



Grand Lake Planning Commission

Wednesday, June 01, 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: [5-18-2022](#)
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.](#) Consideration to Recommend Appointment of Greg Finch to the Planning Commission
7. Items for Discussion
 - [B.](#) Discussion of Attached Dwelling Unit Municipal Code
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.



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, May 18, 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:
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1. Call to Order 6:34 PM
2. Roll Call

PRESENT

Commissioner Heather Bishop
Vice Chairman Heather MacSllarrow
Commissioner John Murray
Chairman James Shockey
Commissioner Judy Burke
Commissioner Christina Bergquist

3. Consideration to approve Meeting Minutes 4/6/2022 Minutes

Motion made by Commissioner Bishop, Seconded by Vice Chairman MacSllarrow. Commissioner Bergquist Abstained

Motioned passed 5:1

4. Unscheduled Citizen Participation: none
5. Conflicts of Interest: none
6. Items for Discussion
 - A. Reassignment of Board of Trustees liaison to the Planning Commission

This item was clarified that Ms. Bergquist was sworn in by the Board of Trustees at the previous BoT meeting and no action needed to be taken by the Planning Commission other than a welcome.

- B. Nightly Rentals

Discussion was had: Commissioner Burke asked what effect it has on the overall economy. Stated that she is for private property rights and people generally should use the prop as they wish. She stated that no hotel units have been added since the NR rules were in place. She believes that GL may not have grown without NR. She asked how many hotel pillows does GL have? GL was the first Town in the county and state with an NR policy. There used to be regulations that businesses have to have employee housing (circa 1988) Eventually the employers, took the employee housing for NR because they made more money with NR. Commissioner Murray asked what is the total number of homes in town? He suggested that the NR annual fee could be raised, without much of a burden to the owners. Commissioner MacSllarrow stated that NR is the cornerstone of economy and real estate market causing prices to go up and increased value in homes. Commissioner Burke asked what outcome do we want to arrive at, and what are the unintended consequences? If the fee are raised, the renter will pay. Commissioners requested ADU's to be discussed at a future meeting. Commissioner Murray said that people buy a place to use as an investment. Commissioner Burke said that the current median listing in GL is \$1.3million, prompting commissioner Murray to say that it is hard for investors to make the mortgage payment without the NR due to the sale price of the property. The question was posed

whether the Town has funds for proper code enforcement for NR. Commissioner Bishop brought up the topic of allowing stand alone houses or tiny homes. Planner White suggested fees could be waived for water taps if they restrict the tiny homes to employees. Commissioner Burke started first rental in the 80's long term and VRBO, said that she had issues with maintenance on long term rentals. Denver requires someone to live full time, in order to own STR. Commissioner Bishop stated that Columbine must live in the house for 3 years. The question of whether a quota system would be a good idea for the future, but the Town relies on tourism and gets tax income from tourism and NRs. The Commissioner suggested that new data be researched on how other towns are dealing with NR's without hurting the economy. The new Sheriff agreement should increase the police presence in town and help with enforcement of disturbance calls.

7. Items of Business

Discussion of Proposed Ordinance for 12--2-13 (A)(6) Commissioner Murray stated that he did not see an adverse issue with approving the item as written.

Motion made by Commissioner Murray, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey, Commissioner Bergquist

Voting Nay: Commissioner Burke- she wanted to think about it more.

Motion passed- 5:1

8. Future Agenda Items

ADU's and study sessions

Code enforcement for existing nightly rentals

For an amendment to code - public hearing at planning commission level.

Planning commission joint meeting for mundus bishop

9. Adjourn Meeting: 7:55pm

Motion made by Commissioner Murray, Seconded by Commissioner Burke.

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

All in Favor, motion passed 6:0



Grand Lake Planning Commission

Consideration to Recommend Appointment of Greg Finch to the Planning Commission

TO: Chairman Shockey and Commissioners
FROM: Kimberly White, Planning Department
DATE: 6/01/2022
RE: Consideration to appoint Greg Finch to the Planning Commission

Town staff has received a request from Greg Finch to join the Grand Lake Planning Commission. Greg Finch's Commissioner application is attached. The seat was vacated by Diane Mahoney on April 21st, 2021.

Staff is seeking the Planning Commission's recommendation to give to the Board of Trustees to appoint Greg Finch to the Planning Commission.

Please review and discuss the application submitted by Mr. Finch.

Motion of Consent:

I move that the Planning Commission recommends for the Board of Trustees to appoint Greg Finch to the Planning Commission

Or

The Planning Commission does not recommend that the board of Trustees appoint Greg Finch to the Planning Commission.

PARTICIPATIONS AND INTERESTS (PAST AND PRESENT)

Current Member of Rotary Club International

Current Board Member of the Grand Foundation

Past Board (15 years) member of the Summit Foundation

Board Trustee (Arapahoe Basin and Granby Ranch) and past Chairman of Colorado Ski Country USA

Colorado Real Estate Broker license

Personal Interests: Skiing, cycling, boating, fishing, golfing

April 15, 2022

Mr. Steve Kudron, Mayor
Board of Trustees
Town of Grand Lake

RE: Planning Commission

Dear Mr. Mayor and Town Trustees.

I enclose my application for a seat on the Planning Commission. I am interested in getting more involved in Town affairs and as you can see from my Personal History I have a lot of experience in real estate development in Colorado

I hope that you will consider my Application.

Yours truly,

A handwritten signature in black ink, appearing to read 'Greg Finch', with a long, sweeping horizontal stroke extending to the right.

Greg Finch



TOWN OF
GRAND LAKE

Applicant Information

Name: GREG FINCH Date: April 15/2022

Physical Address: 2032 GRAND AVE

Mailing Address: P.O. BOX 602

Phone Number: 970-471-5101 Email Address: gregfinch@comcast.net

I am a resident of the Town of Grand Lake.

YES NO

I am registered to vote.

YES NO

I understand that the information provided in this application is considered part of the public record and could be made available to others upon request.

YES NO



TOWN OF
GRAND LAKE

Applicant Questionnaire

Name: GREG FINCH

How long have you lived in Grand Lake? part time 2006 - 2018. Full time
2018 to present.

1. Why would you like to serve on the Grand Lake Planning Commission?

I am interested in getting more involved in GL affairs, without getting into town politics.

2. Have you been a member of other boards, commissions, or committees in the Town or elsewhere in Grand County?

- currently a Board member of Grand Foundation
- currently on Committee to review Municipal lands
- member of Grand Lake Business Relief Fund 2020



TOWN OF
GRAND LAKE

3. Have you had any personal experience in dealing with planning or development? yes

If so, provide a brief statement as to your experience.

I have been in the development business in Colorado since 1992. As President of Ardenne Resort Development, I managed large residential projects in the Vail Valley, Keystone and Granby Ranch.

4. Describe your history associated with community volunteerism.

- member Vail Rotary Club 10 years
- Board member Summit Foundation 12 years
- member Grand Lake Rotary 3 years
- member of Board of Trustees Grand Foundation 3 years



TOWN OF
GRAND LAKE

5. In your opinion, describe Grand Lake's best and worst land development decisions.

Best - purchasing GL Center.

Don't have an opinion on worst

6. Describe where you see the Town of Grand Lake in ten years.

The Town will have to grapple with trends.

- 1) higher priced real estate pushing out locals and workers. As real estate on the Lake becomes valuable and exclusive, what is impact on Town
- 2) increasing tourism will strain town resources
- 3) town will keep its character and values



TOWN OF
GRAND LAKE

7. As a Planning Commissioner, you will have many opportunities to utilize conflict resolution techniques. Describe a specific incident that demonstrates your skills in this area.

To develop business Every Day.

I was also CEO of Graphae Basin Stri
Area for 15 years.

Thank you for your interest!

PERSONAL HISTORY FOR GREG FINCH

April 15, 2022

Address: POB 602, Grand Lake, Co, 80447
Telephone: Cell: 970-471-5101
E-Mail: gregfinch@comcast.net
Marital Status: Married, two children (grown)
Citizenship: Born and raised in Toronto, Canada. US citizenship

Education: Bachelor of Business Administration: University of Western Ontario, London Ontario
Chartered Financial Analyst (CFA)

WORK HISTORY

1972 to 1975: Equity Analyst at A. E. Ames & Co, Investment Dealers, Toronto

1975 to 1978: Loan Officer at Mercantile Bank of Canada, Toronto

1978 to 1984: Senior Representative for Mercantile Bank of Canada in Los Angeles, CA.

Managed a loan production office making construction loans of \$1MM to \$20MM on commercial real estate projects in western United States.

1984 to 1992: Principal at W. Ross Campbell Co, Mortgage Bankers in Los Angeles and Irvine, Ca.

Co-managed a firm arranging institutional mortgage and equity financings on large commercial properties in southern California.

1992 to 2015: President of Dundee Resort Development, Edwards, Colorado.

Directly managed all aspects of development of large multi-unit and mixed-use resort properties in Eagle, Summit and Grand Counties of Colorado. Includes St. James Place, 108 timeshare/ whole ownership/retail complex in Beaver Creek, 5 ski-in/ski-out lodge properties in Arrowhead and Bachelor Gulch, 14-unit townhome project in Keystone, and 64-unit Base Camp One condominiums in Granby Ranch, Co.

Performed as Senior officer over the management team of Arapahoe Basin Ski Area since Dundee's purchase in 1997.

Acted as Managing Partner for a partnership (Dundee plus two other parties) purchasing and operating Bear Valley Mountain Resort in California. Lead the ski area management team and directly managed the planning and entitlement process for a new village of 500 residential units.

2015 to Present: Purchased 4 acres of land adjacent to Base Camp One in Granby Ranch and initiated development of 16-unit townhome project. First duplex building was completed and sold in 2019. Construction of 6 units in progress.

October 2018 to March 2020: Chief Operating officer of Granby Ranch Amenities, Granby Co. Oversaw all aspects of operation of ski area, golf course, fishing, downhill biking, and food and beverage for the resort.



Grand Lake Planning Commission

Discussion of ADU code

TO: Chairman Shockey and Commissioners
FROM: Kimberly White, Planning Department
DATE: 6/01/2022
RE: Discussion of ADU Municipal Code

Purpose:

Town staff has been directed to direct a discussion on current code dealing with accessory dwelling units (ADU's).

Background: At the 5/18/2022 planning commission meeting, the commissioners asked that a discussion be scheduled for ADU's and the rules surrounding them. The municipal code is listed below.

Directed Discussion:

Current rules state that ADU's must share a wall with the primary structure:

- What is the unintended consequence of separating the ADU from the primary structure?
- What is the positive outcome of separating the ADU from the primary structure?
- What was the original goal in requiring the shared wall?
- Is an additional water tap required for the ADU?
- Would an additional water tap be required if it were a mobile ADU?
- Would a tiny home (defined as a mobile unit on a trailer) require a tap?

Temporary ADU's:

- Because of the Housing crisis declaration, could the Town allow temporary summer camping on private property for more than 7 days for people employed within Town limits?
- Could the camping be in a camper? Or a tiny home?
- What design code would apply to such campers or tiny homes or tents?
- What verification would be required? Proof of employment from a local business?
- License could be acquired by the property owner for the summer to allow for the camping by local employees?



Grand Lake Planning Commission

Discussion of ADU code

Definition:
MC 12-2-26

Accessory Dwelling Unit (ADU) – One additional dwelling unit within, and not legally subdivided from, the principal structure. The dwelling unit must be in a continuous enclosure. The entire dwelling unit must function as a unit without any permanent physical separation such as wall or floor with no means of connection.

Accessory Uses and Structures - A use naturally and normally incidental to a use by a right, and complying with all of the following conditions:

- (a) Clearly incidental and customary to and commonly associated with the operation on the use by right;
- (b) Is operated and maintained under the same ownership as the use by right;
- (c) Includes only those structures or structural features consistent with the use by right;
- (d) The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten percent (10%) of the Building Area of the property and the gross land area utilized by all accessory uses of all uses by right shall not exceed the gross land area utilized by all uses by right;
- (e) May include home occupations, as defined by this Article or;
- (f) Overnight camping on private residential property, by the owner or guest, for a period not exceeding seven (7) consecutive days.

Dwelling Unit - Any room or group of rooms in a multi-family building designed for or used as a dwelling by one family as an independent housekeeping unit including toilet and kitchen facilities, but not including hotels, motels, clubs, boarding houses, or any institution such as an asylum, hospital, or jail where human beings are housed by reason of illness or under legal restraint. The term dwelling unit shall also include a modular or manufactured home which has been attached to a permanent foundation; and which has been added to the ad valorem tax rolls to be considered as a taxable property. The arrangement of rooms in each dwelling unit shall be such as to prohibit the division of one dwelling unit into two or more dwelling units.

Nightly Rental – A structure, dwelling or dwelling unit that is rented for periods of time of less than thirty (30) consecutive days. The term “Nightly rental” shall not include hotel, motel, or bed and breakfast establishments.

One example of a zone:

12-2-12 Regulations for Single Family Residential – High Density – RSH

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 RSH - Single Family Residential District - High Density.

(A) Uses Permitted by Right

1. Single Family and Accessory Dwelling Units (ADUs).
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.
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 12-2-31(B)4 Nightly Rental Conditional Use Permits.
6. Bed and Breakfasts

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

Standard Type	Measurement		
Minimum Lot Area	<i>5,000 sq. ft. per single family home</i>	<i>5,000 sq. ft. for all conditional uses</i>	
Minimum Lot Frontage	<i>50'</i>		
Minimum Floor Area	<i>800 sq. ft per single family home</i>	<i>500 sq. ft. per accessory dwelling unit</i>	
Maximum Floor Area	Governed by zoning standards	<i>800 sq. ft. per accessory dwelling unit</i>	
Minimum Setback	<i>Front 25'</i>	<i>Side 10'</i>	<i>Rear 10'</i>
Maximum Height	<i>32'</i>		
Density	<i>One single family home and one accessory dwelling unit per parcel</i>		

10-1-6 Service Line:

(B) Separate Service Lines Required

Each water using unit shall have a separate 3/4 inch (minimum) service line to the water system, a meter and a curb stop. No connection with the water system shall be made by extending the service line from one water using unit to another. When two or more water using units are contiguous and owned by the same person, the Town may authorize an exception.

10-1-7 Meters

(A) Meters Required

Each and every water using unit connected to the water system shall be required to have a meter of a type, size and configuration designated by the Town. All meters will be furnished to the customer by the Town. Each water meter shall be installed with service valves both upstream and downstream from the meter. The purchase and installation costs for meters will be borne by the customer, but in all cases, the meter shall be owned by the Town. Meters shall be installed either by Town personnel or by a plumber licensed by the State of Colorado. All meters shall be installed in accordance with applicable governmental and plumbing codes and such additional specifications as may be approved by the Town Board of Trustees.