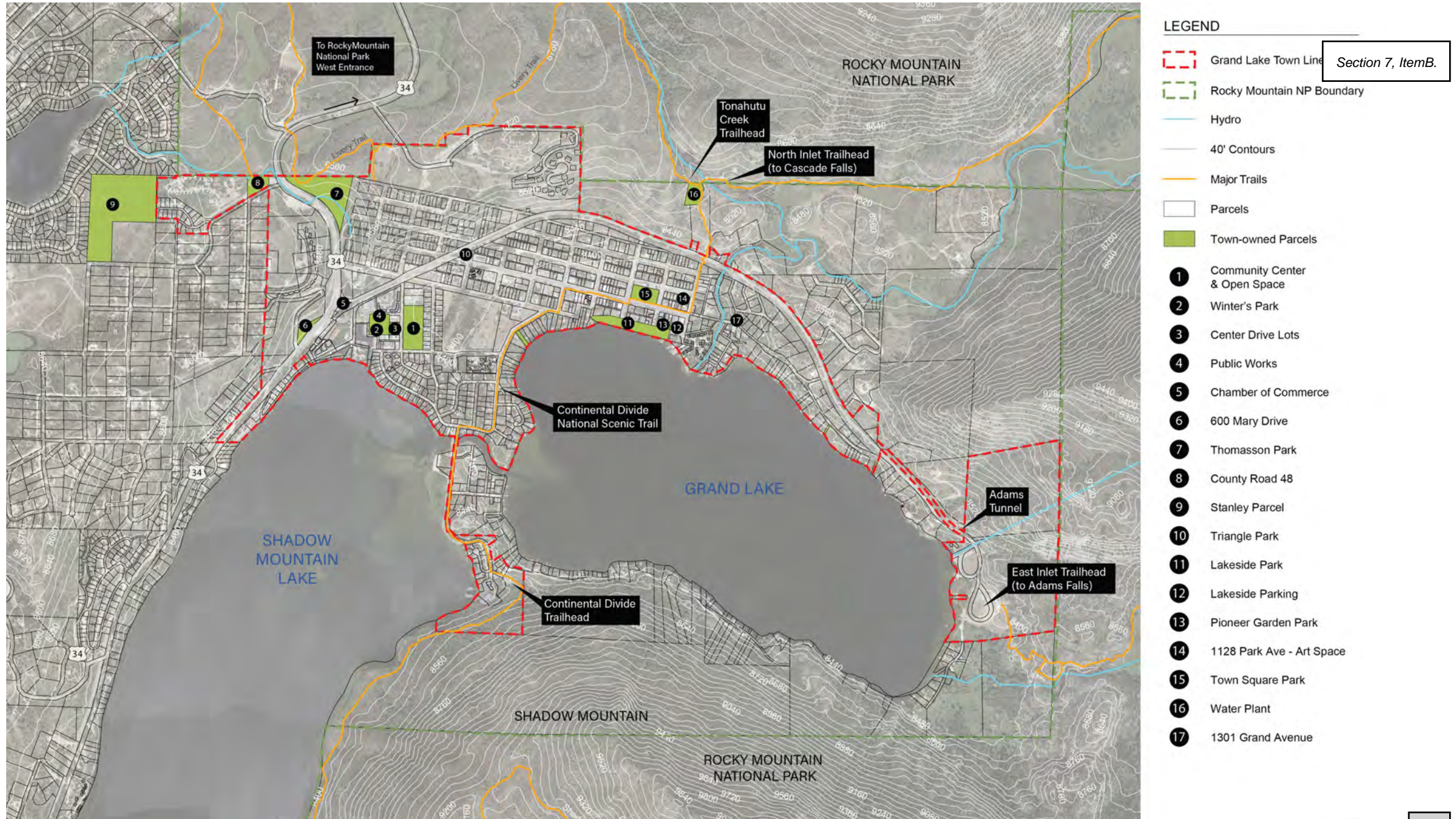
PUBLIC PARTICIPATION : online surveys
STEERING COMMITTEE & STAKEHOLDERS

**OPEN
HOUSE
6/17/22**

PUBLIC PARTICIPATION

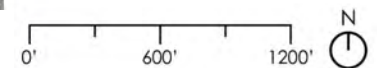
- ❑ Steering Committee
 - 3 meetings
 - 13 members
- ❑ Public Online Surveys
 - 3 surveys
 - 100-200 responses each survey
- ❑ Stakeholder Survey
 - 1 survey
 - 40 organizations, 12 responses
- ❑ Open House
 - 1 in person event
 - 50 +/- attendees





Mapping source: Grand County GIS

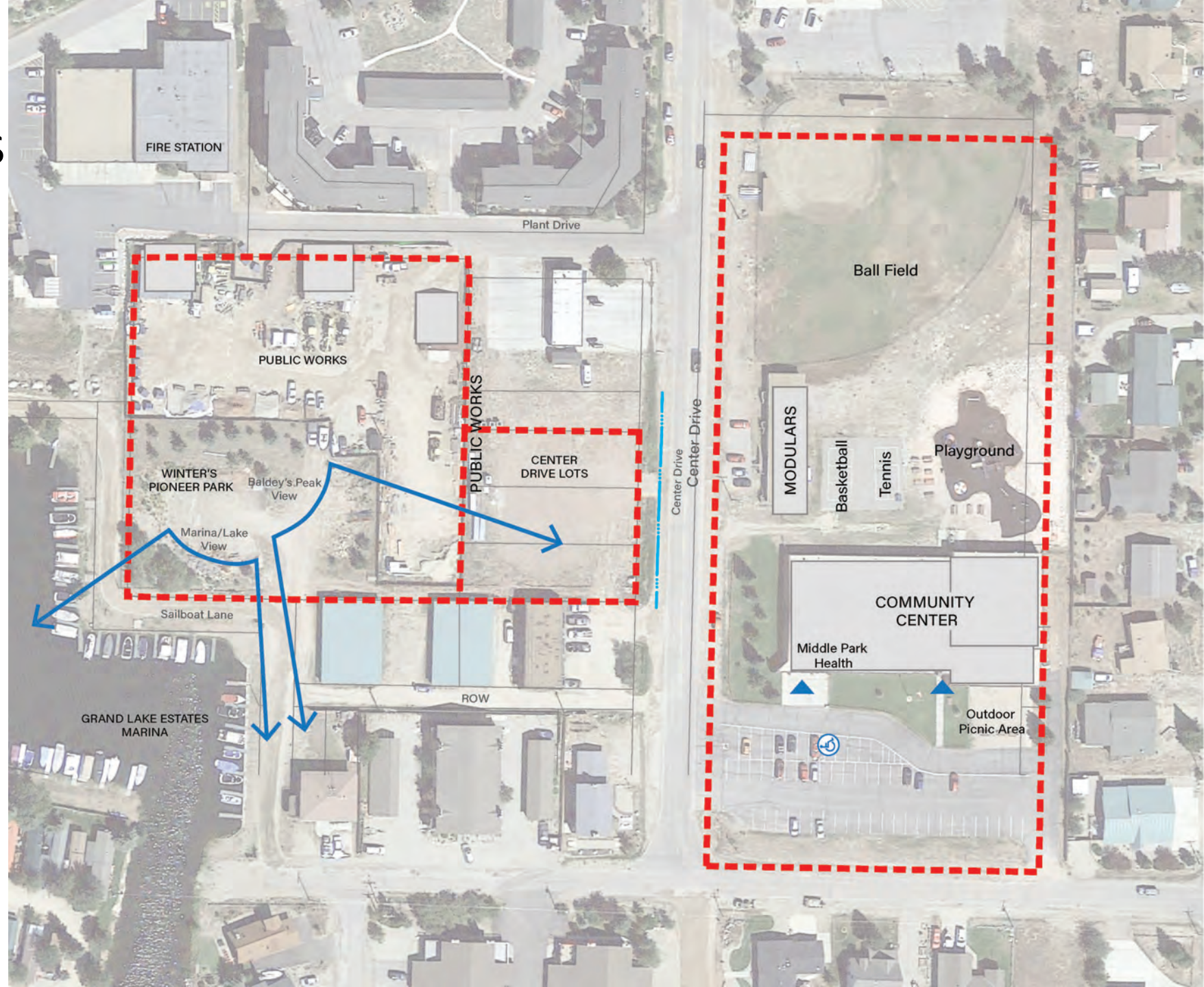
*Parcel locations are approximate when overlaid with aerial imagery. Maps are conceptual and for master planning purposes.



PROPERTIES 1, 2, 3 & 4:
Community Center and Open Space,
Winter's Pioneer Park,
Center Drive Lots &
Public Works

EXISTING CONDITIONS

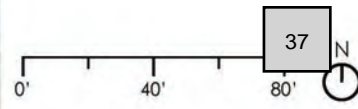
- Public Works is deed restricted & must relocate



Section 7, Item B.

LEGEND

- Property Line
- Parcels
- ADA Parking
- Main Entry
- Drainage Issues
- Views



RECOMMENDATIONS

- ❑ Combine all three properties for recreation and open space
 - Health and Wellness Community Focused Park and Facility at CC
 - Adventure and Nature themed Park at WPP & PW
 - Greenway, pedestrian connection across Center Avenue
 - Indoor/outdoor physical and program connections with CC building
 - Add parking at WPP and improve existing parking circulation and layout at CC
 - Right-of-Way Improvements/Streetscape
 - Landscape and buffer adjacent to residential
 - Affordable/Employee Housing at Center Drive Lots

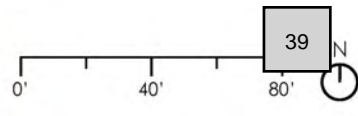


CONCEPT 1



Section 7, Item B.

- LEGEND**
- Orange dashed line with arrow: Pedestrian Routes
 - Light green rectangle: Open Lawn
 - Purple rounded rectangle: Playground / Outdoor Fitness
 - Red rounded rectangle: Plaza / Social Space
 - Dark green rounded rectangle: Court Sports
 - Blue rounded rectangle: Boat Launch
 - Yellow rounded rectangle: Dog Park
 - Green circle: Screening
 - Grey rectangle: Existing Building
 - Black rectangle: New Building
 - Red square: Park Shelter

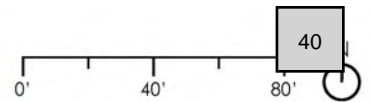


CONCEPT 2



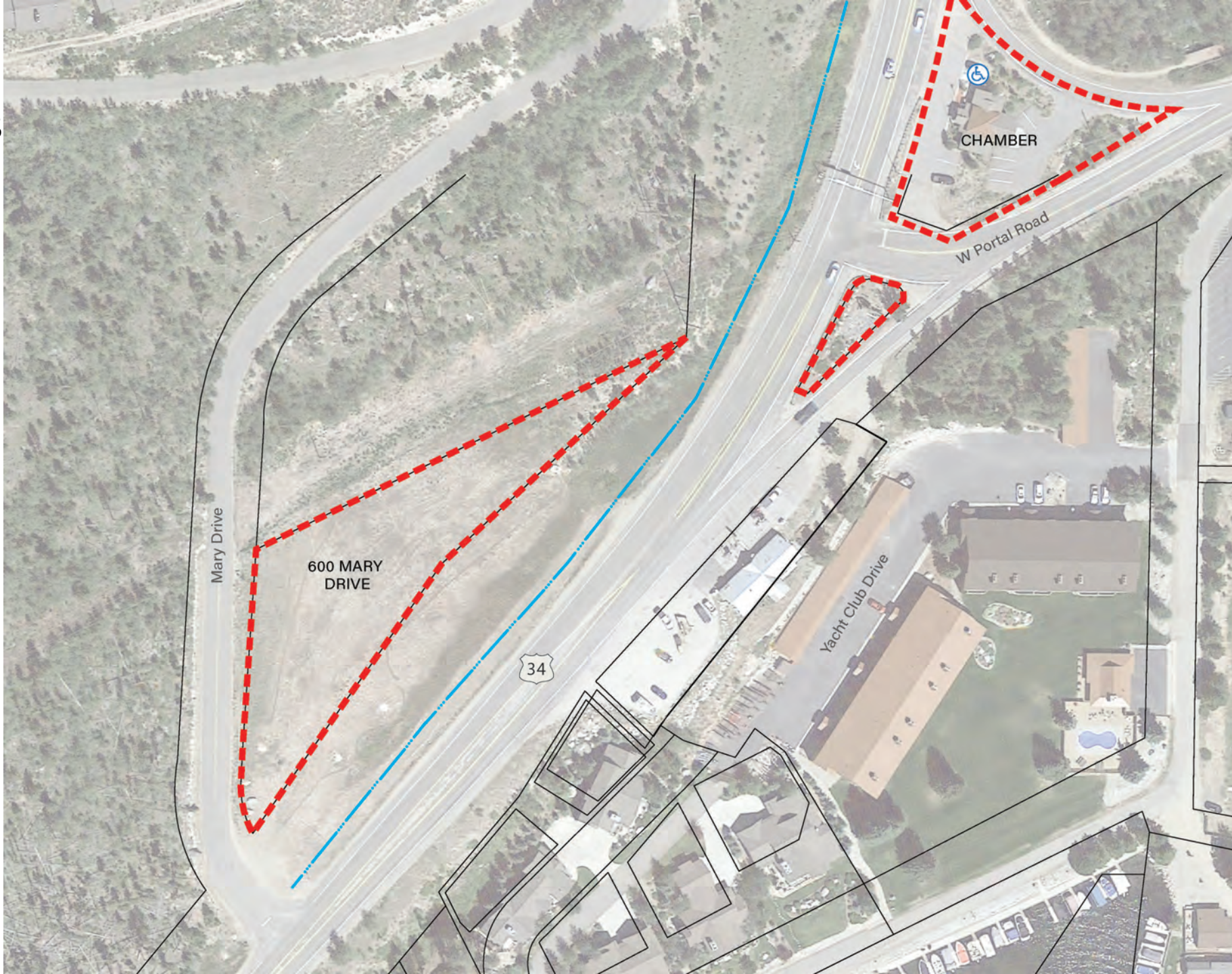
Section 7, Item B.

- LEGEND**
- Pedestrian Routes
 - Open Lawn
 - Playground / Outdoor Fitness
 - Plaza / Social Space
 - Court Sports
 - Boat Launch
 - Dog Park
 - Screening
 - Existing Building
 - New Building
 - Park Shelter



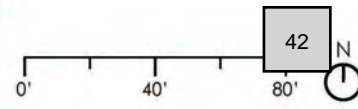
PROPERTY 5 & 6:
Chamber of Commerce and 600 Mary

EXISTING CONDITIONS



Section 7, Item B.

- LEGEND
- Property Line
 - Parcels
 - ADA Parking
 - Drainage



RECOMMENDATIONS

- Roundabout with clear access and circulation with gateway feature
- Safe pedestrian/bicycle connections and crossings
- Transportation Hub/Mixed Use on 600 Mary (parking/bus service/visitor info)
- Wayfinding/signage



Largest rural transit ridership

In millions. Colorado led the nation in 2017 for boardings on local transit systems serving areas with populations of less than 50,000. Colorado's total excludes the Vail town bus system, which reports 3.2 million boardings a year.

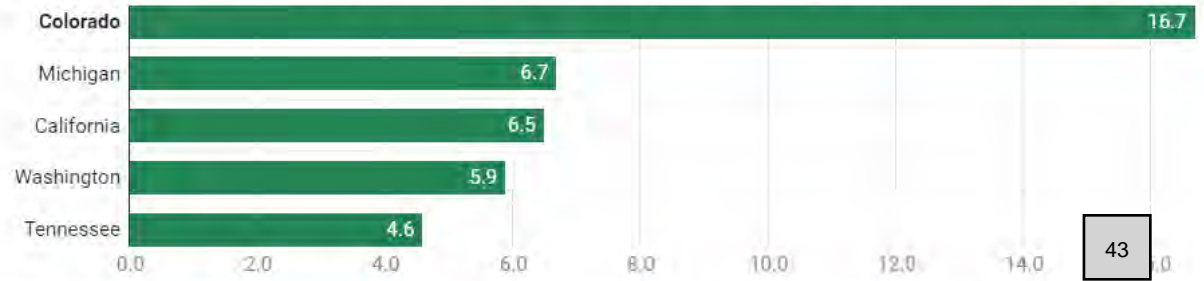
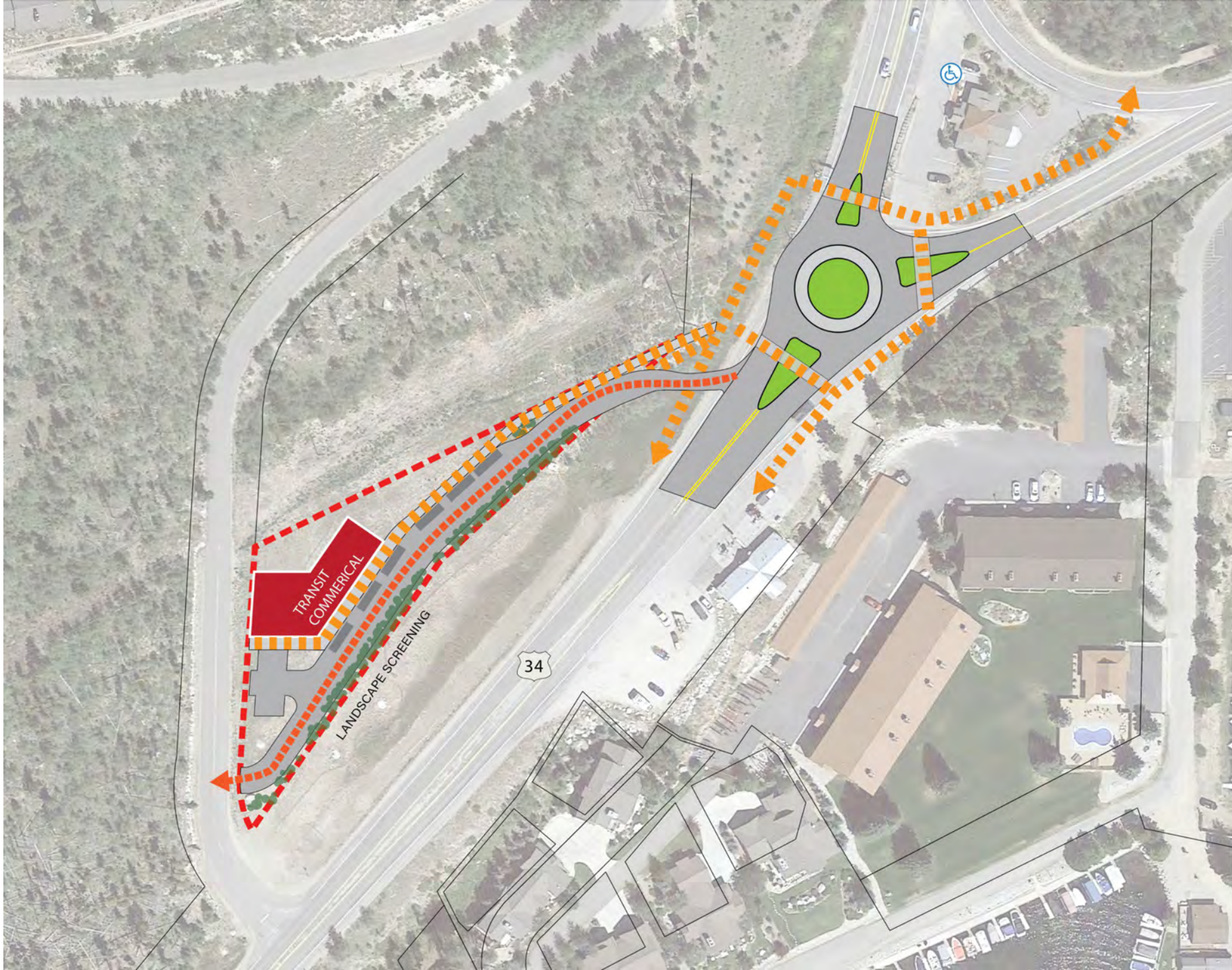


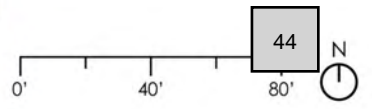
Chart: Jon Murray • Source: CDOT using Federal Transit Administration data • [Get the data](#) • Created with [Datawrapper](#)

CONCEPT 1 TRANSIT HUB

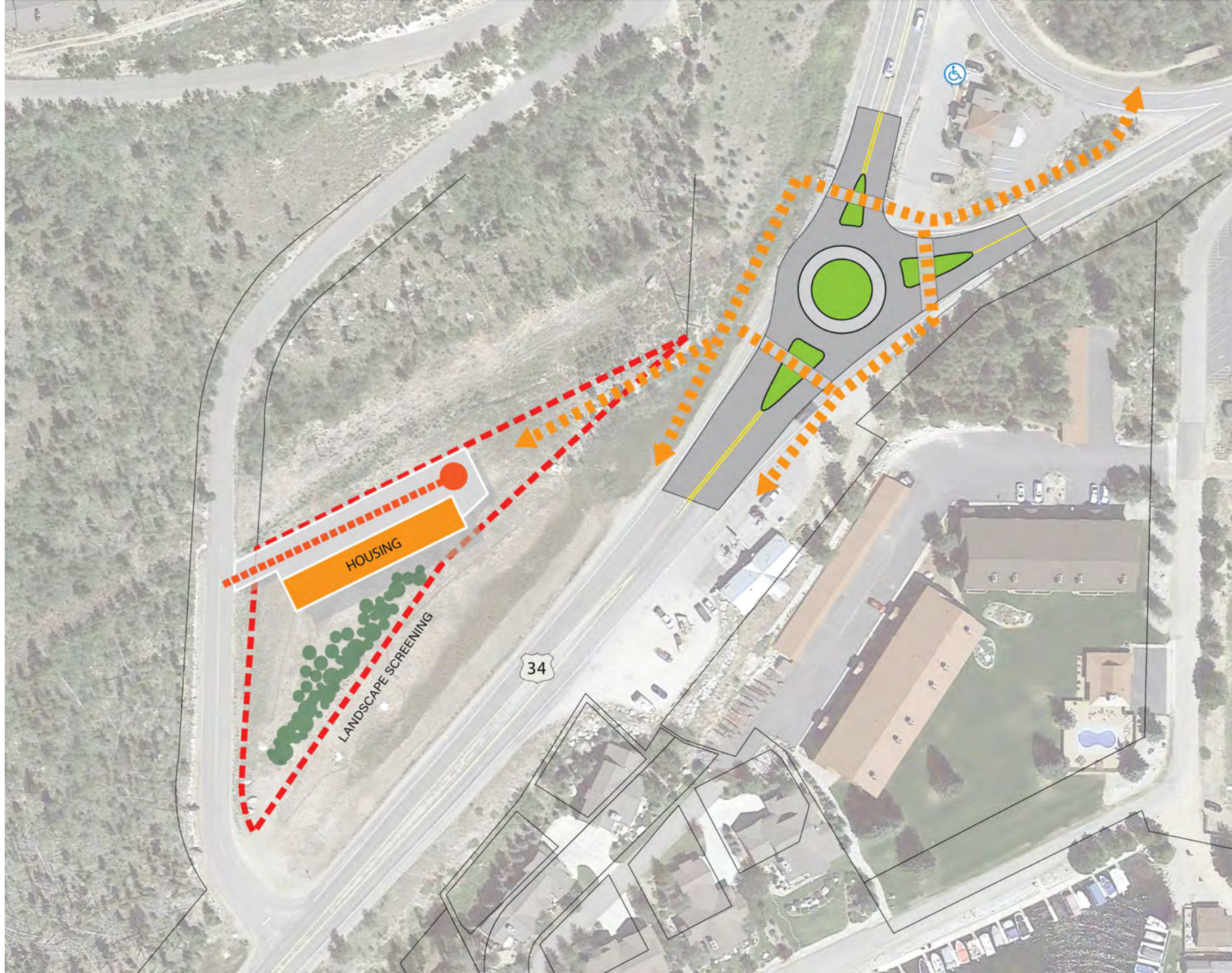


Section 7, Item B.

- Property Line
- Parcels
- ADA Parking
- Roadway
- Pedestrian Connection
- Commercial

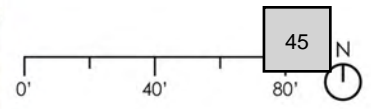


CONCEPT 2 HOUSING



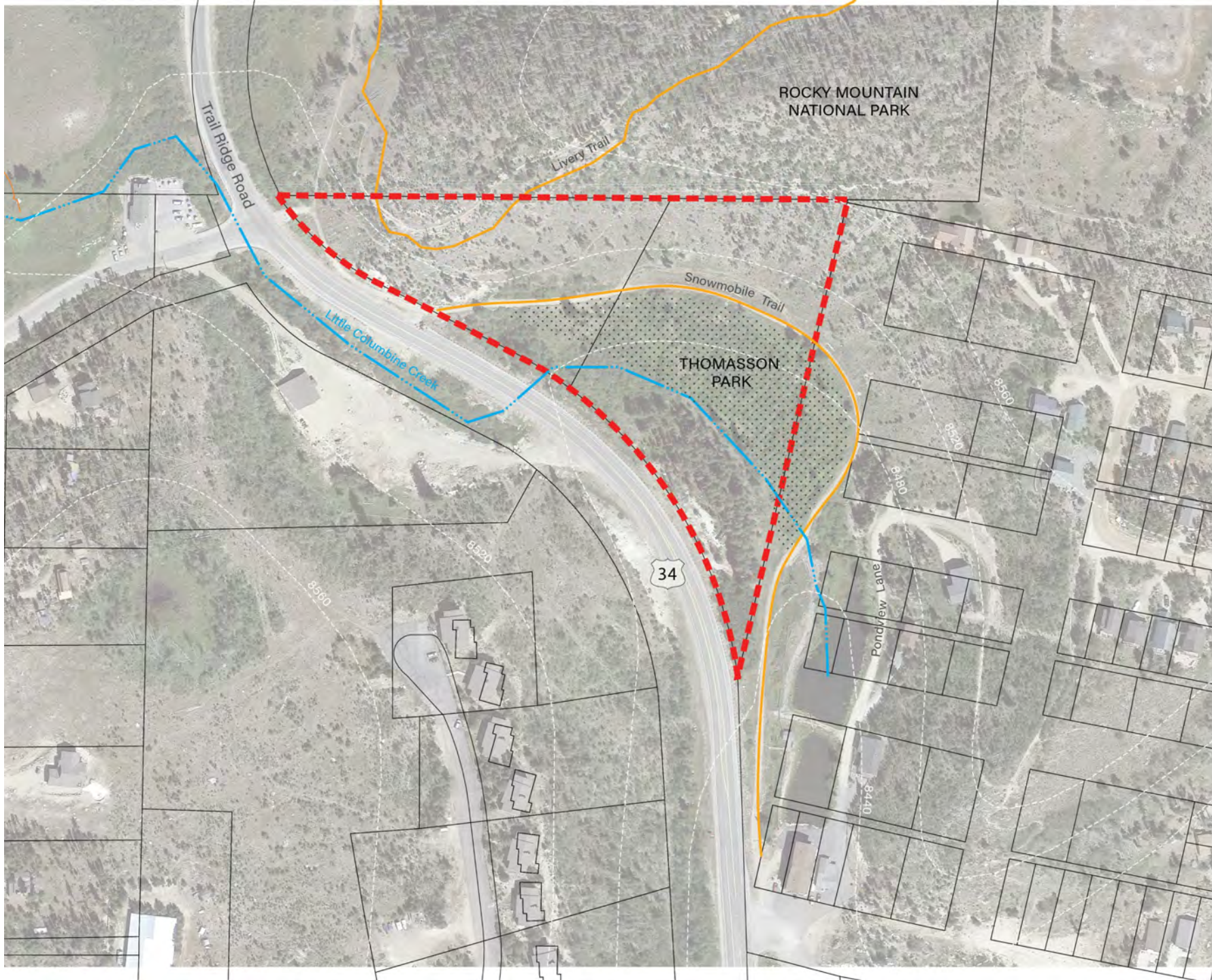
Section 7, Item B.

- LEG
- Property Line
 - Parcels
 - ADA Parking
 - Roadway
 - Pedestrian Connection
 - Housing



PROPERTY 7: Thomasson Park

EXISTING CONDITIONS



Section 7, Item B.

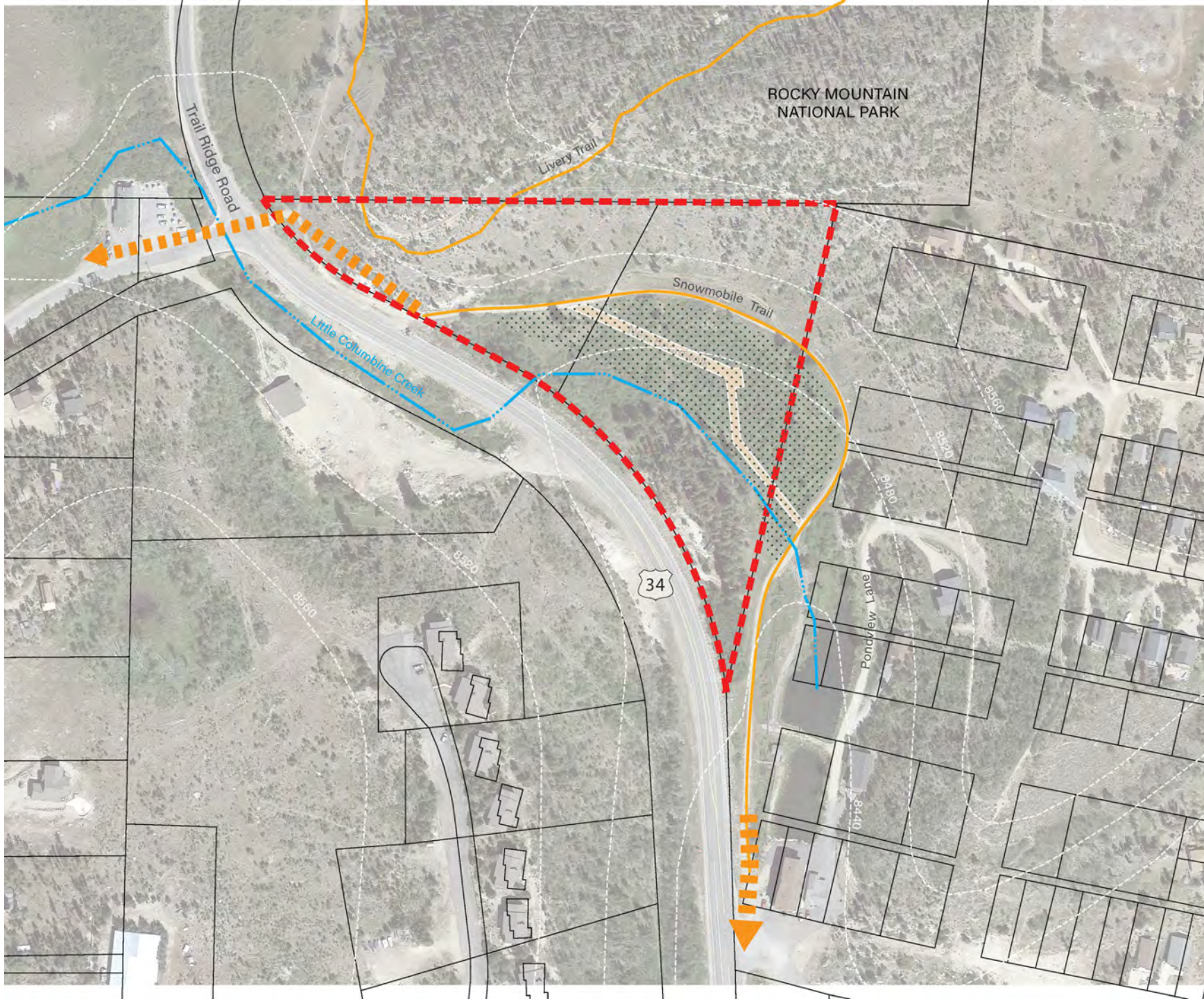
- Property Line
- Parcels
- Creek
- Trails
- Wetland

RECOMMENDATIONS

- Multi-seasonal trail connection
- Improve surfacing for pedestrian/bicycle
- Add boardwalks w/ Interpretative signage
- Outdoor gathering space/picnicking
- Add observation/viewing areas to landscape and wildlife
- Restore wetland
- Improve access and trail connections/signage

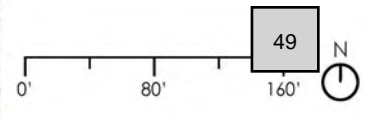


CONCEPT



Section 7, Item B.

- Property Line
- Parcels
- Creek / Drainage
- Trails
- Wetland



PROPERTIES 8: County Rd 48

EXISTING CONDITIONS



Section 7, Item B.

LEGEND

-  Property Line
-  Parcels
-  Creek
-  Trails
-  Wetland

RECOMMENDATIONS

- Multi-seasonal trail connection
- Improve surfacing for pedestrian/bicycle
- Add picnicking areas
- Boardwalk with Interpretive signage
- Restore wetland
- Add observation/viewing areas to landscape and wildlife
- Trailhead with Signage and Parking



CONCEPT



Section 7, Item B.

LEGEND

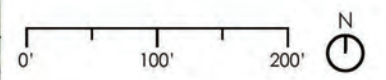
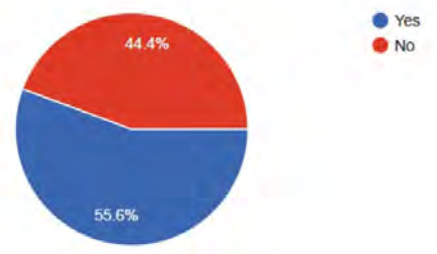
- Property Line
- Parcels
- Creek
- New Trails
- Wetland

PROPERTY 9: Matthew's Annexation



- LEGEND**
- Property Line
 - Parcels
 - Existing Structures
 - Creek
 - Future ROW and Roadway Connection
 - Existing Drive

Should part of this site be used to address Grand Lake's housing shortage for multifamily housing, employee resident and/or affordable housing?
284 responses



RECOMMENDATIONS

- Affordable Housing/Employee Housing
- Reuse of existing house and structures
- Private/Public partnerships
- Sale of parcels in order to fund other projects
- Continued use as Storage Area for town-owned boats
- Public Works Relocation
- Ecological Restoration
- Observation/viewing areas to landscape and wildlife
- 100' easement for wildlife migration, open space, buffering adjacent properties and trails

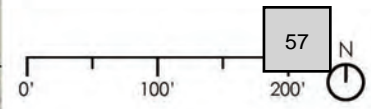
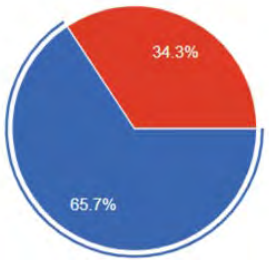


CONCEPT 1 (preferred)



Section 7, Item B.

- LEGEND**
- Parcels
 - Creek
 - Existing Drive
 - Future ROW and Roadway Connection
 - Existing Structures
 - New Housing
 - Natural Area
 - Civic Uses
 - Vegetation
 - Wildlife Corridor
 - New Road
 - New Trail



CONCEPT 2



Section 7, Item B.

- LEGEND**
- Parcels
 - Creek
 - Existing Drive
 - Future ROW and Roadway Connection
 - Existing Structures
 - New Housing
 - Natural Area
 - Civic Uses
 - Vegetation
 - Wildlife Corridor
 - New Road
 - New Trail






PROPERTY 10: Veteran's Park

EXISTING CONDITIONS



Section 7, Item B.

LEGEND

-  Property Line
-  Parcels
-  Fence
-  New Mixed-Use Structure
-  Location of Memorial
-  New Park sign

RECOMMENDATIONS

- Maintain as a memorial-focused park with open lawn space
- Enhance Gateway to Downtown
- Increase seating/picnicking
- Create a bermed landscaped edge along W. Portal Road
- Add shade trees
- Add safe pedestrian crossings
- Extend Grand Avenue Boardwalk to park.








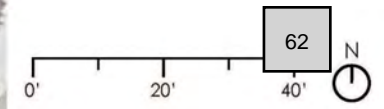
CONCEPT



Section 7, Item B.

LEGEND

-  Property Line
-  Parcels
-  Fence
-  New Mixed-Use Structure
-  Pedestrian



PROPERTY 11, 12 & 13:
Lakeside Park,
Lake Front Parking Lot &
Pioneer Garden Park

EXISTING CONDITIONS

Section 7, Item B.

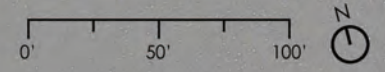


LEGEND

- Property Line
- Parcels
- Trails
- ♿ ADA Parking
- ♿♿ Restroom
- 🪨 Boulder
- Rock Retaining Walls
- ↔ Views
- Steps

- Gazebo
- Sup Launch
- Parking
- Boat Slips
- Boardwalk
- Headwater Marina
- Beach
- Boat Launch

GRAND LAKE



RECOMMENDATIONS

- ❑ Four Season Pedestrian Oriented Waterfront Park
 - Increase open lawn/park space for events and community programs
 - Transform Lake Avenue into a Pedestrian/Shared Street
 - Pedestrian/bicycle connections to Grand Avenue with wayfinding signage
 - Safe Street Crossings
 - Less Street Parking – parallel only
 - Less Vehicular Traffic – one way lane
 - Expand Boardwalk
 - Improve/expand beach
 - Enhance landscaping and gardens with native plants
 - Enhance Memorials/Historic Significance at Pioneer Garden Park
 - Water feature/splash pad
 - Playground
 - Improve accessibility



CONCEPT 1

Section 7, Item B.



CONCEPT 2 (preferred)

Section 7, Item B.



Lookout

Expanded Boardwalk

Unit Pavers

Existing Marina

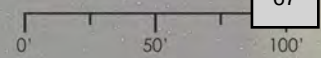
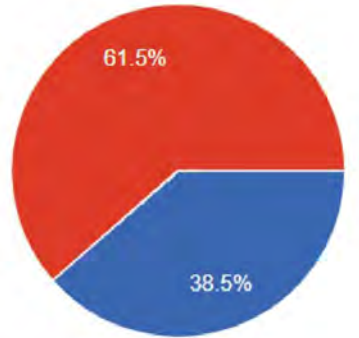
Boat Launch

2-Story Parking Garage With Lookout

Great Lawn

Splash Pad

Expanded Beach & Swim Area



LAKE AVENUE SHARED STREET OR PEDESTRAIN ONLY



Everyday

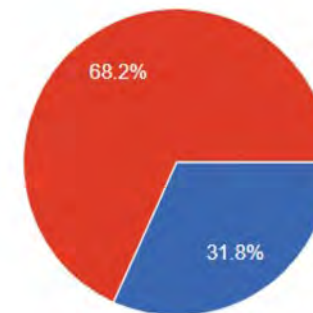
- Sidewalk on northside
- Parallel parking
- One way travel lane
- Unit Pavers
- Removable Bollards
- Pedestrian Lights
- Bioswale/water quality
- Clusters of aspen and evergreen trees
- Expanded Boardwalk

Special Events

- Closed street
- Farmer's Market
- Craft Shows
- Concerts

Which alternative for Lake avenue do you prefer in general?

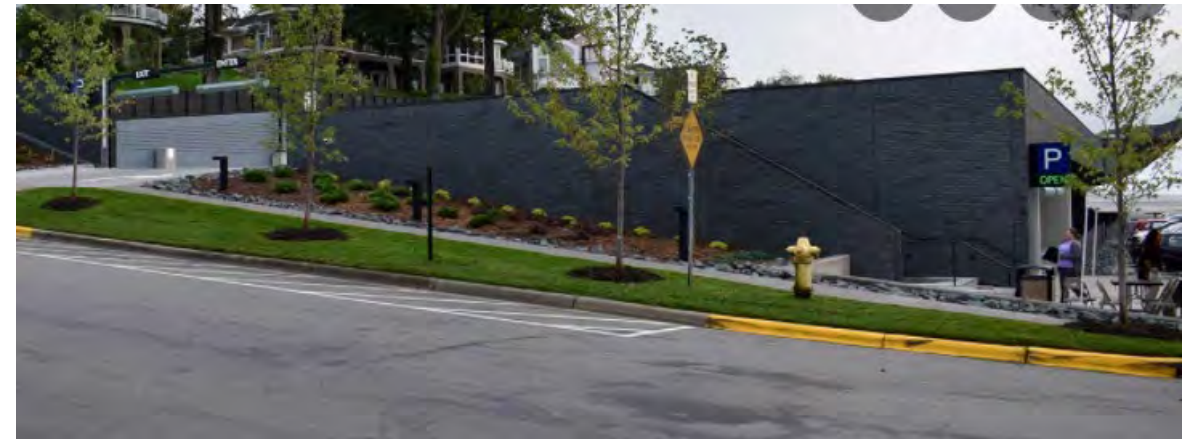
107 responses



- Shared Street (bikes/cars/pedestrians)
- Pedestrians/bikes only (emergency vehicles exempt)

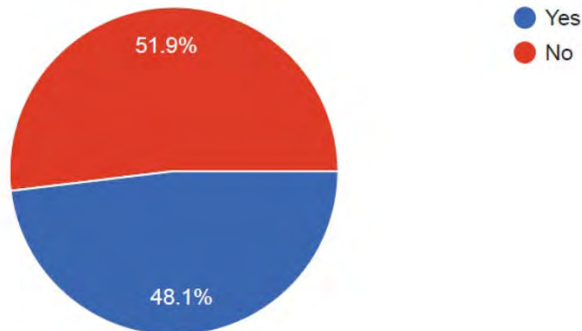
PARKING STRUCTURE

- Promotes pedestrian/bicycle use on Lake Avenue
- Street moves to new parking structure
- Two-deck levels only so that views of lake are maintained
- Top deck includes a partial green roof and green roof



Would a parking garage benefit Grand Lake's lakefront?

287 responses



PROPERTY 14:
1128 Park Ave. Parking Lot
(Future Artspace)

EXISTING CONDITIONS



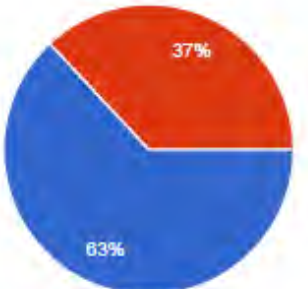
Section 7, Item B.

LEGEND

- Property Line
- Parcels
- Trails
- ADA Parking

Do you prefer this location for the project?

311 responses

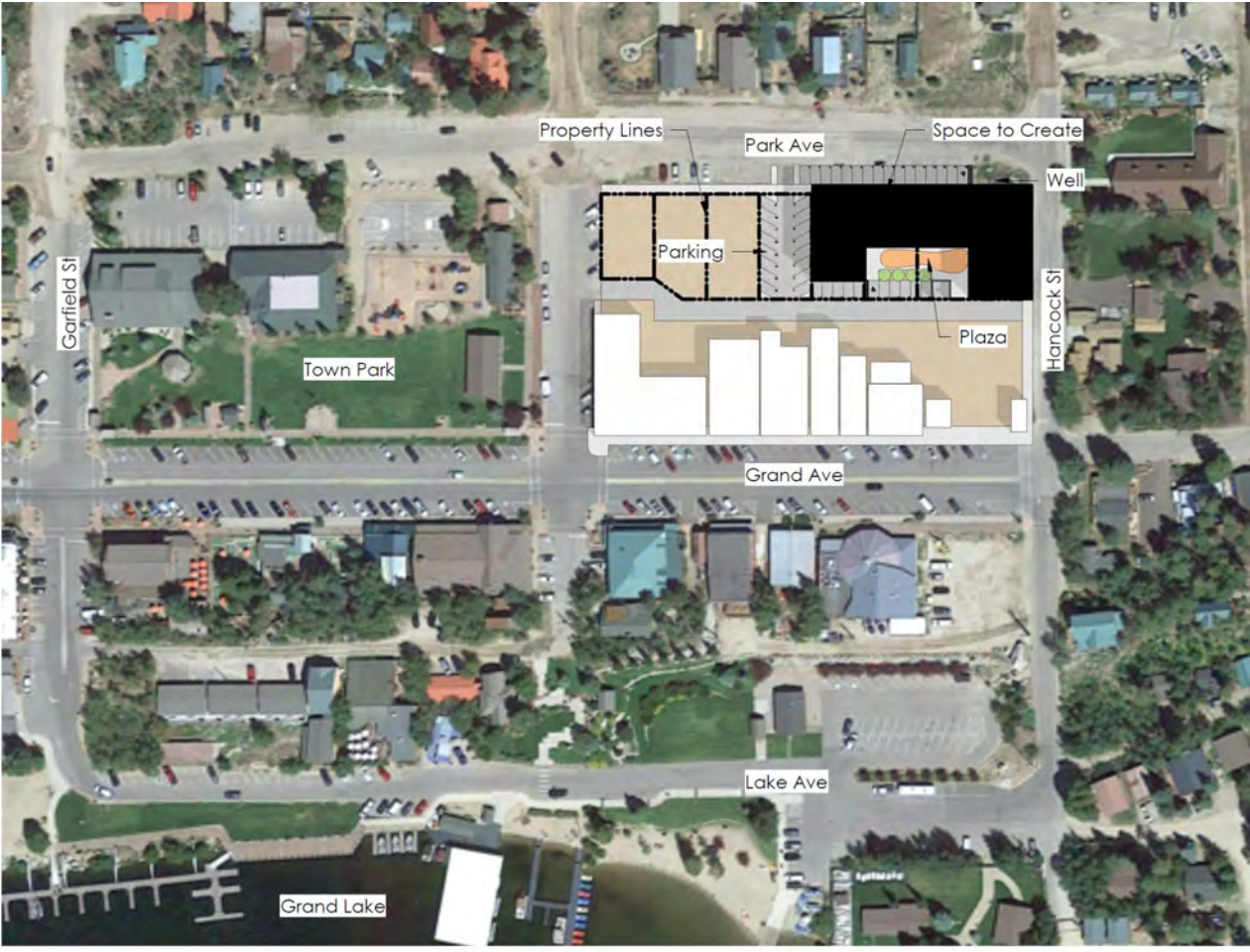


- Yes
- No

FUTURE ARTSPACE PLANS



20 UNIT - SPACE TO CREATE - Site Plan



30 UNIT - SPACE TO CREATE - Site Plan

PROPERTY 15:
Town Hall Park
(Town Hall, Community
House, Pitkin Annex)

EXISTING CONDITIONS



Section 7, Item B.

LEGEND

- Property Line
- Parcels
- Trails
- ♿ ADA Parking
- ♿♿ Restroom
- Gateway Feature

RECOMMENDATIONS

❑ Civic/Downtown Park

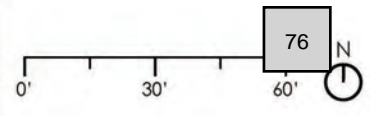
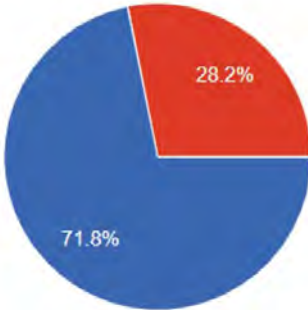
- Update Courts/Ice Rink space
- New Playground w/ Grand Lake Character
- Increase outdoor gathering space/Seating/Picnicking Space
- Encourage vendors and special events
- Provide outdoor lawn games
- Consider permanent stage
- Define park edges and circulation with new walk connections and landscaping
- Improve pedestrian/bicycle connections
- Wayfinding/signage



CONCEPT 1 (preferred)

Section 7, Item B.

- LEGEND**
- Pedestrian Routes
 - Managed Lawn
 - Playground / Outdoor Fitness
 - Plaza / Social Space
 - Court Sports
 - Boat Launch
 - Dog Park
 - Screening
 - Existing Building
 - New Structures
 - ADA Parking
 - Restroom
 - Gateway Feature



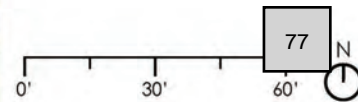
CONCEPT 2

Section 7, Item B.



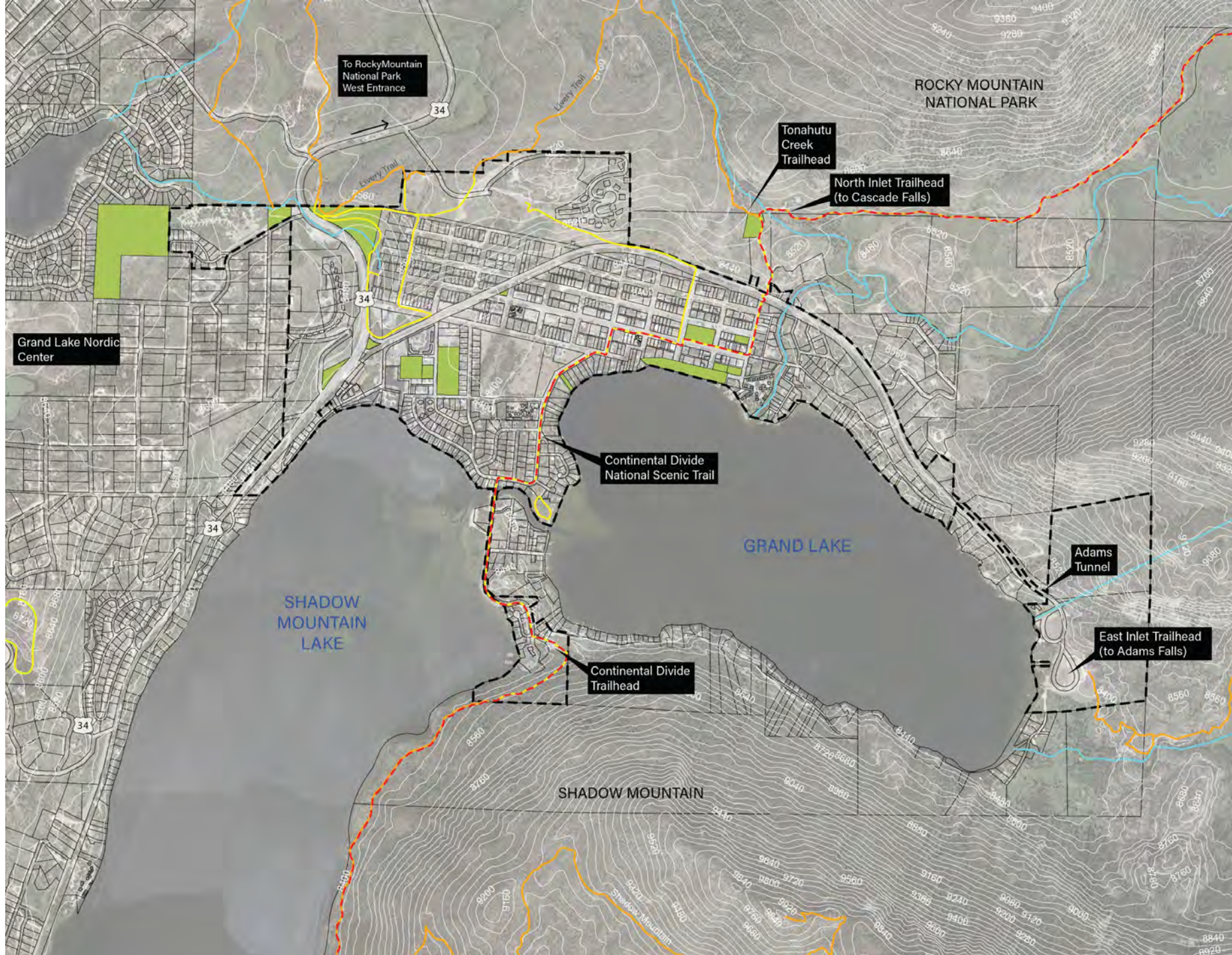
LEGEND

- ← - - - - - → Pedestrian Routes
- Managed Lawn
- Playground / Outdoor Fitness
- Plaza / Social Space
- Court Sports
- Boat Launch
- Dog Park
- Screening
- Existing Building
- New Structures
- ADA Parking
- Restroom
- Gateway Feature



Trails, Connections and Right-of-Way

EXISTING



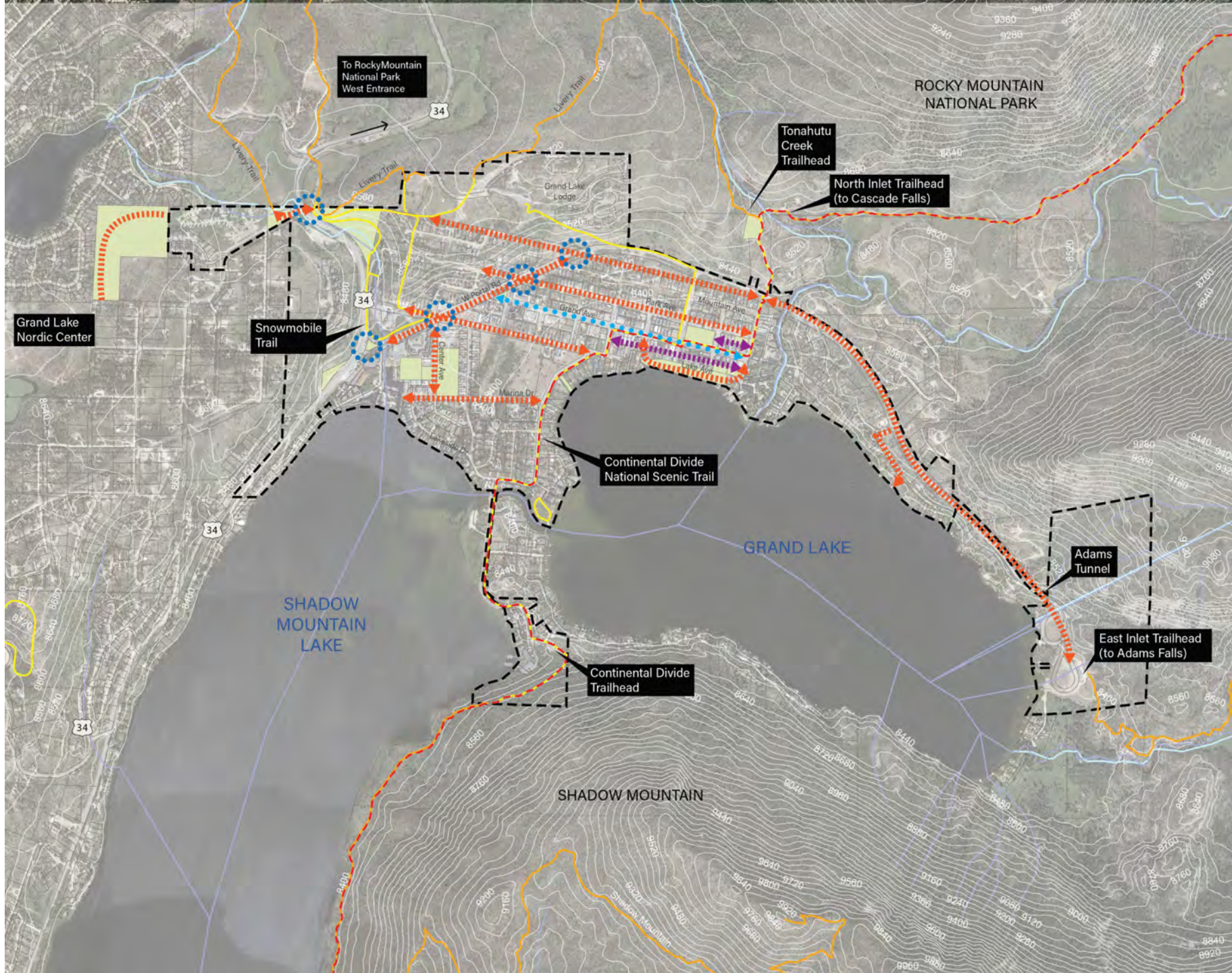
LEGEND

- Section 7, Item B.
- Hydro
- 40' Contours
- Local Trails
- Rocky Mountain NP Trails
- Continental Divide Trail
- Parcels
- Town-owned Parcels

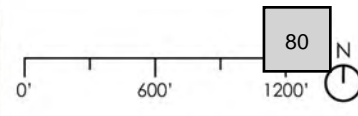
79

0' 600' 1200'

CONCEPT



- LEGEND**
- Section 7, Item B.
 - Hydro
 - 40' Contours
 - Local Trails
 - Rocky Mountain NP Trails
 - Continental Divide Trail
 - Parcels
 - Town-owned Parcels
 - New Pedestrian Routes
 - New Pedestrian Alley Routes
 - New Bike Lane in Street
 - Pedestrian/Bike Crossing



PRIORITIZATION

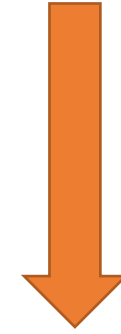
□ PROPERTIES

- Lakeside Park
- Community Center & Open Space
- Matthew's Annexation

□ TRAILS/CONNECTIONS/ROW

- West Portal Road
 - Pedestrian/bikeway connection to North Inlet Trail
 - Pedestrian crossings at intersections and traffic calming

NEXT STEPS



<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-Stanley Parcel-Community Center, Winter's Pioneer Park, Public Works, & Center Lots-Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-County Rd. 48-Thomasson Park-600 Mary Dr.-Chamber of Commerce-Town Park-Veteran's Park-Trails and Connections <p>APRIL 2022 - JUNE 2022</p>	<p>IMPLEMENTATION STRATEGIES</p> <p>FUNDING STRATEGIES</p> <p>COSTS</p> <p>JULY 2022 - AUGUST 2022</p>	<p>FINAL MASTER PLAN REPORT</p> <p>AUGUST 2022– SEPTEMBER 2022</p>
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QUESTIONS AND COMMENTS