



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
2. Roll Call
3. Consideration to approve Meeting Minutes: [7-20-22](#)
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
7. Items for Discussion
 - [A.](#) 417 Lake Ave. Proposed Housing
 - [B.](#) 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://us06web.zoom.us/j/96360206519?pwd=VHcwODFTNnQ2SWNOTDA1M2d5NFYwUT09>

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

Meeting ID: 963 6020 6519

Access Code: 642153



Grand Lake Planning Commission

Wednesday, July 20, 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*

1. Call to Order: 6:32 pm

2. Roll Call

PRESENT

Chairman James Shockey
Vice Chairman Heather MacSlarrow
Commissioner John Murray
Commissioner Judy Burke
Commissioner Heather Bishop
Commissioner Greg Finch

ABSENT

Commissioner Christina Bergquist

Commission did not vote to excuse Commissioner Bergquist

3. Consideration to approve Meeting Minutes: 7-6-2022 Minutes

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest

Voting Nay: Chairman Shockey, Vice Chairman MacSlarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

6. Items for Discussion: none

7. Items of Business

A. Recommendation on 2016 Variance to Build a Service Road off of Lake Ave. to Walden Rd. for the Purpose of Access to Lots 9-11, Block 36, Town of Grand Lake

Director White presented the plan as stated in the packet. The applicants received a variance in 2016 to allow access to lots 9-10, on the condition of the following 6 items: no more than 15% grade, no more than 4 lots, drainage and grading easements to be recorded. In 2017 the applicants began construction, and notified the Town on the proposed construction of lot 9 structure. The applicant installed the utilities and noticed that the driveways would be too steep if entering from the south side of the lots. They halted construction of the road and approached the planning commission to discuss options to allow a driveway entrance from the Walden right of way for lots 9-11. The applicants then paused construction to focus on a concurrent project at the Gateway Inn. Previous Planner Shull has

notes that the grading and drainage easement were not received. Director White asked the Commission to decide if they would allow the applicant to continue the service road with the submission of new easements. Or if they would like to combine the driveway variance of 2022 with the variance of 2016? Commissioner Burke asked whether was a time limit. Director White stated that the building codes are the same as in 2016, and that the attorney suggested that the engineers stamp for the plans may be expired and plans should be renewed. She also mentioned that the ditch grade was at 2:1 and there are code requirements for anything over 3:1 and that erosion control should be of utmost priority. Commissioner MacSarrow stated that she would be fine with Director White to move forward with the 2016 variance with the drainage easements updated. Commissioner Burke clarified that all the new owners would need to sign the easements and that there should be verbiage that the Town would not be taking over the maintenance of the road and that the HOA would be responsible. Director White said the code states that the Town will not take over the maintenance of a road. She also mentioned that the road is only 16' wide and that it wasn't safe to service all 8 lots on the east and west of the Walden St. ROW., that the emergency vehicle requires any road over 150' to have a round about, also the homes would need to have fire suppression systems due to the distance from the road. Commissioner Murray asked if they could add a note that the Town would not be maintaining the road. Mr. Jenkins said that at the time of the 2016 variance it was agreed that if the "service" road were to continue to block 43 that the lots should become residential and not resort. The applicant agreed to maintain the service road and contested that it was the agreement with the original 2016 variance. The applicant says that the easements were signed, but since there are new owners, the new owners need to agree to the easements and have it recorded against their property. Chairman Shockey said that the easements could be discussed with staff. Chairman Shockey suggested that the Commission open the public hearing for the driveway variance and make two separate motions at the end about the two different items. Director White stated that the permit is expired, the variance is not, however staff felt that the 2016 variance didn't have it's conditions met to have the permit reissued, therefore staff is requesting input from the commission to move forward with the variance. The commissioners continued discussion about the road and it's current condition with the owner of Lot 13. They discussed whether or not a survey of the road could be done at this point in time and then after the project is complete and damage to the road would need to be repaired. It was discussed that the material of the road is softer than that of the driveway and it will wear at a faster rate. The owners of lot 13 stated that they are willing to pay to have the road maintained, but they cannot find anyone to do the repair. There was discussion about the property lines and the piles of dirt. Commissioner Murray added that the applicants should record with the County that the lots are obligated to maintain the service road. Director White stated that the drainage easement lists maintenance as part of the obligation.

Conditions were discussed: Chairman Shockey asked if they could approve a variance but that it had to be complete in 2 years or that it would have to come back to the commission to ask for an extension. He then gave a recap of items: ensuring the houses are sprinkled, ensuring the resolution that it is known to the property owners that it is a non-maintained road, the drainage easements need to be recorded, setting up a bond deadline and recommend to the Board to increase the amount. Process the variance for the service road with the aforementioned conditions. Staff recommends that the existing conditions likely have changed since the original plans were drawn up and the engineers seal is from 2016. Staff has recommended that a third party engineer review the plans due to the 2:1 grade on the side slope. The commission agrees that the plans should be brought up to date and new owners of lot 12 to agree to the plans, and a requirement that a survey of conditions be performed so that any further damage is repaired. .

Motion: Table consideration until August 16th, 2022 for recommendation on the 2016 variance from the Commission to the Board of Trustees until such time that it has been reviewed by a third party and

applicant brings it up to date, with a timeline for completion, and until the attorney has had time to bring those documents up to date, crafting the resolution to cover the aforementioned conditions.

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

Voting Yea: Chairman Shockey, Vice Chairman MacSlarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion passed 6:0**

- B. Public Hearing- Recommendation to allow a variance to Roadway Specification 11-2-4 for Access to Lots 9-11, Block 36, Town of Grand Lake

Chairman Shockey stated that Item A was recessed and moved onto item B to open the public hearing. The order of operations would be such: staff presentation, applicant presentation, public comment, close public hearing, then discussion and action on the item. Director White stated that applicant approached the planning commission in 2017 to request a driveway from the west side of lot 9 to access lots 9-11. Staff was given direction to discuss the process with the applicant. The applicant chose to put off construction to work on another concurrent project and nothing had been done since then. The applicant requires a variance to allow more than 2 single residences to access one driveway, they require 3; access is greater than 4% for the first 25', the driveway does not have 25' separation; they have a broken-back curve to access the lots from the "service" road; the side ditch is over 3:1 slope; the code requires a soil study if the grade is over 3:1; driveways are not allowed to be over 10% grade after the first 25', these drives are not over 10%, but they are within the first 25'. Director White read staff comments that are listed in the packet. Public Hearing opened to allow public to speak. Pat Farmer 433 Harmon St. lot 16, bl 36, She stated that she had two concerns: drainage and dust. There were 1000 trees on the road when they first bought their house. They are now gone due to construction and beetle kill and in 2011 ground water was found in their basement. In 50 years the house had no record of ground water prior to this. They have since installed a sump pump. Over the past 3-4 years it has become better, less snow, weather changed. more trees uphill to soak up. she asked if a soil study can take into account the ground water. Hope that the PC looks into the future consequences of building at the top of the hill. As far as dust, she wanted dust control on the road.

Loek Van 215 Lake Ave. He stated that he agreed with Pat Farmer. He owns lot 13 and sold 12. He wants to be able to enter his home house safely and have a snow plow enter safely. He stated that there is a large drop off of his driveway due to the trucks going up and down the road. He asked why the Town to allow the applicant to dump the dirt and rock in front of their house. He stated it is hazardous and cars will go sideways down the hill and there are deep tire tracks in the road. He asked what will happen to the view and the wildlife.

Chairman Shockey invited the applicant to discuss the the rock will be hauled away, the piles are to be used to build the road. He said the piles were sitting on the Gateway property because they stopped work to work on the Gateway and then Covid happened, and then the Troublesome Fire occurred. the Commissioners stated that there should be a timeframe put on finishing the project. Commissioner Burke asked who would be in charge of maintenance and where does that maintenance start. Is there a subdivision improvement agreement with the applicant. There was discussion as to the amount of the bond and that the cost of the road should be the bond amount, and not just to move the piles of dirt. Director White stated that the public works director estimated the cost to move the dirt piles and smooth out the road. There was discussion on exactly where the property lines are in relation to the the piles of dirt. Two items to be voted on: 2016 variance and if there are additional conditions to be placed on them. Director White stated that there is no definition for service road in the code, and so

the "service" road was being treated as an extension of a driveway and the code for "driveway" was being used for design purposes.

Chairman Shockey stated that the resolution would need to be updated to include fire suppression requirement to any structures built on these lots; easement agreement be put on the three lots to make the owners aware that there is a shared driveway.

Motion: Commissioner Burke motioned to table the consideration of the driveways access to lots 9-11, Bl 36, ToGL until August 17th, at which time we will review the attorney's opinions of easements and adding the two conditions of sprinkler systems and easements to be recorded across the lots.

Motion made by Commissioner Burke, Seconded by Commissioner Bishop.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion passed 6:0**

8. Future Agenda Items: none
9. Adjourn Meeting: 8:33pm

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

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion passed 6:0**



Date: August 3rd, 2022

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

RE: Review of Proposed Local Employee Housing Design for Lot 12, Block 28, Town of Grand Lake.



Purpose:

The Applicant has proposed removing his current buildings and replacing it with high-insulation rated modular apartments to house up to 12 tenants with appliances, garages, and storage. Applicant would like positive recommendation of plans in order to move forward his funding strategy that requires Town’s written support. The applicant has indicated that he intends on locking in the housing price at a rate that is affordable.

Staff is requesting for the Planning Commission to review the plans, variance requests, and make a motion to allow the applicant to move forward with the application.

Background:

The applicant for lot 12, Block 28, Town of Grand Lake, is the grandson of previous Mayor Louie Heckert and would like to acknowledge his grandfather’s time, effort, dedication, and passion for the Town of Grand Lake and wants to give back to this community. He feels by providing a rent-stable complex, he will be helping our community. Scott has found a company who can build the units in just a few months. They will be hidden on the small lot, and should not be a large distraction to the neighborhood. The Units will each be 2 bedrooms, with garages for off-street parking, storage in the rear of the garage. They are extremely well insulated, fire resistant, and will be complete with appliances.



Existing Condition



Existing Condition from Lake Ave





Municipal Code:

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

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 C—Commercial District.

(A) *Uses Permit by Right.*

- 10. Residential units, herein defines as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:
 - (a) The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.
 - (b) If any portion of the area described Section 12-2-18(A)10(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.
 - (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.

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

Standard Type	Measurement		
Minimum Lot Area	2,500 sq. ft.*		
Maximum Lot Coverage	85% for all one-story buildings	100% for all multi-story buildings	
Minimum Lot Frontage	25'*		
Minimum Floor Area	400 sq. ft. per dwelling unit	Refer to Definitions Section for hotels and motels.	
Maximum Floor Area	N/A		
Minimum Setback	Front = None**	Side = None	Rear = None
Maximum Height	35'		
Density	Governed by section		
Open Space	None***		
Utility Use Area	Minimum of 2 off-street parking spaces and a trash storage area		
*No minimum lot area or frontage required for townhomes			
**25' for motor fuel pumps			
***For mixed-use developments - use Section 12-2-26			



Staff Comments:

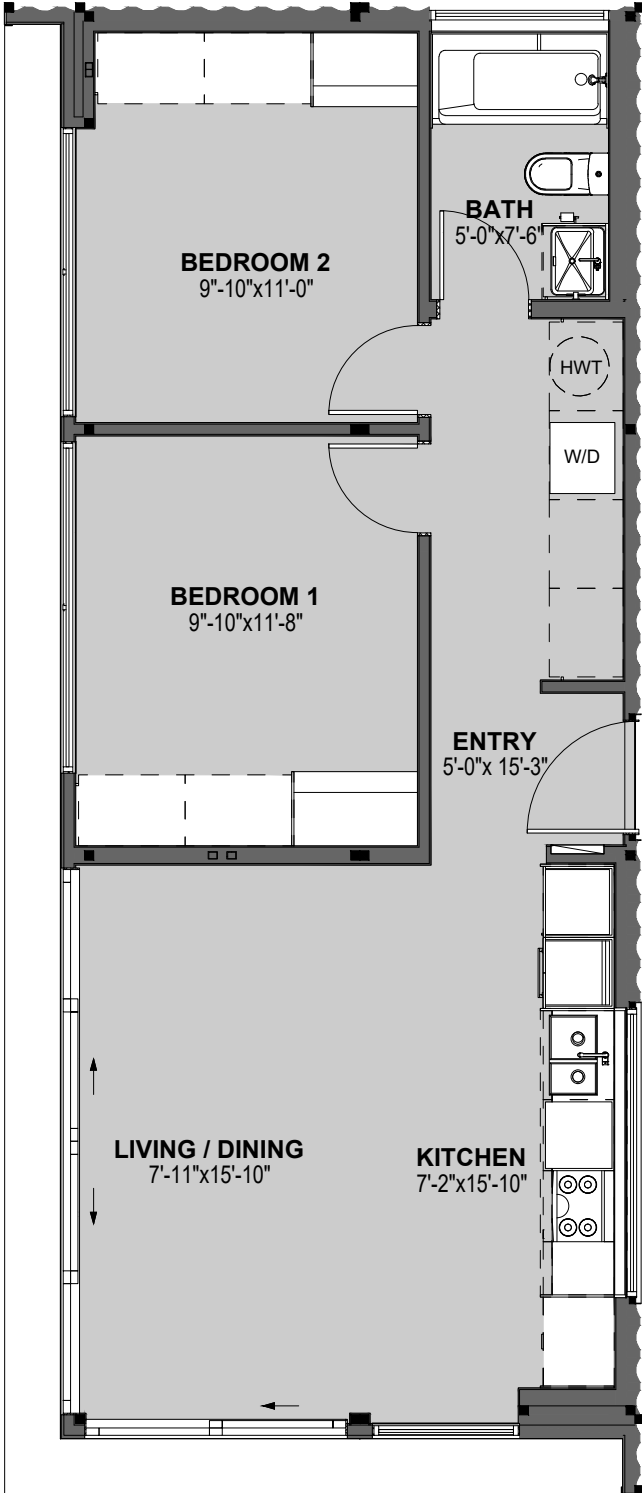
- Staff suggests that if the applicant can restrict the housing to an affordable rate in perpetuity, that the commercial requirement in the first 50' be granted an exception.
- The use of this property has been a rental and if it is sold, the use will not be transferred.
- The adjacent use immediately to the east and the south are residential.

Commissioner Discussion:

- Planning Commission shall discuss if they will recommend that the use be allowed?
- Does the proposed materials meet the Town design requirements?
- The massing is appropriate for this location?

Suggested Motion:

- Motion to suggest the applicant move forward with their application for funding with the knowledge that the Town is backing the idea.
- Motion to suggest the applicant make the following changes:
- No Motion



HO2 TYPE-1 KITCHEN RIGHT
TOTAL SIZE: 18' X 42' (756 SF)
UNIT SIZE: 16' X 40' (640 SF)
(SECOND WALL OF GLASS)



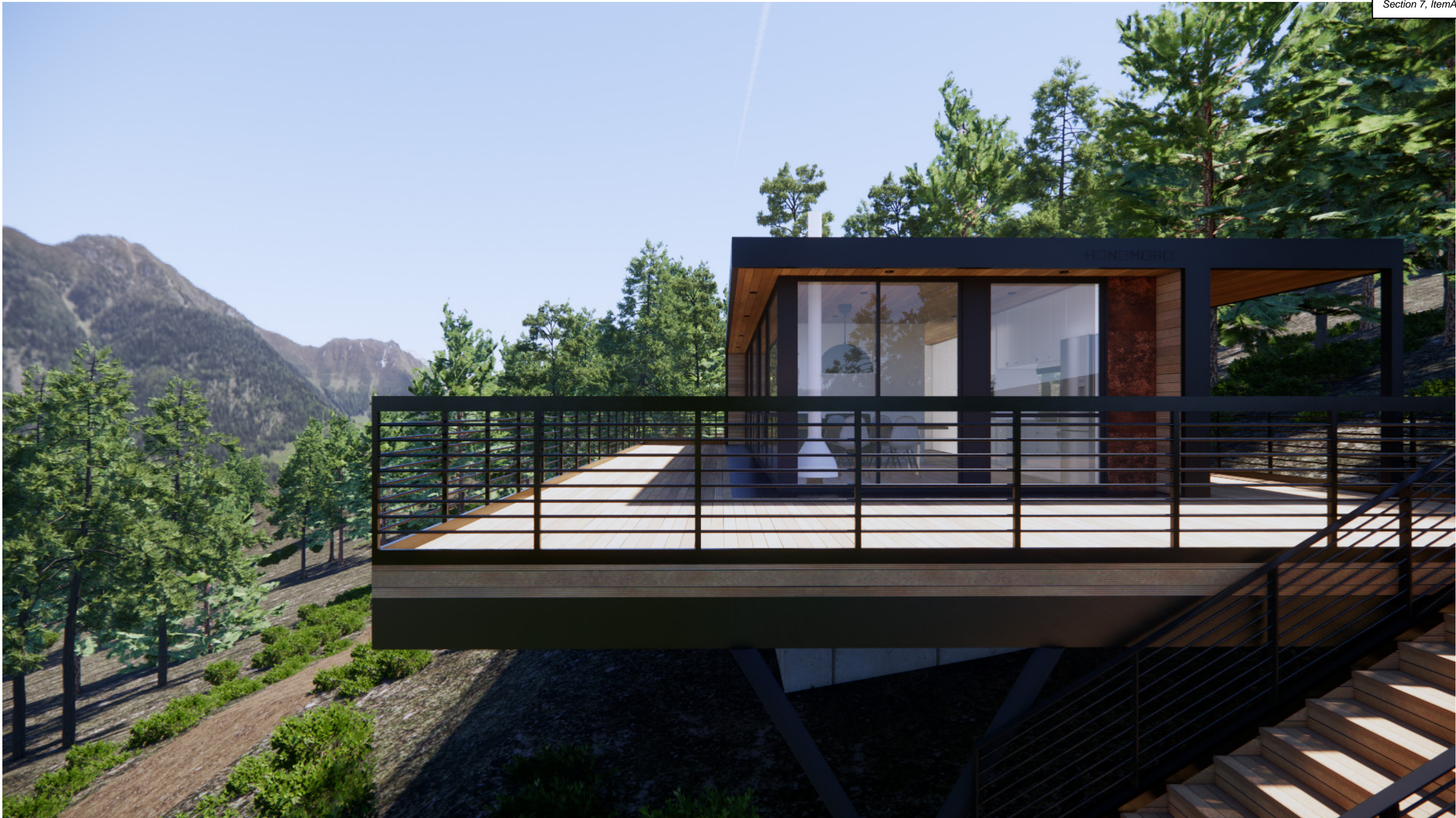
SE Exterior



NW Exterior



Overview



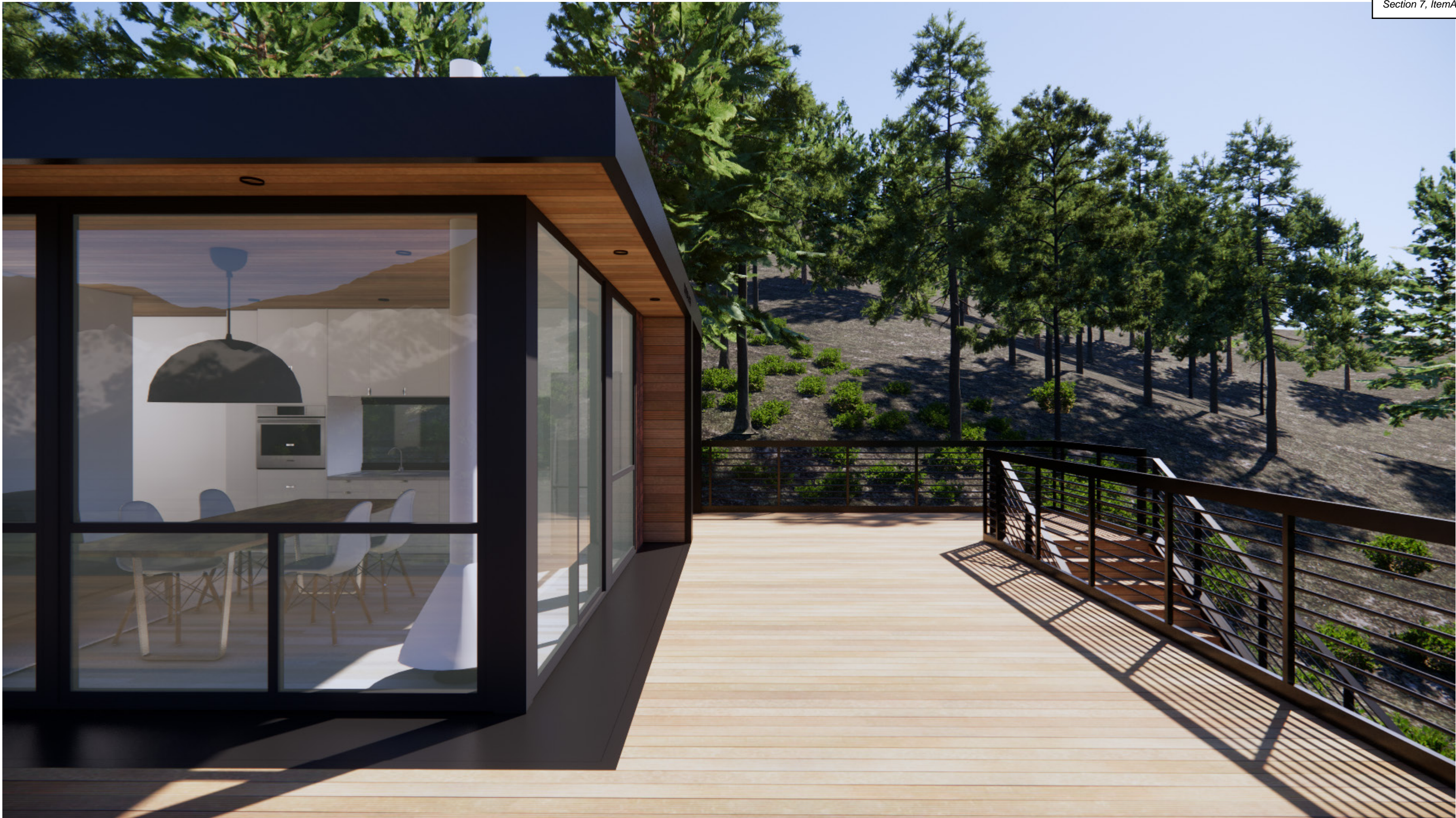
Deck and Stairs



Deck and Patio Door



Deck From Southwest



West Deck



Entry Deck and Pergola



Kitchen and Living Room



Overview

Kim White

From: Scott Heckert <srheckert@gmail.com>
Sent: Thursday, June 30, 2022 5:07 PM
To: Kim White
Subject: Re: introduction
Attachments: Preliminary drawings SH tlb.pdf; GL Preliminary.pdf; HO2-TYPE1-RIGHT.pdf

Kim,

Thank you for calling my back and taking the time to talk with me. This email pertains to 417 Lake avenue in Grand Lake, Colorado. Per our conversation I have attached the two building PDF airlines in this email. I'm also attaching what we would build for apartments in this email in a separate link. Thank you for your time,

Scott Heckert

These youtube links are the basic look and feel of the HONOMOBO HO2
<https://youtu.be/ady1AXB9E10> <https://youtu.be/1aOx9UzJYrE> .

HONOMOBO HO2

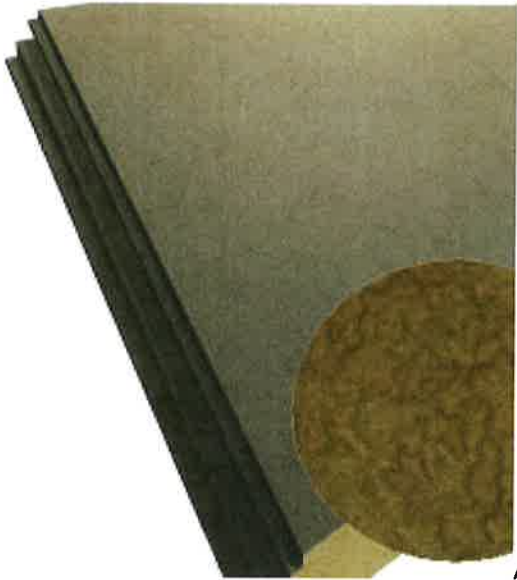
The HO2 model comes in either a 1 bed/1bath or a 2 bed/1 bath layout. At 640 square feet the HO2 home includes a full bathroom, in-suite laundry, and a spacious kitchen/living area with an optional wood or gas burning fireplace. The HO2 is the perfect fit for a guest house, cabin, ADU, or short term rental. <https://www.honomobo.com/>

<https://westernsteel.com/>

INSULATED PANELS

Insulated Metal Roof & Wall Panels provide a secure thermal envelope, resulting in reduced energy and operating costs. Insulated panels are versatile, with many options for roof, wall, and interior applications.

Western Steel offers engineering services such as detailing, wind calculations, panel calculations, fastening analysis, building code compliance and testing. We can provide insight on how to maximize the benefits of constructing with insulated metal panels in all applications.



Adobe



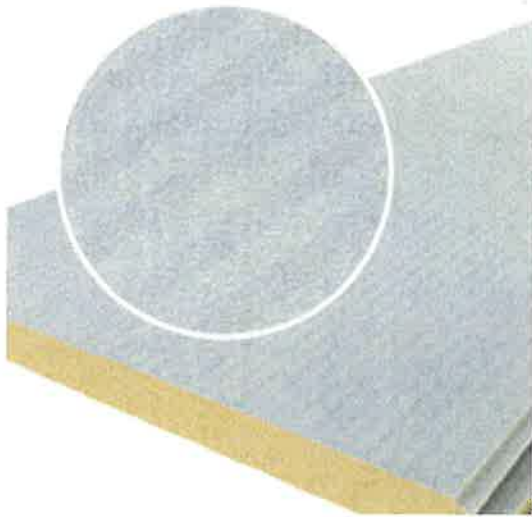
Flat



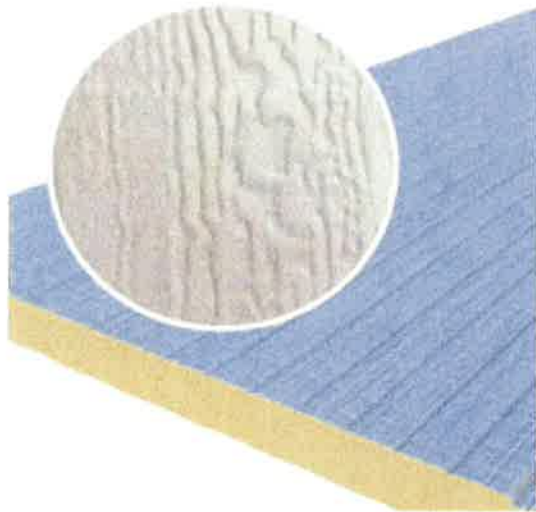
Heavy Embossed



Mesa

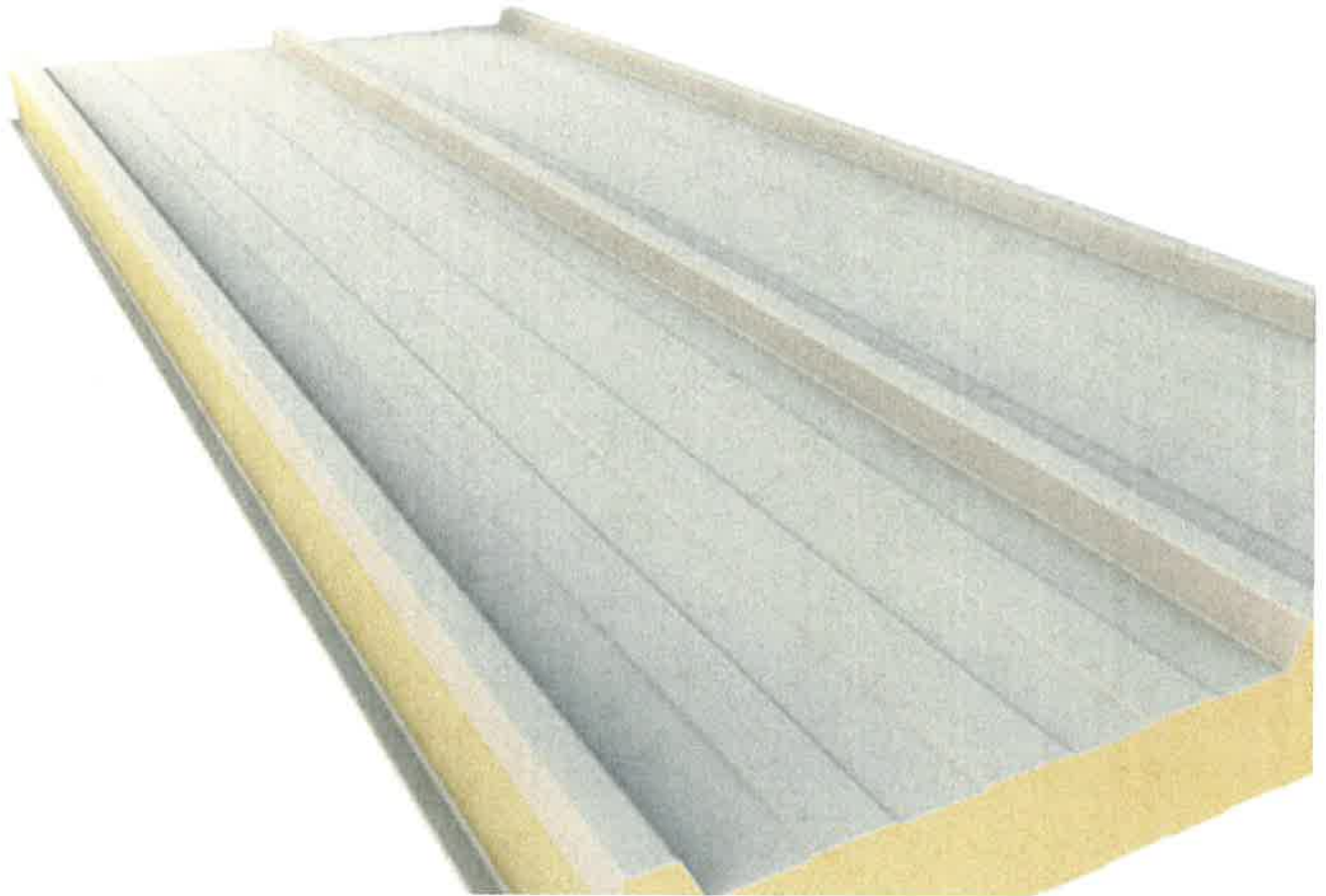


Striated

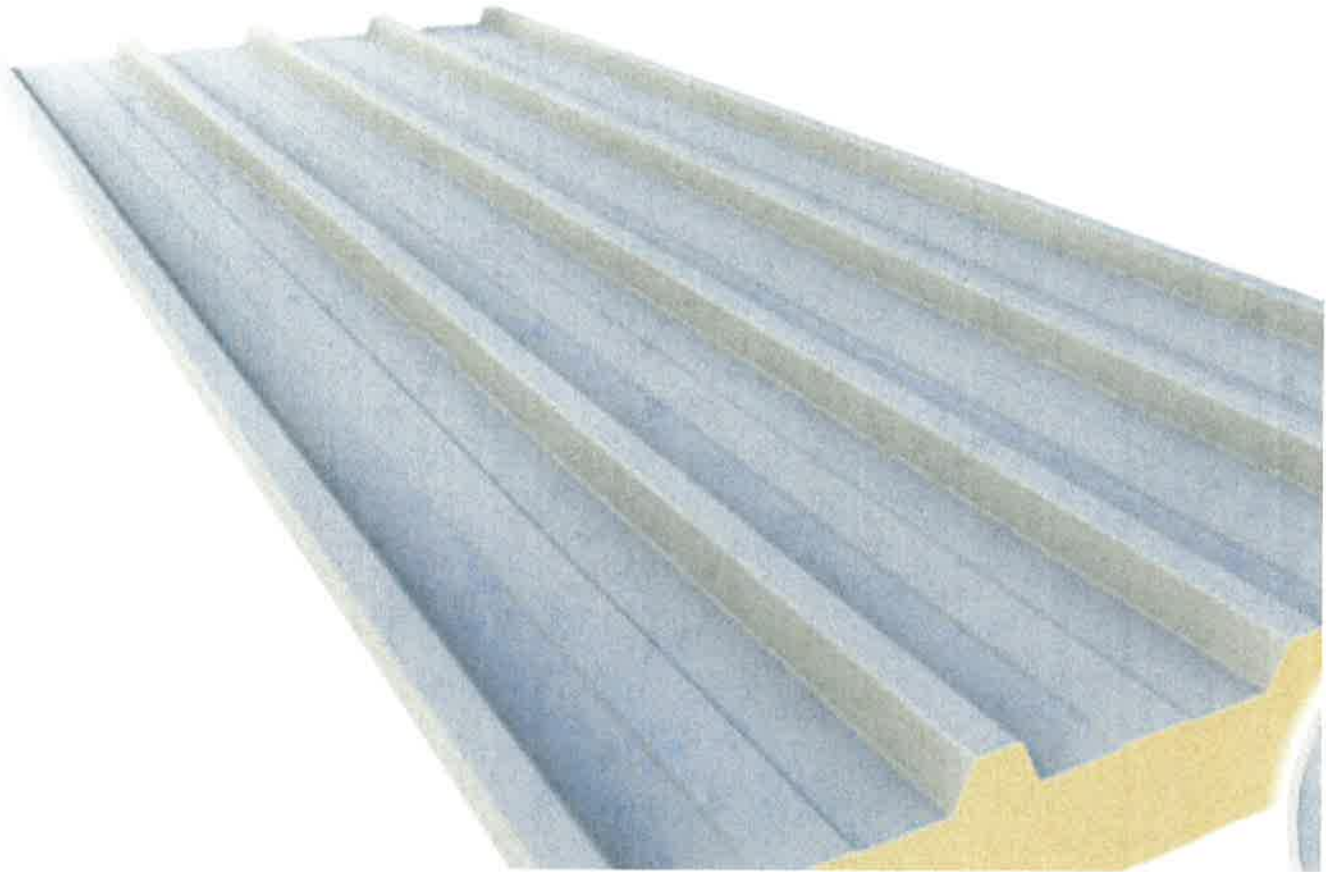


Wood Grain

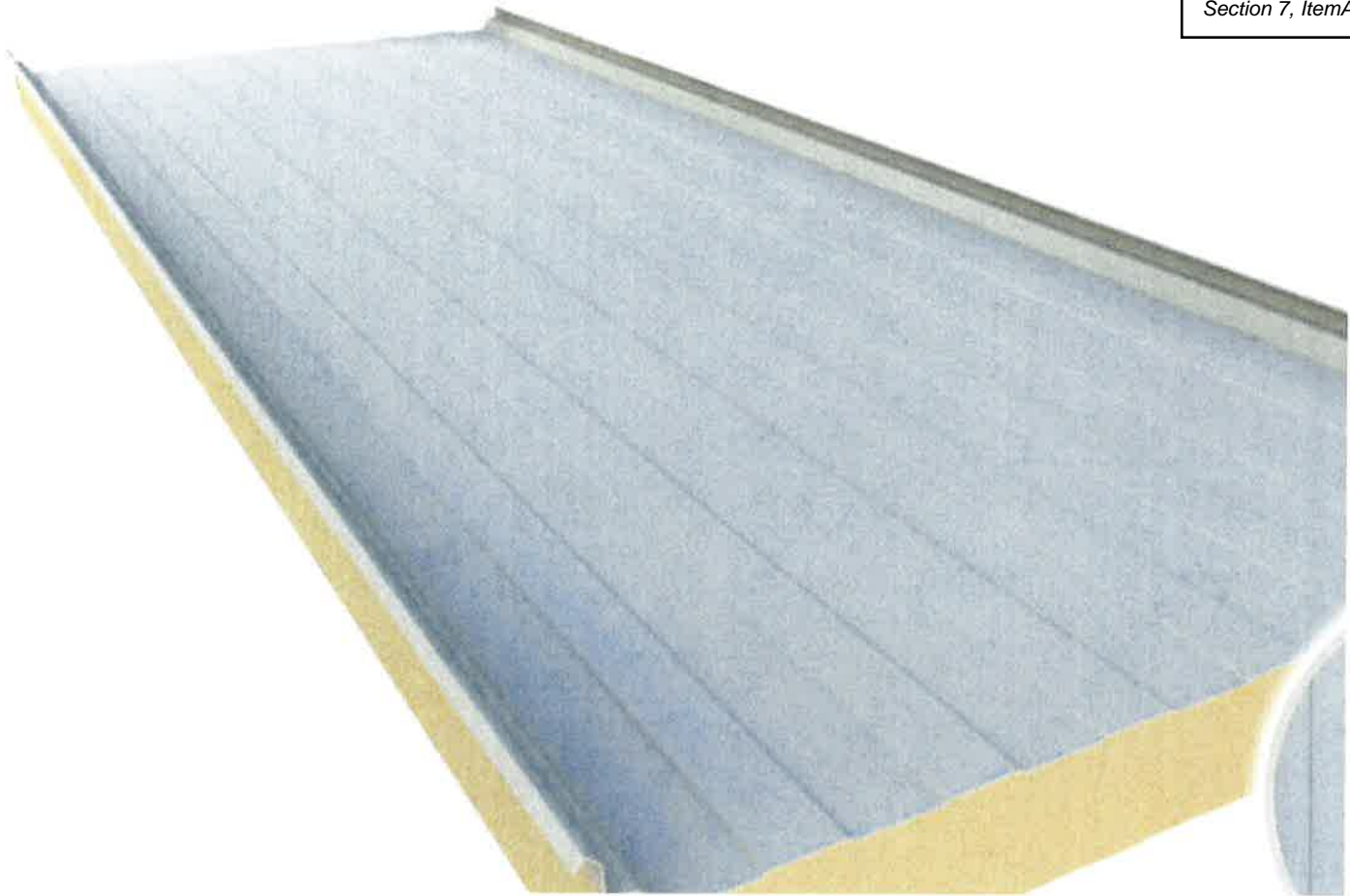
INSULATED METAL ROOF PANEL PROFILES



HR Series (HR3)



HR Series (HR5)



Standing Seam

FEATURES & BENEFITS

- The panel's overlapping joint is self-aligning and allows for easy sealant application.
- The standard exterior metal surface is 26ga galvanized steel (22ga, 24ga and stainless available) with standard PVDF and SMP exterior coatings (other coatings may be available).
- The standard interior metal surface is 26ga Imperial White.
- The panel arrives on site in one piece and requires a simple one-step installation reducing construction time and costs.
- Panel Length: 6' min to 40' maximum
- Insulation Material: CFC free foamed-in-place polyisocyanurate foam
- Joint Configuration: tongue and groove with concealed fastener, or standard interior joint, unless standing seam.
- Standard Panel thickness ranges from 4" to 8", R-Value from 20 to 48.
- Hourly Fire Rating: 1, 2, or 3 hour available, in panel thickness of 4" to 8" with a R-value from 20 to 48

The front of the building would be like this but with a Heavy Embossed finish...

12-7-4 Design Standards for Structures.

These standards require applicants to consider the inherent nature of color and material selection and their appropriate application, the transition from one to another, and viewing the building as a whole and from many angles. Also, the standards require careful attention to which colors, materials and their structural application are selected for vertical supporting elements, spanning elements, or creating building planes and major building walls.

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. The guiding vision is to create a vibrant mountain village to improve the quality of life and physical environment for both residents and visitors alike. Unless otherwise stated, all structures, including temporary facilities, within the town limits are subject to these standards and all applicable provisions of the Building Code, Zoning and Land Use Development Regulations (as adopted) of the Town of Grand Lake.

- (A) *Color Palette Selection.* the intent of the color palette selection is to compliment rather than stand out against the Town's western historic mountain setting. This is particularly important when refurbishing or remodeling structures which need minimal updating but which may need a color palette that is more integrative to the existing Town.

Town Staff maintains an Approved Base Color Palette for exterior color selections, that reflects tones in nature. The use of muted tones for primary exterior material surfaces and brighter tones for accent exterior material surfaces is required by the Town of Grand Lake. The approved color palette shall be referenced and closely matched.

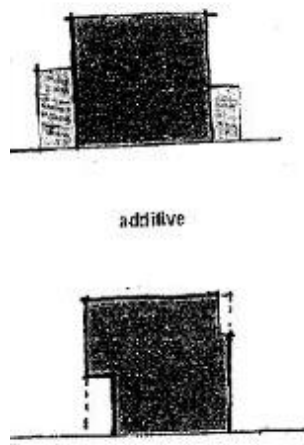
- 1. All paint colors shall be approved by Town staff prior to painting.
- 2. Reflective colors (shellac, enamels, florescent, neon and high gloss finishes) are not permitted.
- 3. Accent colors shall be harmonious accents to the primary color selection.
 - (a) Accent colors will be permitted in any color so long as it meets the provisions of this Section.
 - (b) White shall be a permitted accent color.
- (B) *Material Selection.* Material selection shall take into account the historical and existing perspective of the Town. The objective of material standards is to allow flexibility in the choice and applications of exterior materials.
 - 1. The proposed materials must be appropriate to the surrounding context, both built and natural.
 - 2. The proposed materials must also be durable and maintainable over time and inclement weather.
 - 3. *Acceptable Primary Exterior Materials:*
 - (a) Random, Dressed and Simulated Stone.
 - (b) Fiber-cement horizontal, vertical and shingle siding.
 - (c) Wood horizontal, vertical and shingle siding.
 - (d) Exposed heavy timber framing.
 - (e) Fiber-cement column framing with wood/fiber cement trim.
 - (f) Barky siding, slab, split-log, hand-hewn siding, Rocky Mountain "Rustic" siding.
 - (g) "Trex" or other composite decking material, for decking only.

(Oc)

- (h) Canvas, Rubber, Vinyl or other similar type material, for Portable shed/garage only.
 - (i) Rough-sided plywood rated for weather exposure including board and batten style (or reverse board and batten style) contingent upon being painted, stained and with provision that joints are not exposed.
4. *Acceptable Accent Exterior Materials:*
- (a) Exposed and ornamental metalwork—non-reflective.
 - (b) Standing Seam Terne, Oxidizing Copper and painted/pre-finished metal.
 - (c) Galvanized metal (non reflective)
 - (d) Cor-Ten or other pre-rusted or exposure rusting steel.
 - (e) Stucco.
5. *Acceptable Window Materials:*
- (a) Aluminum Clad windows.
 - (b) Painted wood windows.
 - (c) Storefront wood-clad or wood windows.
 - (d) Low profile skylights.
 - (e) Tube lights.
 - (f) Commercial Storefront windows.
 - (g) Vinyl or Vinyl clad windows — for residential structures only.
6. *Acceptable Roofing Materials:*
- (a) Coated stainless steel (i.e., Standing Seam Metal Roof).
 - (b) Naturally weathering flat profile metal shingles.
 - (c) Architectural grade asphalt composition shingles.
 - (d) Common asphalt composition shingles or panels.
 - (e) Slate shingles.
 - (f) Treated wooden shake shingles.
 - (g) Tar and gravel or aggregate roofing, on flat roofs only.
 - (h) Rolled roofing if a 1:1 replacement or by Planning Commission approval if requested as a material for new projects.
 - (i) AWAPLAN, or similar type SBS-modified bitumen roll roofing.
 - (j) Polyurethane Foam — for flat commercial roofs only.
7. *Prohibited Exterior Materials:*
- (a) Vinyl and aluminum siding.
 - (b) Exterior insulation and Finish Systems (EIFS).
 - (c) Mosaic stonework veneer.
 - (d) Non-oxidizing reflective metal finishes.

- (e) Large scale pre-finished metal wall or column panel systems.
 - (f) Profiled metal, clay, or concrete shingles with characteristics generally associated with "Spanish" tile/shingles.
 - (g) Glass block.
 - (h) Vinyl Clad or Vinyl Windows — for commercial or mixed-use structures only.
 - (i) Outwardly enhanced reflective windows or coatings thereon.
 - (j) Non-architectural exposed concrete.
 - (k) Mirrored or highly reflective glass, glazing, or surfaces.
 - (l) White Stucco Walls.
 - (m) Bare sealed or unsealed plywood panels.
 - (n) Fiberglas Windows.
- (C) *Additional Design Standards for Commercial Structures.* These standards address the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Town's vision for a more attractive, efficient, and livable community. These additional design standards are intended to protect and enhance commercial districts by requiring physical development that is of high quality and is compatible with the character, scale, and function of its surrounding area.
- 1. Street Wall is the public space adjacent to the sidewalk and/ or street as a result of buildings being constructed to or near the front and side property lines of a site. The goal of street walls in the Town is to continue the connected network of comfortable and inviting pedestrian paths that form the transition between the street and adjacent buildings.
 - (a) Creating a strong edge by defining the sidewalk and street, the proposed development minimizes small voids in the street wall, and where voids do exist, they are of such a scale as to create a better, more useful pedestrian space or walkway near the front and/or side lot lines of a site.
 - 1. Although commercial projects should generally be built to the property lines at the sides and along the street frontage, it is possible on Grand Avenue to also soften this edge by the creative uses of intermittent pocket parks, landscaped seating areas, terraces for pedestrian use, open spaces and other safe areas for pedestrian comfort and visual interest, and functional pedestrian walkways which form the transition between the street and adjacent buildings. It is also appropriate to open up the street wall for a portion of the frontage to create areas of public open space, identify entrances, and make better pedestrian connections.
 - 2. After the first two (2) stories or twenty-four (24) feet, each additional story shall step back the street wall a minimum of twelve (12) feet to preserve the viewshed from street level.
 - 2. Massing refers to the size of buildings and how they meet the street. A building's mass is defined by its component parts including the size of its footprint and number of stories. Building mass is also determined by building form, roof shape, and orientation. Grand Lake guidelines encourage use of only the more positive massing relationships to provide a positive, exciting and vital experience for people on the street.

- (a) Massing needs to be engaging and stimulating and address the relationship between the size of the proposed building and the scale of the pedestrian.
 - 1. The architectural form of development of mass and height should have a human scale and should not overwhelm people walking in the vicinity of the buildings.
 - 2. Roofs and all other overhangs should be designed so that NO snow or rain is deposited or shed onto any public or private walking surfaces. Safety considerations for the pedestrian are paramount.
- (b) Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern and scale typical of single lot development.
- (c) Large monolithic buildings which overwhelm the scale of the existing town structures are to be avoided.



- 1. When working within a specified lot line and height restriction, every effort should be made to vary the simple cube shape. Both adding varied structures adjacent to the building(s) and subtracting volume sections and reducing heights from maximum allowances will help to reduce visual impact.
- 2. Large building masses should be achieved by linking a series of smaller masses including natural ones. The result should be a building which can be seen as a group of related, integrated, and innovative structures, rather than one (1) large element.
- 3. Both additive and subtractive massing approaches are encouraged to reduce the visual impact of large building masses.
 - (i) The additive massing approach increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as a separate pattern after they are put together.
 - (ii) The subtractive massing approach is to take a building of large mass, and then reduce it by taking parts of it away, in a logical manner. This approach is especially useful when buildings are built on the property line.

- (iii) Reaching a balance between the old and the new is a major goal of the Grand Lake Design Guidelines, particularly retaining the historic sawtooth character while encouraging compatible and respectful new buildings and design.



- 1. The Town of Grand Lake has a "ziggurat" or "sawtooth" profile of building heights which is a product of the historic building pattern, especially on Grand Avenue. The gaps that exist in the varied and historic sawtooth profile provide opportunities to insert new buildings or portions of buildings which are compatible in both scale and material, yet are distinguishable from surrounding historic vernacular.
3. Key Architectural Design Guideline Principals include:
- (a) *Façade materials and treatment.*
 - 1. All sides of a building should express consistent architectural detail and character.
 - 2. Building entrances should be designed to be visually prominent with distinguishing façade variations, recesses, projections, or other integral building forms.
 - 3. Consist of durable, long lasting materials that will keep it's appearance over time.
 - 4. Building frontages should exhibit human scale detailing on the ground floors.
 - 5. Use reveals, projections, and other subtle changes in texture and color of wall surfaces. Building colors should emphasize natural, muted earth tones.
 - (b) *Windows.*
 - 1. Fifty percent (50%) of the façade that faces the street should be composed of transparent materials- to the extent possible that it is compatible with the proposed use — Should be deep set and utilize mullions.
 - 2. Should be well lit to facilitate a positive merchandising environment.
 - 3. Should incorporate clear glass on storefronts, windows and doors.
 - 4. Highly reflective or mirrored glass should not be allowed.
 - (c) *Covered walkways.*
 - 1. Covered walkways with boardwalk are a response to climate, providing protection from the weather and help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all buildings frontages where pedestrian traffic is likely.

2. Column treatments for the covered walkways should be consistent per business, should be constructed of wood, and take design cues from existing canopy column treatments in the central business district.
3. All boardwalk conditions should be designed to Americans with Disabilities Act (ADA) standards and strive to address the needs of disabled individuals.

(d) *Roofs.*

1. Use of "false fronts" / parapets on commercial buildings in the central business district is encouraged to screen flat roofs.
2. False fronts should be designed to screen mechanical and HVAC equipment from the street level.
3. Flat roofs shall be designed to accommodate maximum snow loading conditions.

(e) *Infill/building additions in the central business district.*

1. When a new use (infill)/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.
2. New additions should match the existing approved architecture of the existing central business district. The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
3. Large setbacks from the street rights-of-way should be discouraged for new building construction.
4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern repetition, rhythm and proportions to achieve architectural unity.

(D) *Additional Standards for Structures.*

1. Foundations may be exposed no more than thirty-six (36) inches above ground level with the exception of foundations and building walls constructed of native stone.
 - (a) Exposed portions of poured or block concrete must be painted an appropriate earth tone color or faced with native or imitation stone, or wood.

(E) *Site Design Standards.*

1. Refuse containers shall, to the greatest extent possible, be accessed from the public alley right-of-way.
 - (a) Town staff or the Planning Commission shall assess refuse container placement in relationship to the site plan, the topography of the lot, the alley access and the general applicability and availability of placement in or near an alley right-of-way.
2. Refuse containers shall not be stored on the public street right-of-way.

- (a) Refuse containers, including Dumpsters, shall be permitted to be placed on the public street or alley right-of-way upon issuance of a Special Use or Special Events Permit.
 - 1. Permit applications shall include the placement of the refuse container and the proposed duration of the placement.
 - (b) Dumpsters may be permitted to be stored on the public street right-of-way upon permission of the Town Board of Trustees.
 - 1. Dumpsters permitted by the Town Board of Trustees to be stored on the public street right-of-way shall be screened.
 - (i) Dumpsters shall be screened on three (3) sides between October 16th to May 14th as to provide for provider access; and
 - (ii) Dumpsters shall be screened on four (4) side May 15th to October 15th .
 - 2. Construction Dumpsters may be allowed to be placed on the public street or alley right-of-way as per the determination of Town staff in the building permit process or at the time of interior renovations.
 - (c) Refuse containers may be permitted to be stored in the public alley right-of-way so long as vehicle access is not obstructed by the container.
3. The Town shall encourage and promote the following:
- (a) Refuse Enclosures for Refuse Containers to optionally screen from the public street right-of-way view on a horizontal plane from the public street right-of-way; and
 - (b) Fences for Refuse Containers to optionally screen from the public street right-of-way view on a horizontal plane down a public alley right-of-way; and
 - (c) Multiple business cooperation of Refuse Containers sharing as to reduce the concentration of Refuse Containers in a given geographical area; and
 - (d) Multiple business cooperation of Refuse Enclosure sharing as to centralize concentrated Refuse Containers in a given geographical area.
4. Fences shall be constructed of wood, native or imitation stone in a style and color harmonious with the adjacent building architecture and the surrounding natural environment.
- (a) Chain link fences may be used as a perimeter around swimming pools, marinas, public playgrounds, licensed day-care facilities, and tennis or other recreational courts.
 - 1. Chain link fences may also be used for dog pens when such pens are screened from public view, and the fencing does not exceed seventy-five (75') perimeter feet.
 - (b) Fences over eight (8') feet in height shall be reviewed by the Planning Commission for approval or denial.
 - (c) White picket fences are permitted.
5. Retaining walls are intended to be an attractive addition to the overall design of the site plan and the structures on it.
- (a) *Walls shall be made of natural woods or stone.* Poured or concrete block of the uncolored or unexposed aggregate type is not allowed unless faced with a stone or wooden veneer.

(Ord. No. 06-2021 , § 1, 5-24-2021)



Date: August 3rd, 2022

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

RE: 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.

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?
1	Matthews Annexation	
2	Community Center	
3	Winter's Pioneer Park	
4	Public Works	
5	Center Lots	
6	Lakeside Park	
7	Pioneer Park	
8	Lakeside Parking	
9	County Rd. 48	
10	Thomasson Park	
11	600 Mary Dr.	
12	Chamber of Commerce	

13	Town Park	
14	Veteran's Park	
15	Trails and Connections	

What recommendations do you want removed?	Suggested Funding source/strategy

Suggested Priorities (list by feature i.e 'dog park' or 'pickelball' with each property)

other comments

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



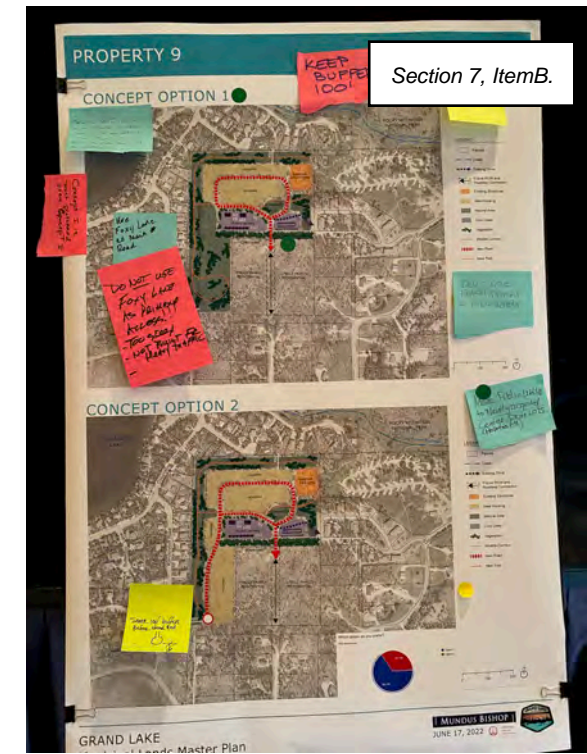
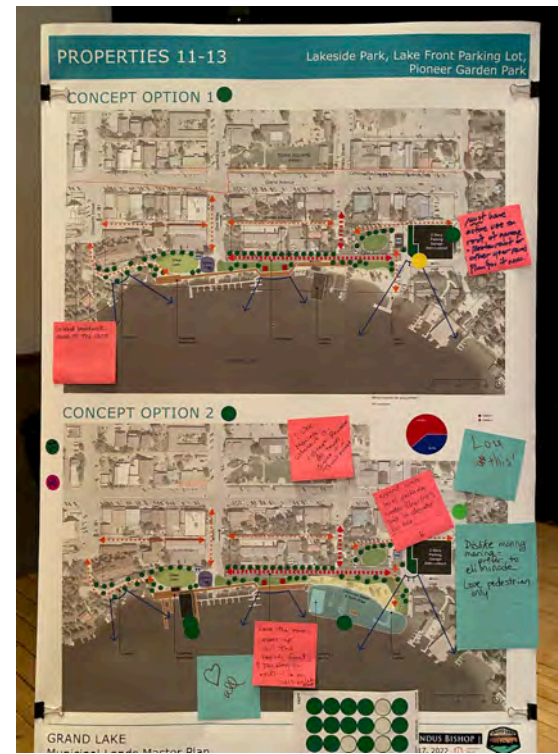
<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-Stanley Parcel-Community Center, Winter's Pioneer Park, Public Works, & Center Lots-Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</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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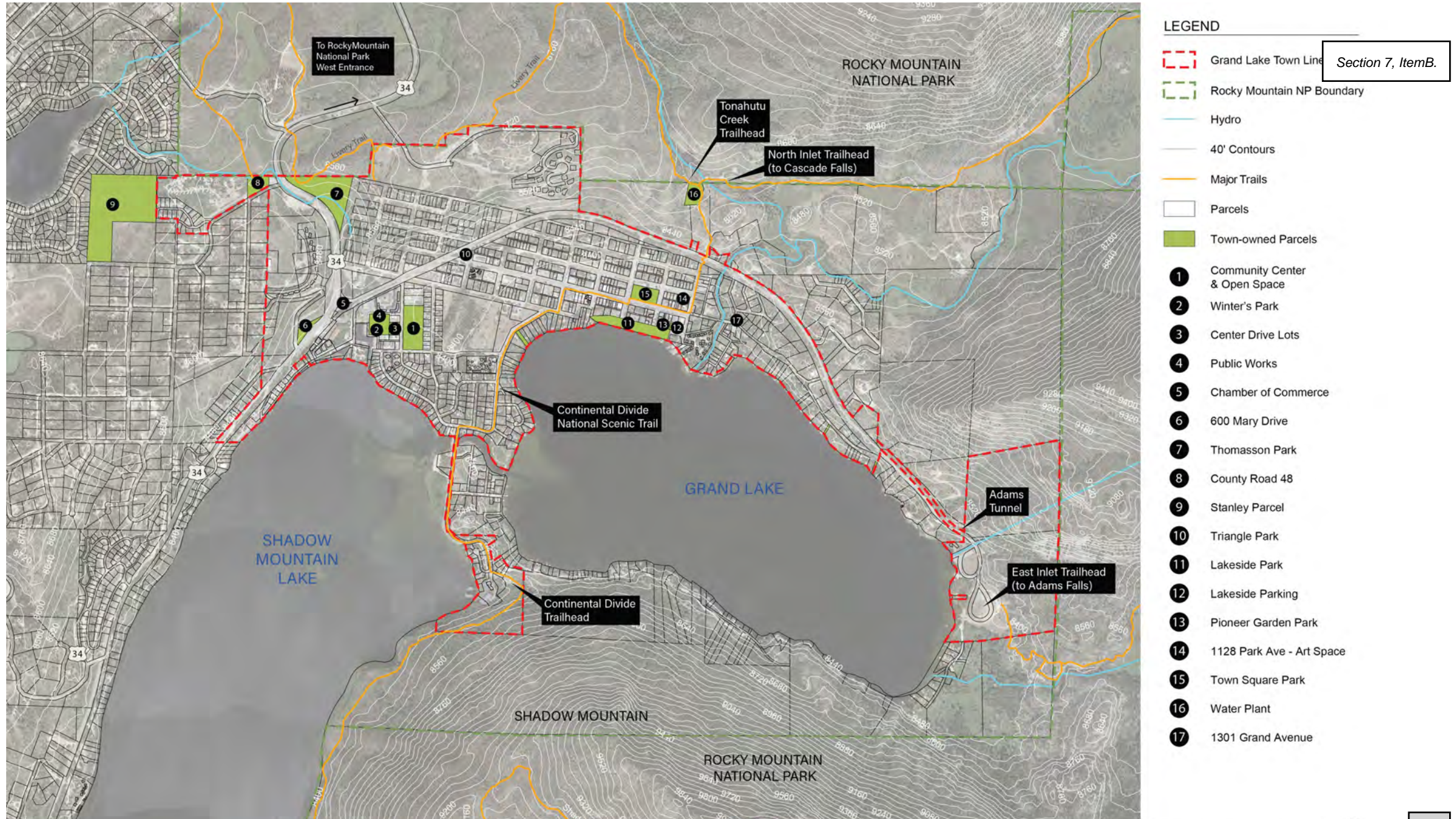
PUBLIC PARTICIPATION : online surveys
STEERING COMMITTEE & STAKEHOLDERS

**OPEN
HOUSE
6/17/22**

PUBLIC PARTICIPATION

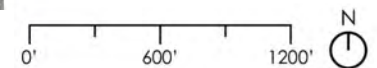
- ❑ Steering Committee
 - 3 meetings
 - 13 members
- ❑ Public Online Surveys
 - 3 surveys
 - 100-200 responses each survey
- ❑ Stakeholder Survey
 - 1 survey
 - 40 organizations, 12 responses
- ❑ Open House
 - 1 in person event
 - 50 +/- attendees





Mapping source: Grand County GIS

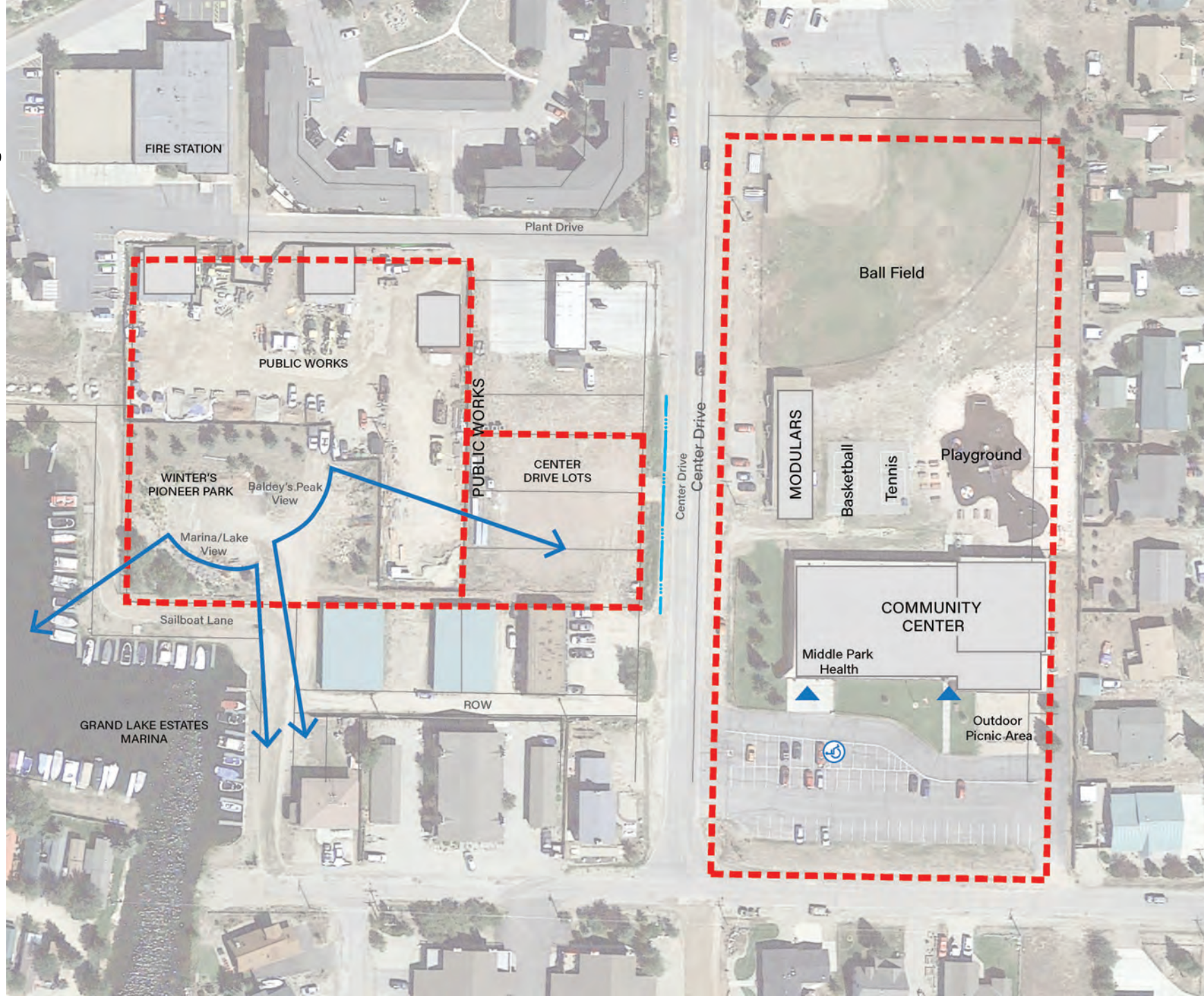
*Parcel locations are approximate when overlaid with aerial imagery. Maps are conceptual and for master planning purposes.



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

EXISTING CONDITIONS

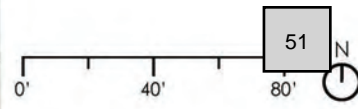
- Public Works is deed restricted & must relocate



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



CONCEPT 2

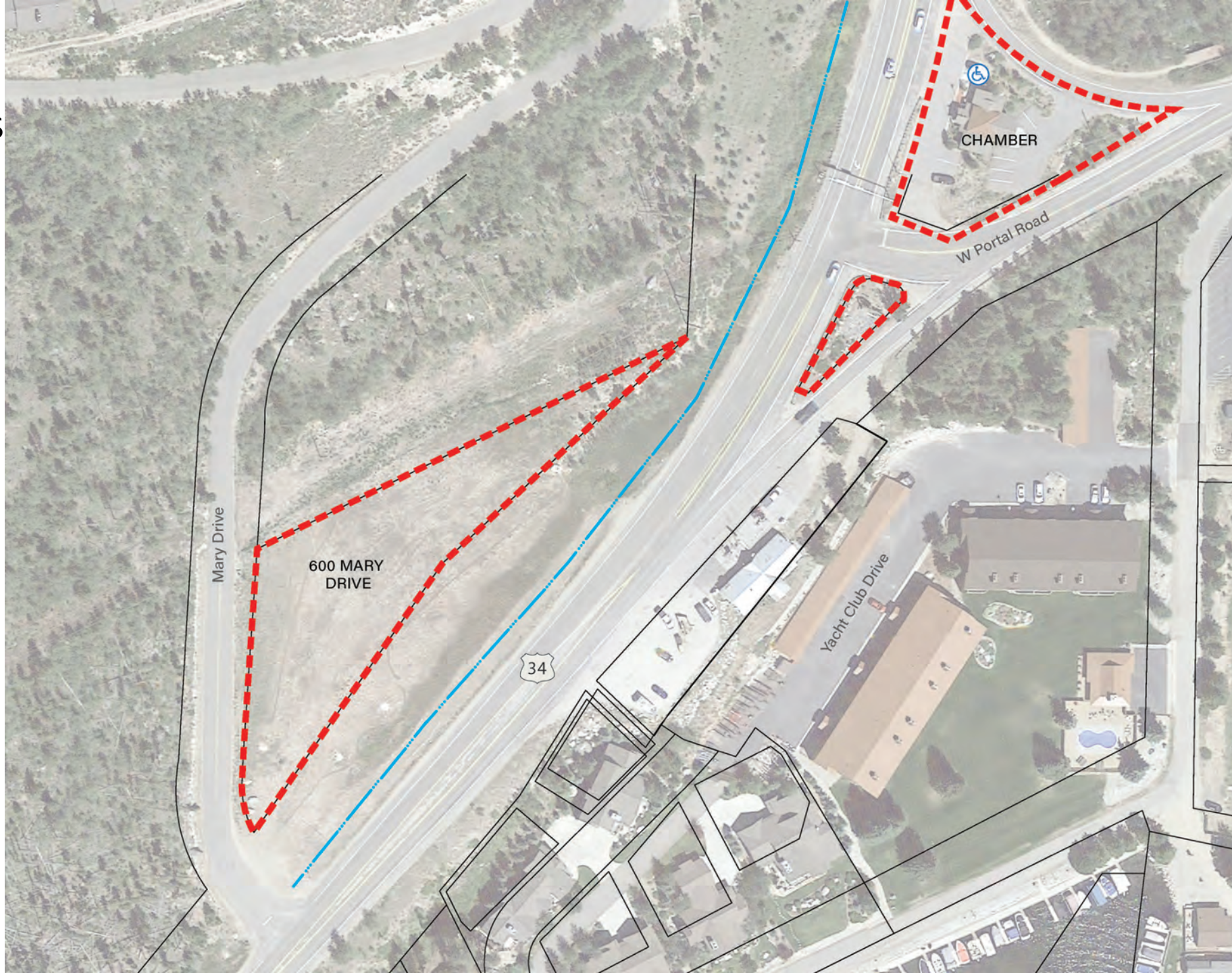


Section 7, Item B.

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

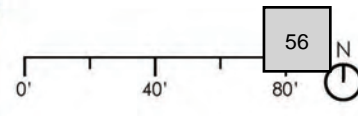
PROPERTY 5 & 6:
Chamber of Commerce and 600 Mary

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.

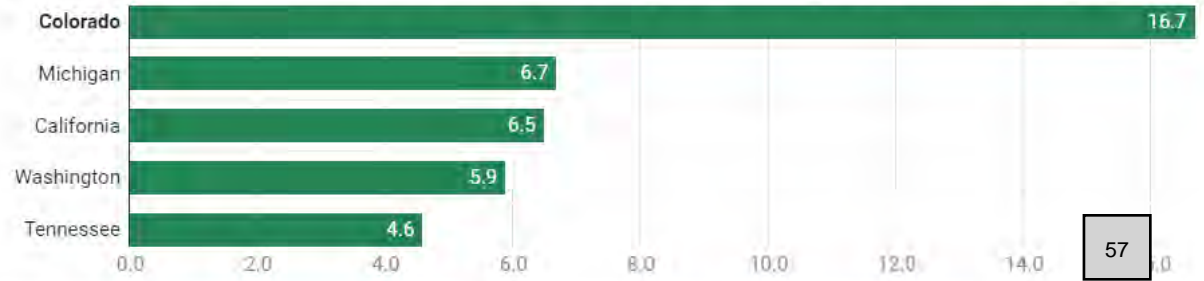
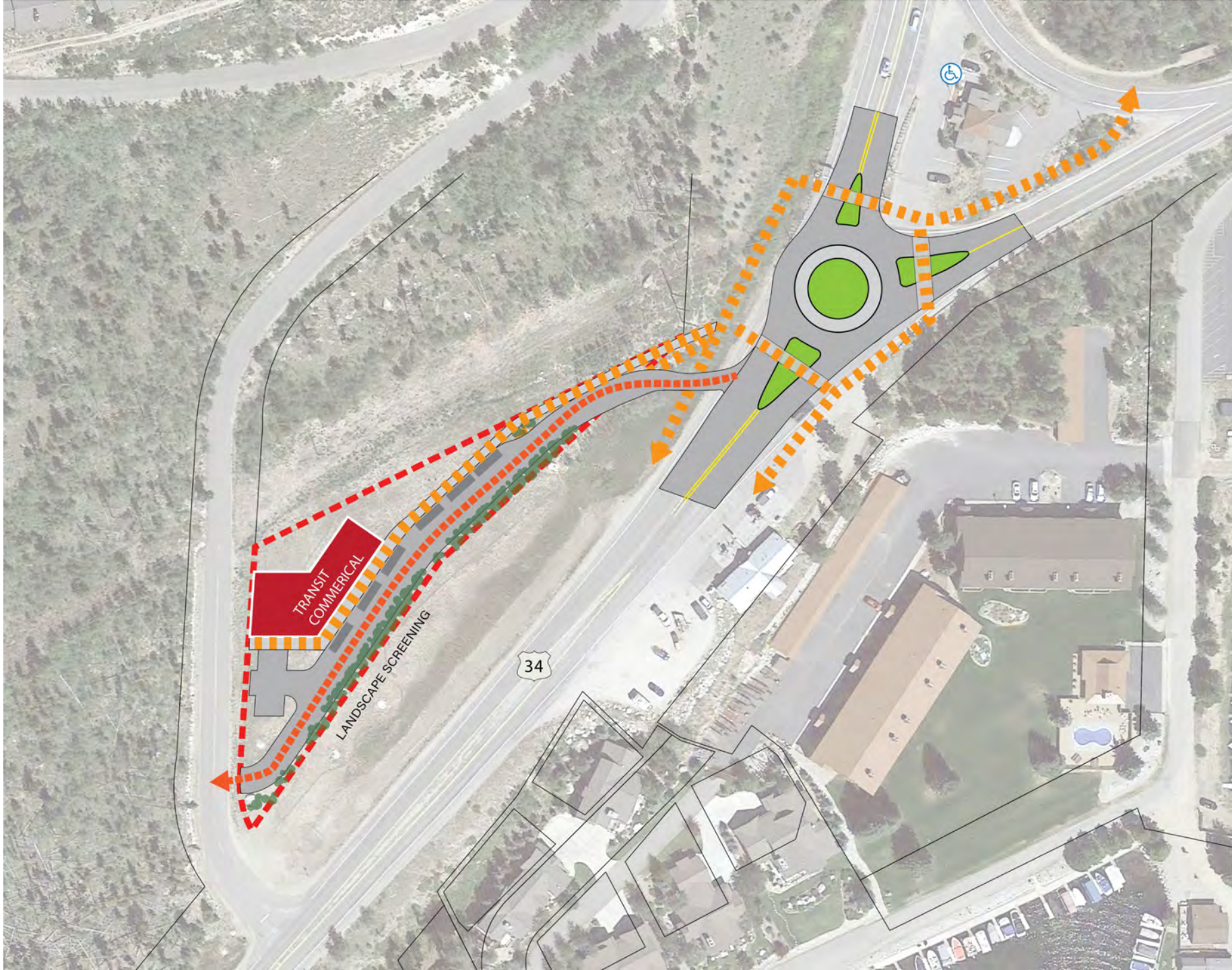


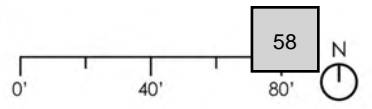
Chart: Jon Murray • Source: CDOT using Federal Transit Administration data • [Get the data](#) • Created with [Datawrapper](#)

CONCEPT 1 TRANSIT HUB



Section 7, Item B.

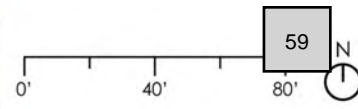
- Property Line
- Parcels
- ADA Parking
- Roadway
- Pedestrian Connection
- Commercial



CONCEPT 2 HOUSING

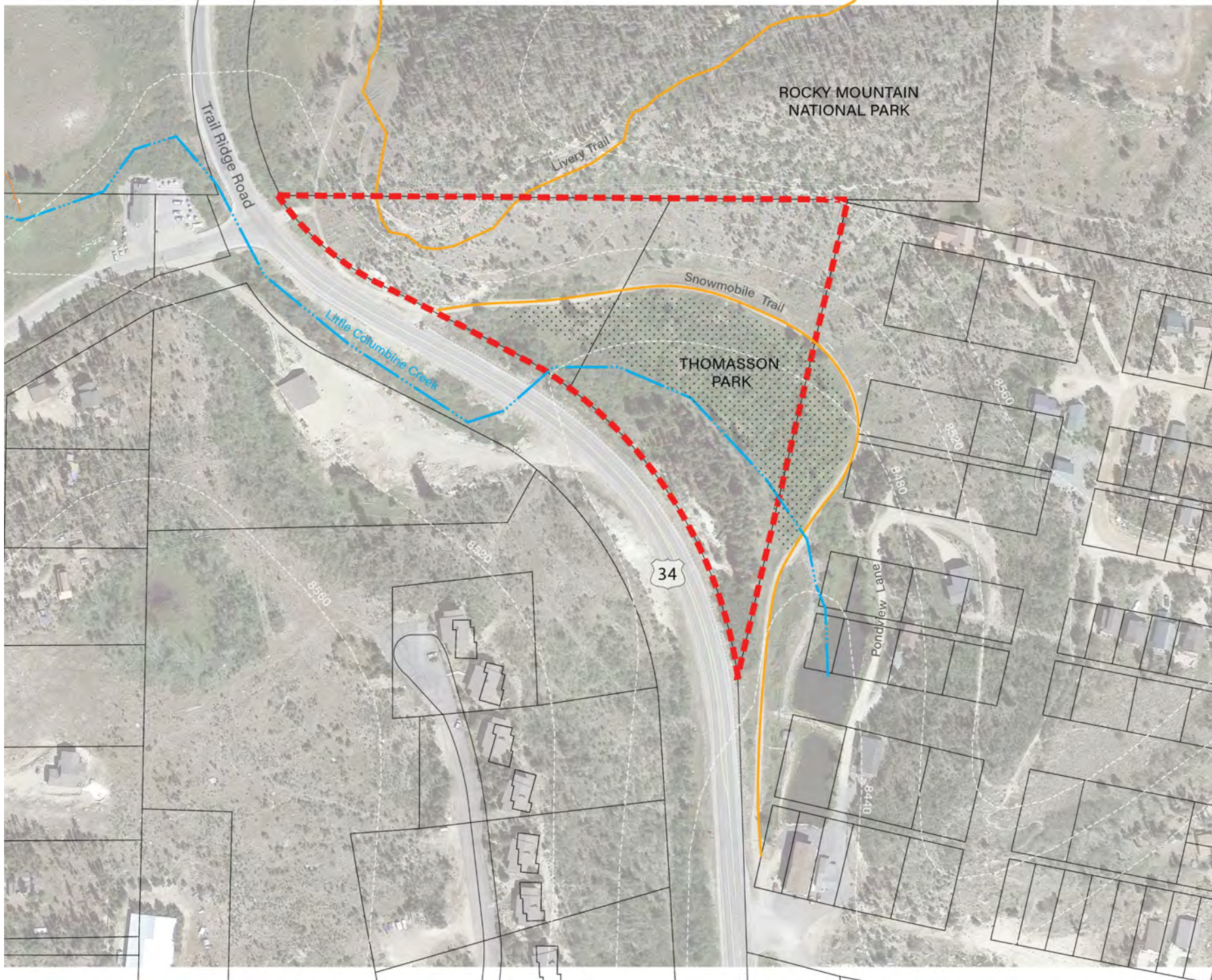


- Section 7, Item B.
- LEG
- Property Line
 - Parcels
 - ADA Parking
 - Roadway
 - Pedestrian Connection
 - Housing



PROPERTY 7: Thomasson Park

EXISTING CONDITIONS



Section 7, Item B.

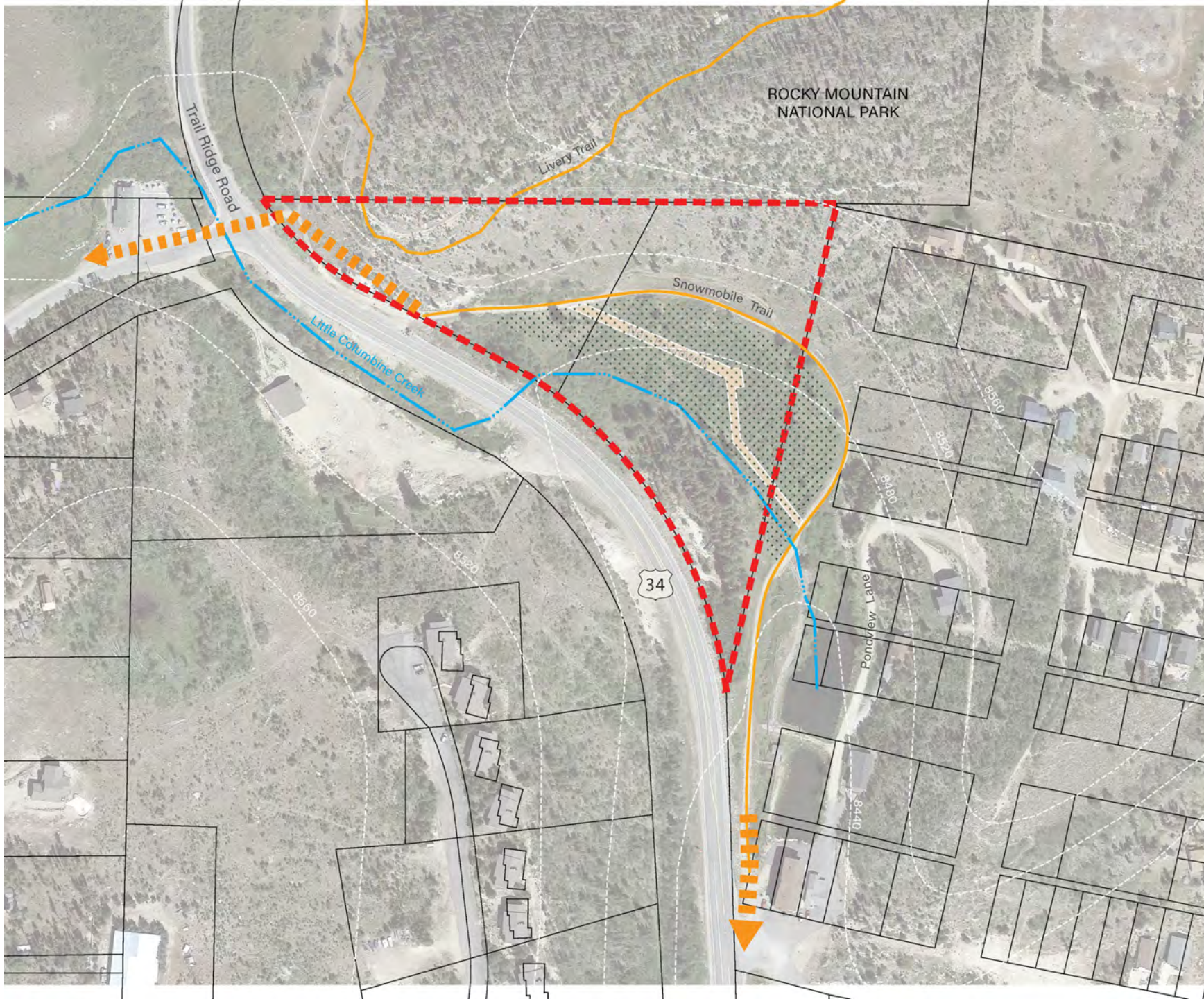
- Property Line
- Parcels
- Creek
- Trails
- Wetland

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

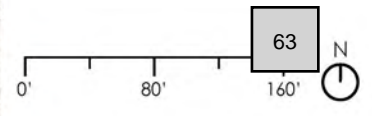


CONCEPT



Section 7, Item B.

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



PROPERTIES 8: County Rd 48

EXISTING CONDITIONS



Section 7, Item B.

LEGEND

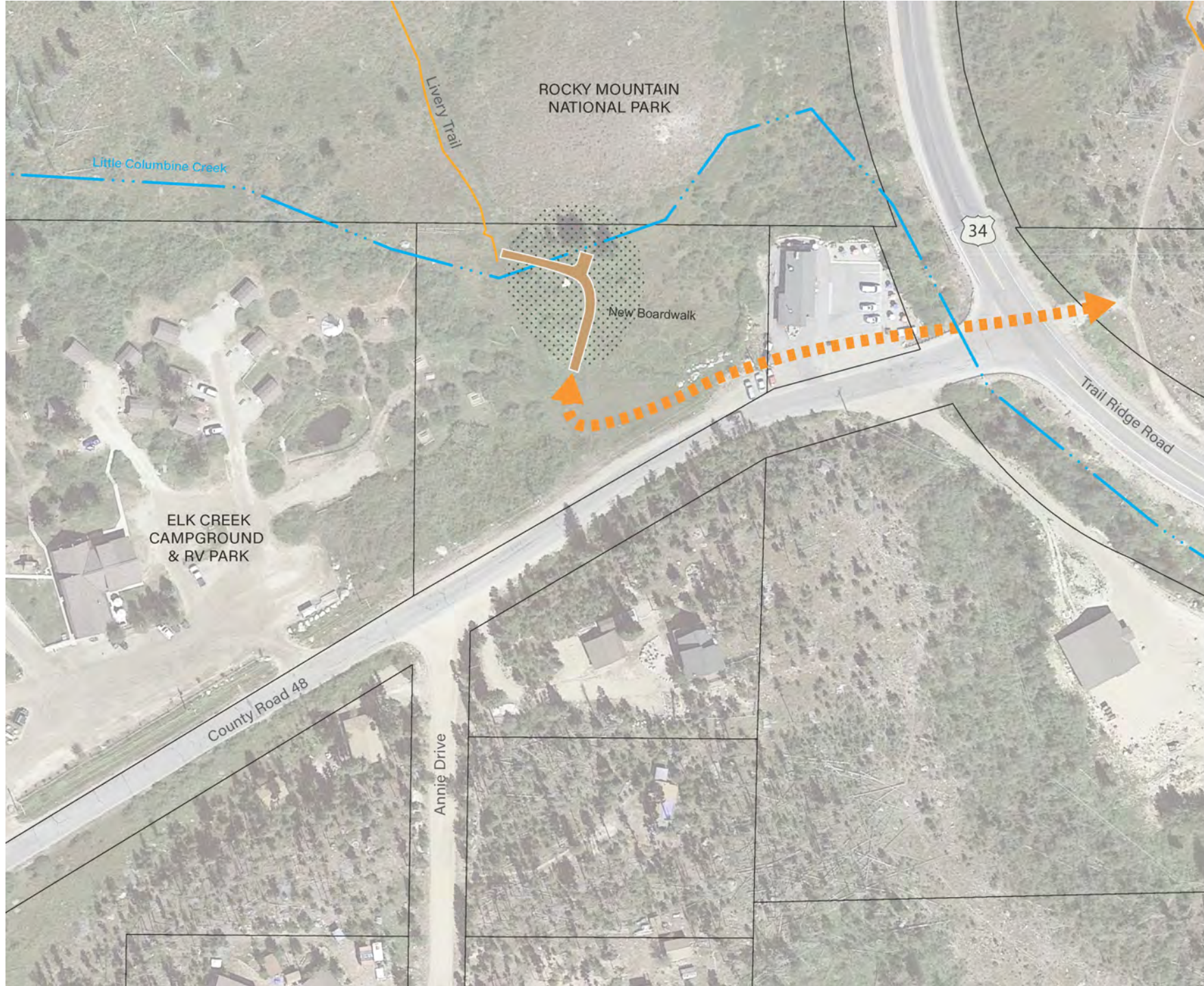
-  Property Line
-  Parcels
-  Creek
-  Trails
-  Wetland

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



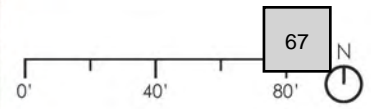
CONCEPT



Section 7, Item B.

LEGEND

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



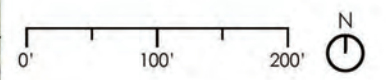
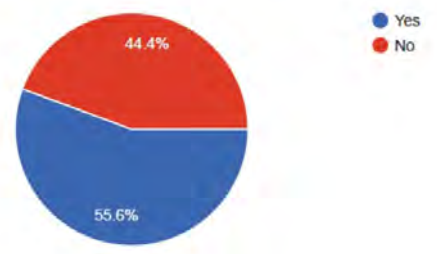
PROPERTY 9: Matthew's Annexation



- 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

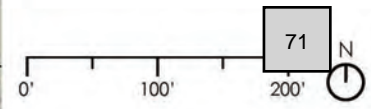
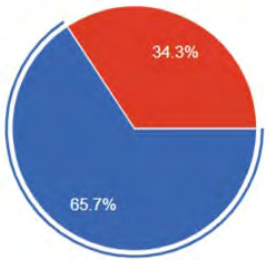


CONCEPT 1 (preferred)



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

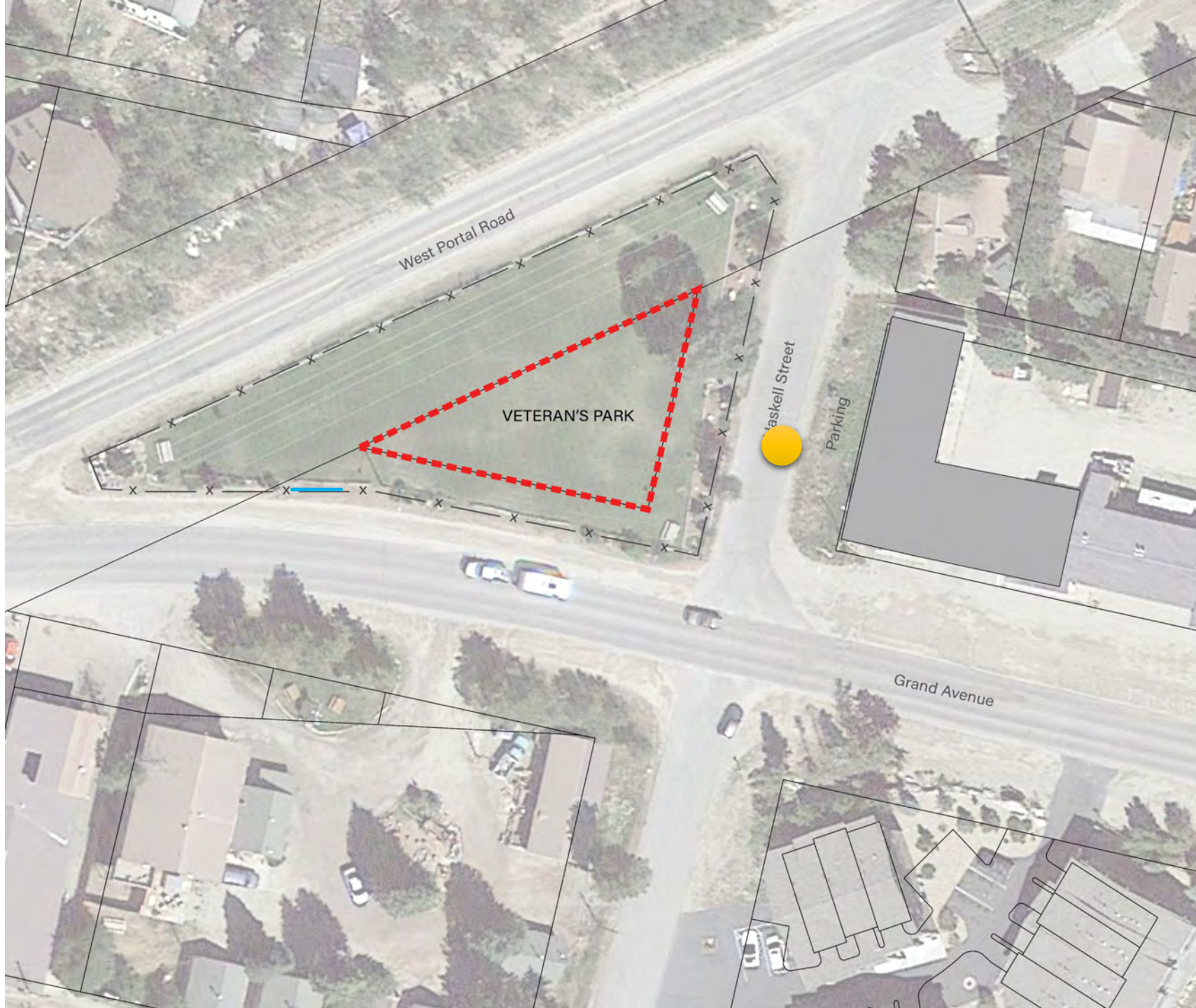


Section 7, Item B.

- 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.








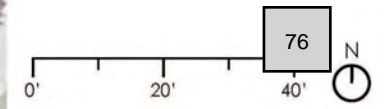
CONCEPT



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.

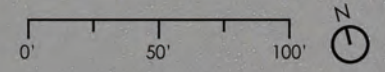


LEGEND

- 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



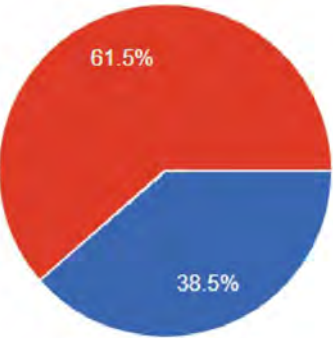
CONCEPT 1

Section 7, Item B.



CONCEPT 2 (preferred)

Section 7, Item B.



LAKE AVENUE SHARED STREET OR PEDESTRAIN ONLY



Everyday

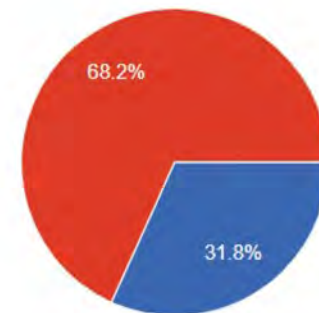
- Sidewalk on northside
- Parallel parking
- One way travel lane
- Unit Pavers
- Removable Bollards
- Pedestrian Lights
- Bioswale/water quality
- Clusters of aspen and evergreen trees
- Expanded Boardwalk

Special Events

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

Which alternative for Lake avenue do you prefer in general?

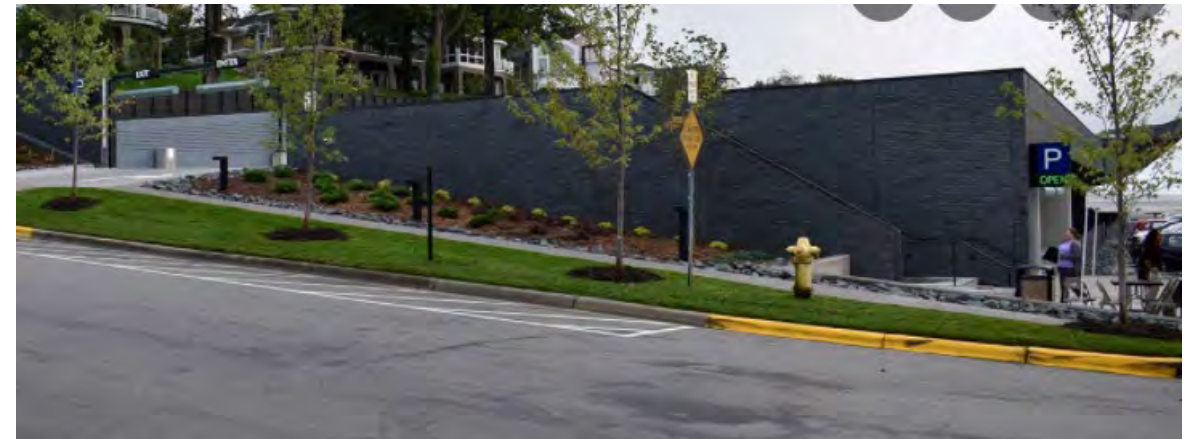
107 responses



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

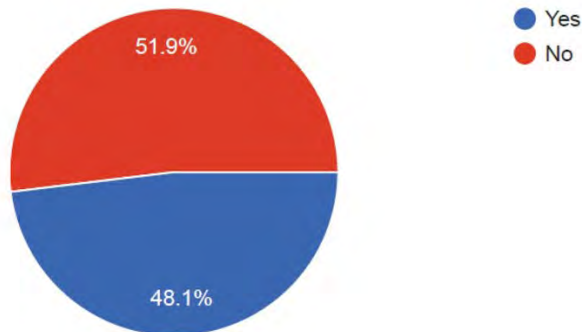
PARKING STRUCTURE

- 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



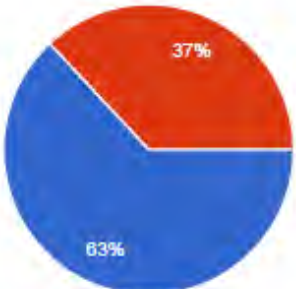
Section 7, Item B.

LEGEND

- Property Line
- Parcels
- Trails
- ADA Parking

Do you prefer this location for the project?

311 responses

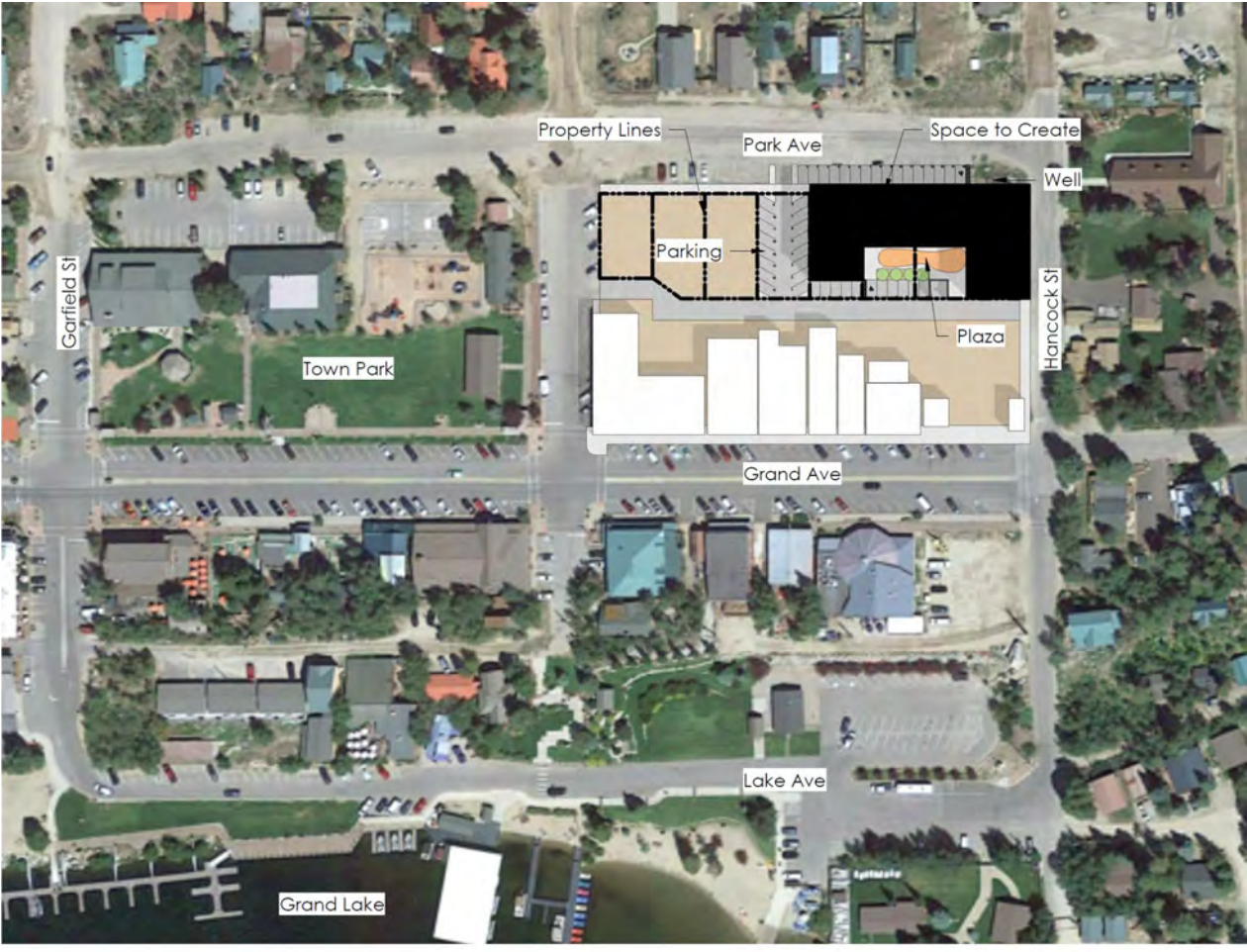


- Yes
- No

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

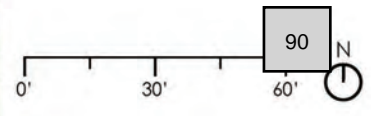
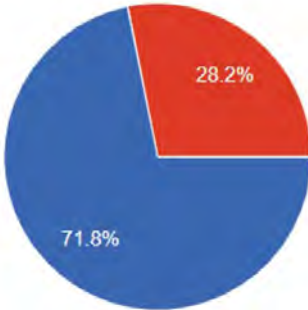


CONCEPT 1 (preferred)

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



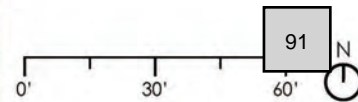
CONCEPT 2

Section 7, Item B.



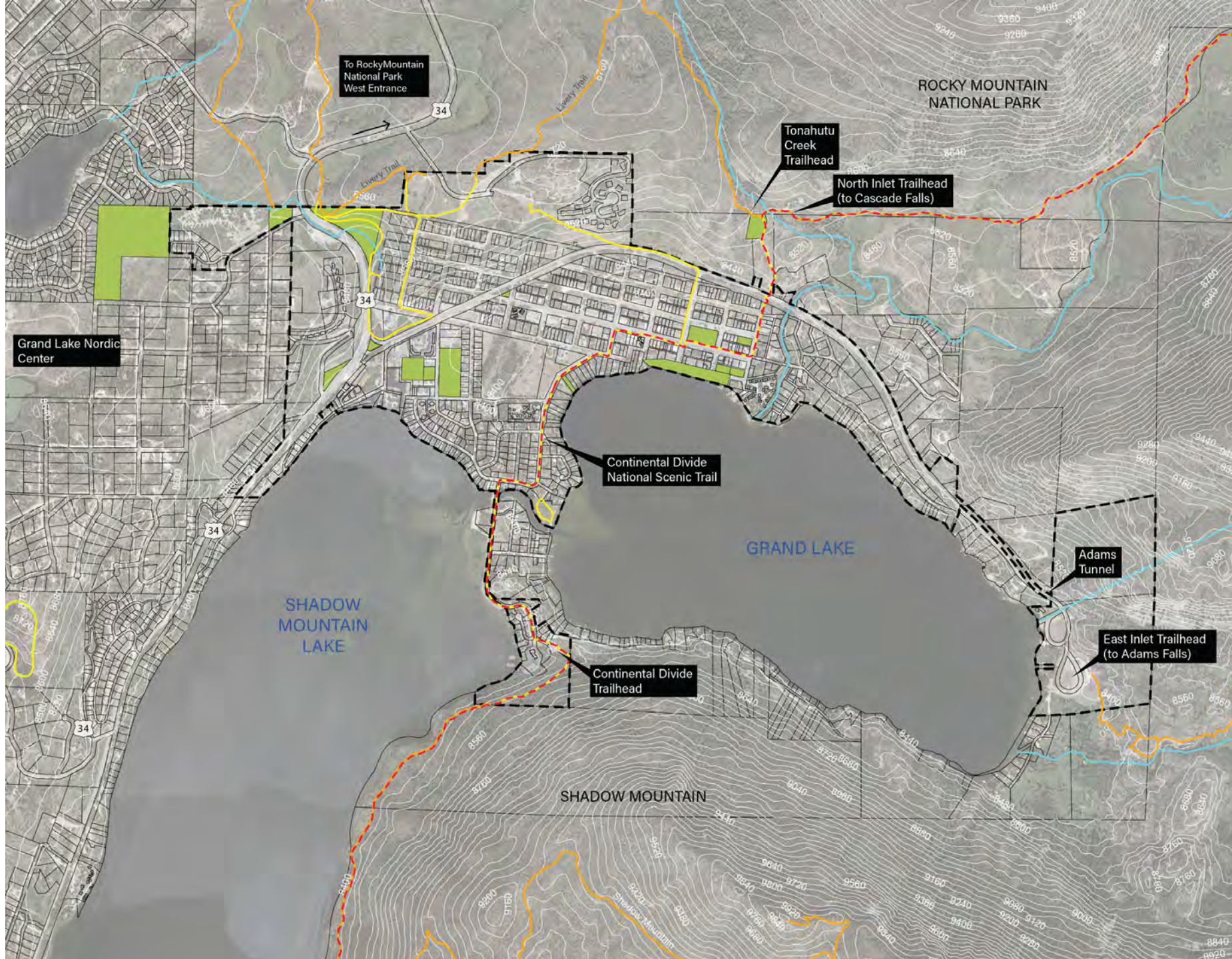
LEGEND

- ← - - - - - → 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



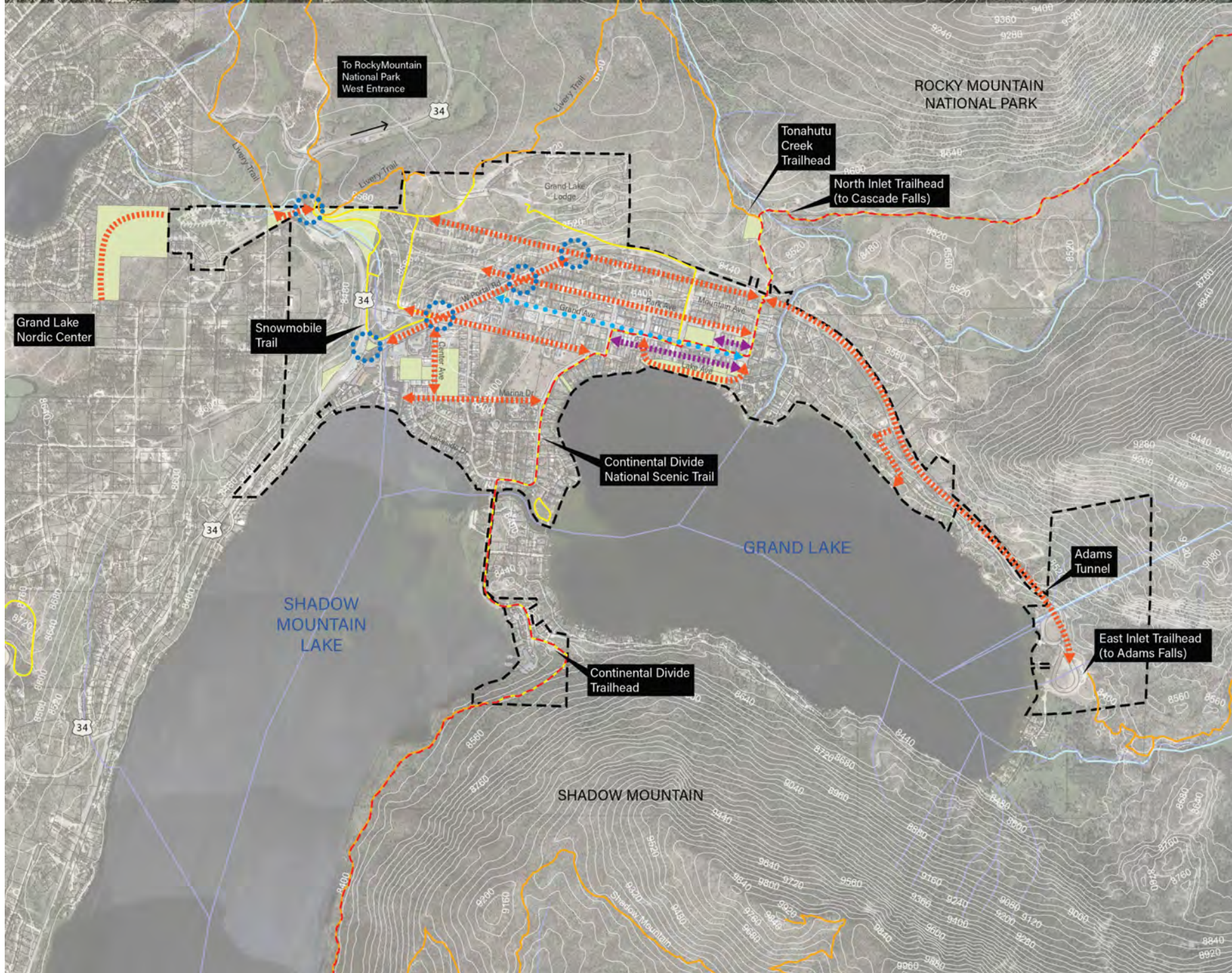
LEGEND

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

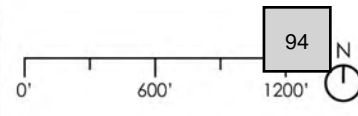
93

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

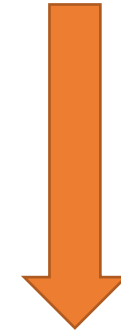
□ PROPERTIES

- 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