



**Grand Lake Planning Commission**  
**Wednesday, December 03, 2025 at 6:30 PM**

**Online via Goto Meeting**

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

---

**AGENDA**

1. Call to Order
2. Roll Call
3. Consideration to Approve Meeting Minutes
  - A. [July](#) 23, 2025
  - B. [August](#) 6, 2025
  - C. [August](#) 20, 2025
  - D. [October](#) 8, 2025
  - E. [October](#) 22, 2025
4. Unscheduled Citizen Participation  
*This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
5. Conflicts of Interest
6. Items for Discussion
  - A.** **LEGISLATIVE** – Reso No. 15-2025 – Planning Commission Discussion and Recommendation on Proposed Text Amendments Regarding the Central Business District and Applicable Design Standards.
7. Future Agenda Items
8. Adjourn Meeting

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

<https://us06web.zoom.us/j/85905976320?pwd=eo7LH7TacsIWw6NINyR3DQntEt8h4K.1>

**You can also dial in using your phone.** 719-359-4580

**Meeting ID:** 859 0597 6320

**Access Code:** 743082



# Grand Lake Planning Commission

Wednesday, July 23, 2025, at 6:30 PM

Online via Goto Meeting

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

---

## AGENDA

### 1. Call to Order

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

### 2. Roll Call

Chairman Shockey confirmed all commissioners are present.

### 3. Unscheduled Citizen Participation

None.

### 4. Conflicts of Interest

None.

### 5. Items for Discussion

#### **A. Administrative Design Review Summary- Informational Item for the Board of Trustees Regarding Staff's Administrative Review of a Commercial Mixed-Use Project Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue (Space to Create) for Compliance with the Town of Grand Lake Design Standards**

The Planning Commission conducted an administrative design review for a proposed mixed-use project located at 1128 Park Avenue in Grand Lake. The project includes nine studio and one-bedroom apartment units, along with a makerspace studio, totaling approximately 20,184 square feet. The design was found to meet the Town's established criteria and qualifies for administrative review.

The total estimated project cost is \$7.2 million, with an average of \$465,000 per unit. The Town of Grand Lake will contribute \$240,000 toward the makerspace component. The project's primary goals are to provide workforce housing, maintain affordability, and ensure the design complements the character and aesthetics of Grand Lake.

Parking considerations were discussed in detail, noting that the design provides 18 parking spaces—exceeding current requirements. Additional parking has also been added along Mountain Avenue to offset potential demand. The Board of Trustees has approved a petition for annexation, and the rezoning process from public to commercial use is currently underway.

Design elements were presented to highlight the use of durable, low-maintenance materials intended to blend with the town's architectural style. Discussion topics included snow

shedding, water access, alleyway easements, and the visual appearance of the makerspace. While some commissioners expressed concerns about project density and the makerspace's current design, there was overall support for the project's contribution to local workforce housing and community needs. Suggestions were also made to enhance public spaces through art installations and improved design features.

Commissioner Finch moved to recommend that the Board of Trustees approve the design as presented. Commissioner Bishop seconded the motion.

The motion carried, with all Commissioners in favor except Commissioner Murray.

**6. Future Agenda Items**

- Ordinance for Zoning Change

- Design Review 825 Lake

**7. Adjourn Meeting**

This meeting of the Grand Lake Planning Commission was adjourned at 8:03 PM.

---

James Shockey, Chairman

ATTEST:

---

Alayna Carrell, Town Clerk



# Grand Lake Planning Commission

Wednesday, August 06, 2025 at 6:30 PM

Online via Goto Meeting

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

---

## AGENDA

### 1. Call to Order

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

### 2. Roll Call

Chairman Shockey confirmed all commissioners are present.

### 3. Unscheduled Citizen Participation

None.

### 4. Conflicts of Interest

None.

### 5. Items for Discussion

#### **A. QUASI JUDICIAL – Resolution 07-2025 - Consideration of a Design Review for a remodel and deck addition to an existing structure on Tract B, Block 20, Town of Grand Lake, more commonly known as 620 Grand Avenue.**

The Planning Commission reviewed a proposal submitted by CLCO 620 LLC to remodel and add a deck to an existing mixed-use building located at 620 Grand Avenue. The project includes a commercial unit on the main level and two residential units above, with approximately 53.5% of the total area designated for residential use. The applicant proposed four regular parking spaces and one EDA space on-site, with additional on-street parking available.

During the presentation, Emily Weber of Ayres Associates outlined the proposed design elements and confirmed that the existing cedar siding would be retained and re-stained to match the current color. The foundation would be extended and stained to match the existing exterior. She reviewed design standards from the Grand Lake Town Code, emphasizing the requirement that roofs and overhangs be designed to prevent rain or snow from depositing on public or private walking areas, particularly noting the west side of the building.

Staff analysis concluded that the application complies with Chapter 12, Article 2 (Zoning Regulations) and Article 7 (Design Standards) of the Grand Lake Town Code, with specific conditions. Discussion among Commissioners focused on the roof design, snow shedding, snow storage, landscaping, and the ratio of commercial to residential space. Concerns were expressed about snow potentially sliding onto the patio area and the need for a shed roof design

to mitigate that risk. Commissioners also discussed parking layout, accessibility, and the potential for a continuous boardwalk along Grand Avenue in future developments.

Public comment was opened, but no members of the public spoke. Commissioners raised additional questions regarding the feasibility of paving the parking spaces, ensuring sufficient snow storage, and managing potential conflicts between the loading/unloading area and snow storage areas.

Commissioner Finch made a motion to approve Resolution 07-2025 with the conditions that the applicant revise the plans to ensure at least 50% of the total square footage is designated for commercial use or apply for a conditional use permit. The roof design on the west side of the building should also be modified to prevent snow or rain from shedding onto the patio area. Staff will review and provide recommendations regarding the final landscaping plan, paving of the Grand Avenue frontage parking spaces, snow storage, and loading area considerations.

Commissioner Bishop seconded the motion. The motion carried, with all in favor except Commissioner Burke.

**6. Future Agenda Items**

To be determined.

**7. Adjourn Meeting**

This meeting of the Grand Lake Planning Commission was adjourned at 8:03 PM.

---

James Shockey, Chairman

ATTEST:

---

Alayna Carrell, Town Clerk



# Grand Lake Planning Commission

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

Online via Goto Meeting

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

---

## AGENDA

### 1. Call to Order

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

### 2. Roll Call

Chairman Shockey confirmed all commissioners are present.

### 3. Conflicts of Interest

None.

### 4. Unscheduled Citizen Participation

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

### 5. Items for Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Shockey opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Town Manager Kudron read two letters onto record.

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

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

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

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

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

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

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

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

Chairman Shockey closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Shockey opened the public hearing.

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

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

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

Town Manager Kudron read letters received on the record.

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

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

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

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

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

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

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

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

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

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

Chairman Shockey closed the public hearing.

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

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

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

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

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

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

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

Chairman Shockey opened for public comment.

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

Chairman Shockey closed public comment.

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

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

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

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

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

Chairman Shockey opened the public hearing.

No comment was made.

Chairman Shockey closed the public hearing.

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

**6. Future Agenda Items**

Future items to be determined.

**7. Adjourn Meeting**

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

---

James Shockey, Chairman

ATTEST:

---

Alayna Carrell, Town Clerk



# Grand Lake Planning Commission

Wednesday, October 08, 2025 at 6:30 PM

Online via Goto Meeting

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

---

## AGENDA

### 1. Call to Order

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

### 2. Roll Call

Chairman Shockey confirmed all commissioners are present.

### 3. Unscheduled Citizen Participation

None.

### 4. Conflicts of Interest

None.

### 5. Items for Discussion

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

Chairman Shockey opened the public hearing.

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

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

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

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

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

Chairman Shockey closed the public hearing.

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

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

Chairman Shockey opened the public hearing.

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

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

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

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

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

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

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

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

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

Chairman Shockey opened for public comment.

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

Chairman Shockey closed public comment.

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

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

Chairman Shockey closed the public hearing.

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

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

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

Chairman Shockey opened the public hearing.

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

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

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

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

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

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

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

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

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

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

Chairman Shockey opened for public comment.

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

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

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

Chairman Shockey closed public comment.

Chairman Shockey closed the public hearing.

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

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

## **6. Future Agenda Items**

To be determined.

## **7. Adjourn Meeting**

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

---

James Shockey, Chairman

ATTEST:

---

Alayna Carrell, Town Clerk



# Grand Lake Planning Commission

Wednesday, October 22, 2025 at 4:30 PM

Online via Goto Meeting

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

---

## AGENDA

### 1. Call to Order

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

### 2. Roll Call

Chairman Shockey confirmed all commissioners are present.

### 3. Conflicts of Interest

None.

### 4. Work Session 4:30 PM

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

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

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

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

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

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

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

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

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

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

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

#### Discussion – Building Color, Materials, and Architectural Character:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Discussion – Parking Requirements and Related Code Updates:

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

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

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

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

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

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

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

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

The workshop was adjourned.

**5. Unscheduled Citizen Participation**

None.

**6. Items for Discussion**

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

Chairman Shockey opened the public hearing.

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

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

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

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

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

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

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

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

**7. Future Agenda Items**

To be determined.

**8. Adjourn Meeting**

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

---

James Shockey, Chairman

ATTEST:

---

Alayna Carrell, Town Clerk



## PLANNING COMMISSION STAFF MEMORANDUM

**DATE:** December 3, 2025  
**TO:** Chairman Shockey and Planning Commissioners  
**FROM:** Emily Weber, Contract Staff - Planning Department  
**SUBJECT:** **LEGISLATIVE** – Resolution Number 15-2025 – Planning Commission discussion and recommendation on proposed text amendments regarding the Central Business District and applicable design standards.

### Overview and Analysis

At the direction of the Board of Trustees, staff has prepared language for the Central Business District (CBD) Design Standards guidebook. The guidebook is intended to be a supplemental resource to reinforce the language in the Town Code related to the historic western character of Grand Lake. To support the guidebook, staff is proposing text amendments to the Town Code that modify the boundary of the CBD and reference the design standards.



*Proposed Central Business District Boundary*

The purpose of the proposed text amendments and guidebook is to establish clear, actionable design standards that ensure new development and redevelopment are compatible with Grand Lake’s unique identity while supporting development feasibility. The guidebook enhances existing code language and further emphasizes the desired character. Additionally, the guidebook provides a more precise definition of “historic western” character in the context of Grand Lake by identifying common architectural elements that contribute to this identity.



**Background**

The Planning Commission and Board of Trustees held a joint work session on October 22, 2025, to discuss the overall intent and details of the proposed design standards language. Based on that discussion, staff has revised the language to reflect the feedback provided during the session.

The Board of Trustees is the decision-making body with authority to adopt legislative actions, such as code changes. The Planning Commission’s role is to review the proposed text amendments and guidebook and then make a recommendation to the Board.

**Proposed Text Amendments**

1. Section 12-2-26 (A) of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

1. Mixed-use developments in the above listed districts will be subject to the following supplementary regulations. These regulations are minimum requirements and will also apply to Planned Developments within these districts.
2. Multiple family dwellings may be constructed above commercial uses provided:
  - (a) Access to dwelling units is not through commercial establishments.
  - (b) Trash, service and loading areas shall be screened from view from the dwelling units and from street entrances to dwelling units.
  - (c) Outdoor lighting associated with commercial uses within the structure, including lighting for parking, service and loading areas, shall be designed and located such that the direct source is not visible from any dwelling unit within nor shall there be any glare.
  - (d) At least two (2) means of ingress and egress from each floor of dwelling units shall be provided and that all other regulations as may pertain to fire protection be met.
3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

Group	Gross Square Footage of Floor Area Of Structure or Land Use Area	Land Use or Floor Area	Minimum Open Space Land Area Required
I.	75%—99%	Commercial (C.)/ Office (O.)	20%
	25%—1%	Residential (R.)	
II.	50%—75%	C. & O.	25%
	50%—25%	R.	
III.	25%—50%	C. & O.	35%
	75%—50%	R.	
IV.	10%—25%	C. & O.	45%
	90%—75%	R.	
V.	1%—9%	C. & O.	50%
	99%—91%	R.	

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.



**5. When a mixed-use development is located within the Central Business District, it must comply with all applicable design standards outlined in the Central Business District Design Standards guidebook.**

- 2. Section 12-7-2 - Purpose of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

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

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

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

The provisions of this Article shall apply to any structure, including temporary facilities, within the Town limits on or after the effective date of the Ordinance for the following:

- (A) New construction of any building.
- (B) Exterior remodeling or painting of any existing building, even if a Town of Grand Lake Building Permit is not required.
- (C) Re-roofing, enlargements, expansions of or additions to any existing building.

**Where a property is located within the Central Business District and meets the above criteria, both the design standards in this Article and those in the Central Business District Design Standards guidebook shall apply. If a conflict arises between the provisions of this Article and the Central Business District Design Standards, the more stringent shall apply. Where the Central Business District Design Standards guidebook is silent, the provisions of this Article shall apply.**

- 3. Section 12-7-3 - Definitions of the Municipal Code of the Town of Grand Lake with the removal of the ~~strikethrough~~ language and the addition of the **bold underlined** language as follows:

**Central Business District** — Commercially zoned, or commercial transitionally zoned lots **generally** located **between Broadway Street and Hancock Street and between Park Avenue and Lake Avenue. Properties within the CBD are subject to the Central Business District Design Standards, a supplemental guidebook that establishes specific design requirements and development goals for this district. The guidebook also provides a map identifying the exact boundaries of the Central Business District.** ~~on or between Hancock Street and Haskell Street, on Grand Avenue, and between Hancock Street and Vine Street on Park Avenue, and between Hancock Street and Ellsworth Street on Lake Avenue.~~

- 4. Section 12-7-3 (C) (3) (e) of the Municipal Code of the Town of Grand Lake with the removal of the ~~strikethrough~~ language and the addition of the **bold underlined** language as follows:



(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. See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town. 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.

**5. All properties within the Central Business District shall meet the standards established in the Central Business District Design Standards guidebook.**

**Planning Commission Discussion and Next Steps**

The Planning Commission is asked to review and discuss the proposed language in the Central Business District Design Standards guidebook, along with the corresponding Town Code text amendments. Following this review and discussion, the Commission is asked to provide a recommendation to the Board of Trustees.

**Attachment**

1. Draft Central Business District Design Standards Guidebook

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 15 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF AMENDING TOWN CODE  
SECTIONS 12-2-26, 12-7-2, 12-7-3, AND 12-7-4 REGARDING THE CENTRAL  
BUSINESS DISTRICT AND APPLICABLE DESIGN STANDARDS**

**WHEREAS**, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (“The Town”); and

**WHEREAS**, the Board of Trustees has requested to pursue amendments to the Town Code to further the intent of the design standards; and

**WHEREAS**, the Town of Grand Lake Municipal Code Chapter 12, Article 2, Section 26 governs the regulations for mixed-use development; and

**WHEREAS**, the Town of Grand Lake Municipal Code Chapter 12, Article 7 governs the Design Review Standards for development within the Town; and

**WHEREAS**, the Town of Grand Lake Municipal Code Chapter 12, Article 7 defines the Central Business District within the limits of the Town of Grand Lake; and

**WHEREAS**, the Planning Commission, at its regular meeting on December 3, 2025, discussed amending the definition of the “Central Business District” to modify its boundaries and incorporate the supplemental Central Business District Design Standards guidebook; and

**WHEREAS**, the Planning Commission reviewed and recommended amendments to Town Code Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 to revise the definition of “Central Business District” and update applicable design guidelines; and

**WHEREAS**, the proposed amendments are consistent with the goals and policies of the Town of Grand Lake Comprehensive Plan and promote the public health, safety, and welfare.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE  
TOWN OF GRAND LAKE, COLORADO,**

1. The Planning Commission recommends approval of amendments to Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 of the Town Code, as presented in Exhibit A, and further

recommends that the Board of Trustees adopt said amendments.

- 2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
- 3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 3<sup>RD</sup> DAY OF DECEMBER 2025.**

( S E A L )

ATTEST:

TOWN OF GRAND LAKE

\_\_\_\_\_  
Alayna Carrell  
Town Clerk

\_\_\_\_\_  
James Shockey,  
Planning Commission Chairman

Votes Approving:  
Votes Opposed:  
Absent:  
Abstained:

**EXHIBIT A**

1. Section 12-2-26 (A) of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

1. Mixed-use developments in the above listed districts will be subject to the following supplementary regulations. These regulations are minimum requirements and will also apply to Planned Developments within these districts.
2. Multiple family dwellings may be constructed above commercial uses provided:
  - (a) Access to dwelling units is not through commercial establishments.
  - (b) Trash, service and loading areas shall be screened from view from the dwelling units and from street entrances to dwelling units.
  - (c) Outdoor lighting associated with commercial uses within the structure, including lighting for parking, service and loading areas, shall be designed and located such that the direct source is not visible from any dwelling unit within nor shall there be any glare.
  - (d) At least two (2) means of ingress and egress from each floor of dwelling units shall be provided and that all other regulations as may pertain to fire protection be met.
3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

Group	Gross Square Footage of Floor Area Of Structure or Land Use Area	Land Use or Floor Area	Minimum Open Space Land Area Required
I.	75%—99%	Commercial (C.)/ Office (O.)	20%
	25%—1%	Residential (R.)	
II.	50%—75%	C. & O.	25%
	50%—25%	R.	
III.	25%—50%	C. & O.	35%
	75%—50%	R.	
IV.	10%—25%	C. & O.	45%
	90%—75%	R.	
V.	1%—9%	C. & O.	50%
	99%—91%	R.	

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.

**5. When a mixed-use development is located within the Central Business District, it must comply with all applicable design standards outlined in the Central Business District Design Standards guidebook.**

- 2. Section 12-7-2 - Purpose of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

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

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

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

The provisions of this Article shall apply to any structure, including temporary facilities, within the Town limits on or after the effective date of the Ordinance for the following:

- (A) New construction of any building.
- (B) Exterior remodeling or painting of any existing building, even if a Town of Grand Lake Building Permit is not required.
- (C) Re-roofing, enlargements, expansions of or additions to any existing building.

**Where a property is located within the Central Business District and meets the above criteria, both the design standards in this Article and those in the Central Business District Design Standards guidebook shall apply. If a conflict arises between the provisions of this Article and the Central Business District Design Standards, the more stringent shall apply. Where the Central Business District Design Standards guidebook is silent, the provisions of this Article shall apply.**

- 3. Section 12-7-3 - Definitions of the Municipal Code of the Town of Grand Lake with the removal of the ~~strike through~~ language and the addition of the **bold underlined** language as follows:

***Central Business District*** — Commercially zoned, or commercial transitionally zoned lots **generally** located **between Broadway Street and Hancock Street and between Park**

**Avenue and Lake Avenue. Properties within the CBD are subject to the *Central Business District Design Standards*, a supplemental guidebook that establishes specific design requirements and development goals for this district. The guidebook also provides a map identifying the exact boundaries of the Central Business District.** ~~on or between Hancock Street and Haskell Street, on Grand Avenue, and between Hancock Street and Vine Street on Park Avenue, and between Hancock Street and Ellsworth Street on Lake Avenue.~~

4. Section 12-7-3 (C) (3) (e) of the Municipal Code of the Town of Grand Lake with the removal of the ~~strike through~~ language and the addition of the **bold underlined** language as follows:

(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. See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town. 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.
5. **All properties within the Central Business District shall meet the standards established in the *Central Business District Design Standards* guidebook.**

# Central Business District (CBD) Design Standards



TOWN OF GRAND LAKE  
COLORADO

2025

## INTRODUCTION

This document supplements the design guidelines that appear in the Town of Grand Lake Municipal Code and applies specifically to the Central Business District (CBD) that is defined in the Town Code Section 12-7-3. The intent of the CBD is to establish standards that protect and enhance the downtown area as a viable commercial district while preserving the historic aesthetic and architectural character of the Town of Grand Lake. The following shall apply:

- A. The CBD Design Standards shall apply to all development on parcels within the CBD, regardless of the proposed use (e.g., commercial, mixed-use, and residential).
- B. Wherever there is a conflict or inconsistency between the CBD Design Standards and other regulations of the land development code, the regulations set forth in these standards shall control and govern the development and redevelopment within the CBD.
- C. Where the CBD Design Standards are silent, the underlying zone district regulations come into effect.

## THE CENTRAL BUSINESS DISTRICT



The CBD Boundaries

Photos of historic buildings from Grand Lake and the surrounding area:



Spider House (Grand County)



Engel's Ski Shop (Grand County)



Cozens Ranch (Grand County)



Nowatta Cottage

## DEFINING WESTERN CHARACTER

This document provides design standards that further define the concept of historic western character to guide the design of new infill buildings, additions, and other improvements within the Central Business District (CBD). These standards build upon the language in the Town Code Design Standards and aim to clarify how historic western character should be interpreted in the context of Grand Lake's unique identity.

Historic western character is not a specific architectural style, but rather an approach to design rooted in the community's historical and cultural traditions. It encompasses building forms, materials, and details commonly found in historic structures throughout Grand Lake. The intent is to promote authentic design that reflects the town's heritage, distinguishing genuine historical influences from imitations.

### **HISTORICAL CONTEXT (FROM THE COMPREHENSIVE PLAN)**

- Prior to settlement in the late 1860s, the area was used by Native American tribes—including the Ute, Northern Cheyenne, and Arapaho—for hunting.
- The mining boom of the 1870s brought outfitters to supply nearby mining towns.
- The Grand Lake Townsite was officially platted in 1881.
- By 1900, Grand Lake had become a popular summer destination, attracting over 1,000 seasonal visitors annually.
- The Grand Lake Yacht Club was established in 1902.
- Rocky Mountain National Park was designated in 1915.
- Trail Ridge Road was completed in 1939, solidifying Grand Lake's role as a gateway community.

Photos of historic buildings from Grand Lake and the surrounding area:



Grand Lake Community House



Grand Lake Lodge



Kauffman House



Smith Eslick Cottage Camp

**BUILDINGS LISTED ON THE COLORADO HISTORIC REGISTER**

- **Grand Lake Community House (1922):** Located in the historic town square, hosts a variety of public and private events.
- **Grand Lake Lodge (1920):** Continues to serve visitors to Rocky Mountain National Park and Grand Lake.
- **Kauffman House (1892):** Originally a hotel for summer tourists, now operates as a museum.
- **Smith Eslick Cottage Camp (1915):** An early example of a motor court.

**COMMON ARCHITECTURAL ELEMENTS DEFINING THE CHARACTER OF GRAND LAKE**

The following architectural elements are encouraged and should be incorporated into developments proposed in the CBD.

- **Building Forms**  
Simple and functional structures with gabled or pitched roofs. Many feature false fronts with stepped parapets to create a more prominent street presence. Dormers are often used to break up rooflines.
- **Covered Walkways and Porches**  
Commercial buildings commonly include covered walkways and overhanging roofs that slope toward the right-of-way, enhancing pedestrian comfort and supporting a walkable downtown. Covered porches are a recurring feature in historic buildings.
- **Materials**  
Natural materials such as wood and log construction dominate, typically in muted tones. Accent colors and occasional white-painted buildings are acceptable if provided in a historical context.

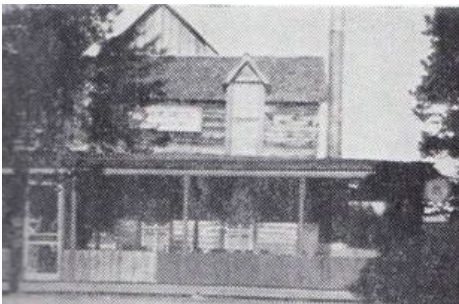
Photos of historic buildings from Grand Lake and the surrounding area:



Pine Cone Inn



Rapids Lodge



Rustin Inn



Zick's Grocery and Café

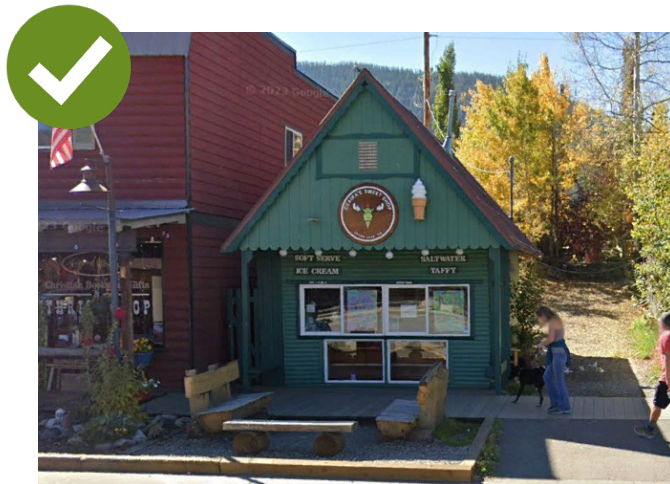
- **Street Orientation**  
Buildings are oriented toward the street, maintaining a consistent street wall and contributing to the Town's cohesive visual identity.
- **Signage**  
Overhanging signs are prevalent, often featuring western-style fonts that reinforce the Town's character.
- **Second-Floor Railings**  
Found on buildings like the Spider House, Grand Lake Lodge, and Nowata Cottage, these add vertical interest and support multi-level design.
- **False Parapets**  
Used to conceal pitched roofs, as seen in Zick's Grocery and Café, contributing to the traditional western storefront aesthetic.
- **Gabled Roofs with Dormers**  
A defining roof form across historic structures, adding depth and character.
- **Boardwalk Precedents**  
Covered boardwalks are inspired by buildings such as Pine Cone Inn, Rapids Lodge, Grand Lake Lodge, Kauffman House, and Rustin Inn.

## APPLICABLE DESIGN STANDARDS

### 1. Color and Material Selections

#### DESIGN INTENT:

Cultivate a cohesive visual identity throughout the CBD that reflects the historical and rustic character of Grand Lake as a mountain town. Primary building materials should be authentic, durable, and evoke a western aesthetic. Colors and finishes should be muted and convey high-quality design and detailing.



Tonal monochromatic primary and accent color.

#### DESIGN STANDARD:

- 1.1 The primary color of a building shall be a neutral earth tone. Muted and warm shades of neutral colors are appropriate. Bright, pastel, or true primary hues are not permitted. Reference Chart 1 – Exterior Color Comparison for acceptable primary building colors.
- 1.2 Trim, fascia, window panes, and doors are considered accent elements. Accent colors shall be limited to the following:
  - a. Monochromatic (same as the primary color).
  - b. Tonal monochromatic (a lighter or darker shade of the primary color).
  - c. A contrasting color that complements the primary color. Intense colors are discouraged.
- 1.3 Limited accent materials, such as natural stone, may be permitted to enhance the visual interest and reflect the rustic character of Grand Lake.
  - a. Metal materials shall not be used as a primary or accent element within the CBD.



Too colorful: more than just a single primary and accent color, non-earth tones.



Oxydizing metal as accent material.

- b. Accent materials are limited to the amount defined in Town Code Section 12-7-3.
- c. Accent materials shall be encouraged around the base of the structure and architectural features, such as a chimney.
- d. Excessive change in accent materials is discouraged to avoid an overly busy appearance.



Bright, high-contrast accent color.

- 1.4 A material sample board must be presented to the Planning Commission and Board of Trustees for review prior to approval of a development application. Paint colors must be applied to desired materials (rather than a color swatch) to accurately show what the final color and material combination will look like.
- 1.5 If a variance is requested for building color or material, documentation demonstrating historical use of the proposed color or material within Grand Lake is required as precedent.

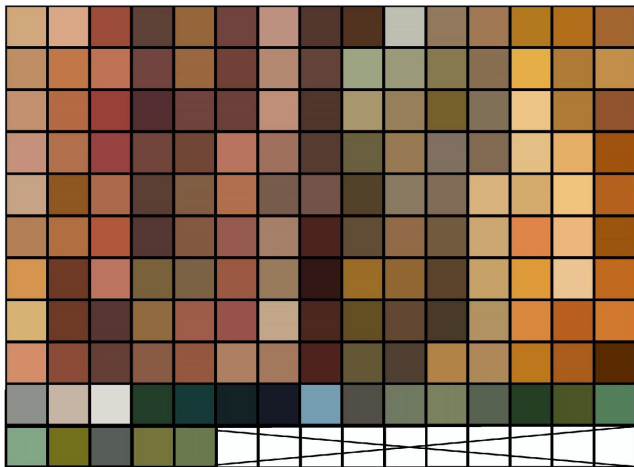


Chart 1 – Exterior Color Comparison

## 2. Ground Level Interest

### DESIGN INTENT:

The CBD serves as the Town’s central commercial and visitor destination. As such, building design at the street and ground level should prioritize the pedestrian experience by offering visual interest, weather protection, and a welcoming environment that encourages foot traffic. The goal is to create a comfortable and engaging streetscape through a consistent street wall and clean, visually appealing commercial facades.

Buildings should be perceived as two stories in height, supported by a required stepback above the second story. This stepback helps reduce the visual bulk and mass of buildings and ensures new development remains compatible with the traditional scale and character of the area.



Commercial use on ground floor. Consistent streetwall.



0' setback with building footprint touching the public right-of-way.

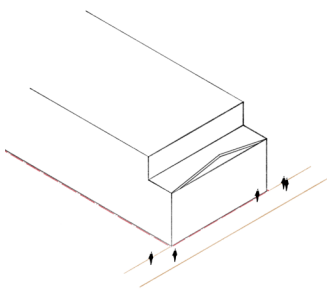


Three-story building without a third-story stepback.

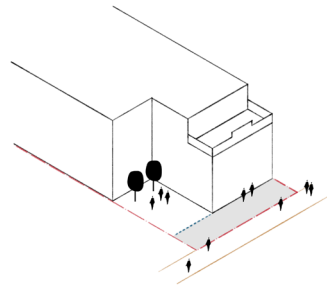
### DESIGN STANDARD:

- 2.1 Commercial uses are required on the ground floor for the first 50 feet of depth from the property line along all street-facing frontages (does not apply to alleys).
  - a. Residential uses may be permitted on the ground floor beyond the initial 50 feet.
  - b. Mixed-use developments where residential use occupies more than 50% of the total building square footage are exempt from the Conditional Use requirements outlined in Town Code Section 12-2-18 – Regulations for Commercial District-C.
  
- 2.2 All development within the CBD shall maintain a maximum front setback of 10 feet from Grand Avenue, measured from the property line.
  - a. The maximum setback may be measured from a covered overhang. For example, a covered outdoor patio located 10 feet from the property line would meet the requirement.

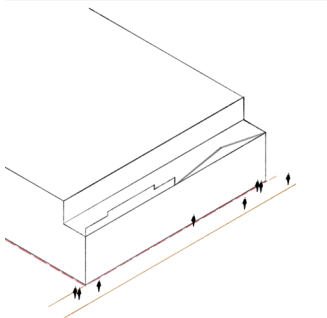
Allowed Setback Scenarios:



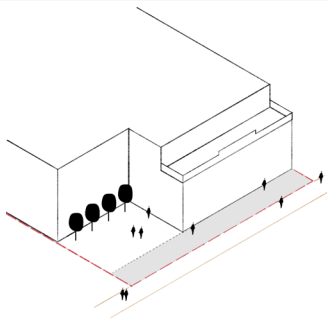
**50' building width:** 100% of the street-facing facade set at the 0' minimum setback.



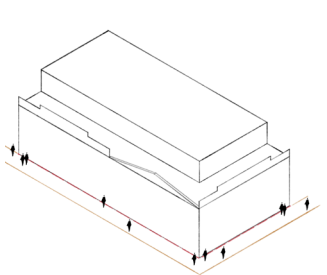
**50' building width:** 60% of the street-facing facade set at the 10' maximum setback, 40% devoted to outdoor pedestrian space.



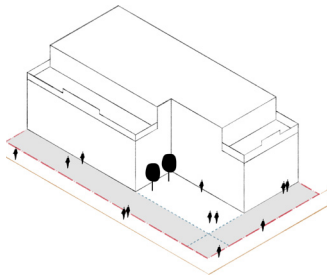
**100' building width:** 100% of the street-facing facade set at the 0' minimum setback.



**100' building width:** 60% of the street-facing facade set at the 10' maximum setback, 40% devoted to outdoor pedestrian space.



**Corner Lot:** 100% of both street-facing facades set at a 0' setback.



**Corner Lot:** The 60-40 ratio applies specifically to Grand Avenue. Developments can exercise flexibility on other street-facing frontages to add open space, if desired. This image shows 60% of both street-facing facades set at a 10' setback with 40% receded for outdoor pedestrian space.

- b. The maximum setback applies to 60% of the lot frontage. The remaining 40% of the lot frontage does not have a maximum setback requirement.

2.3 A third-story stepback is required on all street frontages after the first two stories.

- a. On corner lots, the stepback is required on both street-facing frontages (excluding alleys).
- b. The stepback shall be a minimum of 12 feet, measured from the face of the building, including any covered structural elements.

2.4 The street wall, as defined in the Town Code, shall be maintained.

- a. The maximum setback reinforces the street wall edge.
- b. Development is encouraged to incorporate creative public seating and open space within the maximum setback area if applicable or along street-facing frontages other than Grand Avenue.

### 3. Connectivity

**DESIGN INTENT:**

The CBD is intended to prioritize pedestrian experience. As such, developments shall ensure safe, year-round pedestrian access and connectivity for all users, including the elderly and those requiring ADA accessibility. Pedestrian connectivity refers to the movement of people from the public realm to and through a site, as well as connections to adjacent sites. Internal pedestrian access should enhance walkability and provide clear, intuitive links to the public realm.



*Development incorporates covered walkway on all street-facing facades.*

**DESIGN STANDARD:**

- 3.1 Development shall construct the boardwalk in the adjacent right-of-way. This requirement applies to all street-facing facades.
  - a. A covered boardwalk is encouraged to protect pedestrians from the natural elements.
  - b. Awnings may be used instead of a covered boardwalk. The awning roof and cladding material shall not be metal; however, metal framing may be permitted.
  - c. The design of boardwalks and covered walkways shall comply with Town Code Article 11-4.
  - d. Where a building is set back to the maximum allowable distance along Grand Avenue, it is encouraged that pedestrian elements, like the continuation of the boardwalk, are used to connect the building to the public right-of-way.



*No covered walkway or awning incorporated in the adjacent public right-of-way.*



Maximum building setback of 10' allows for outdoor pedestrian and landscaping elements.

3.2 Open space requirements are waived for mixed-use buildings.

- a. Where open space is proposed, it is encouraged to be along frontages other than Grand Avenue.
- b. For buildings set back to the maximum allowable distance along Grand Avenue, it is encouraged that public seating, art installations, or landscaping elements be incorporated to enhance the pedestrian experience.



Maximum setback allows for outdoor pedestrian and landscaping elements. Up to 40% of the building facade may be set back further than 10' for street-facing open space.

# 4. Parking

## DESIGN INTENT:

The CBD is intended to foster a compact, pedestrian-oriented environment where development is not centered around vehicle access. The emphasis is on creating a high-quality pedestrian experience, with the expectation that visitors and residents will park once and access multiple destinations on foot. Much of the CBD includes existing or potential right-of-way (ROW) parking. Parking requirement reductions are intended to support this walkable downtown character.



*Parking spaces constructed within the ROW directly adjacent to the subject property.*

## DESIGN STANDARD:

- 4.1 Development within the CBD is exempt from the commercial parking requirements outlined in the Town Code when the subject property is adjacent to existing and constructed public parking spaces located within the ROW.
  - a. If public parking spaces are not currently constructed within the ROW directly adjacent to the subject property, the applicant shall be responsible for constructing the necessary parking spaces or pay a fee in lieu to meet the commercial parking requirement.

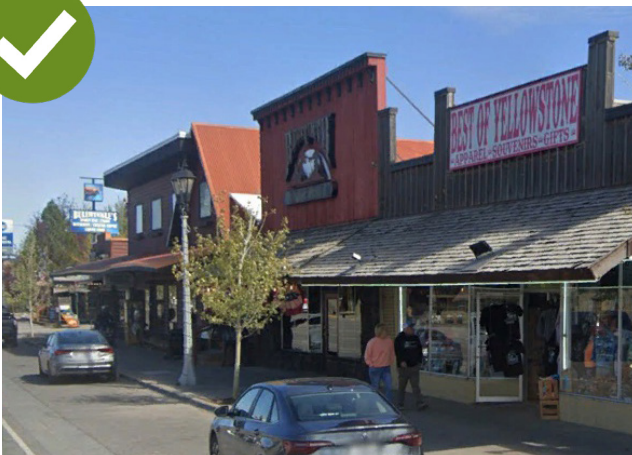


*Parking constructed within the ROW allows pedestrians to park once and access multiple destinations on foot.*

## 5. Roofline

### DESIGN INTENT:

Buildings should reflect the simple forms and traditional character of Grand Lake's historic architecture. Roof forms should be either flat with stepped parapets (commonly referred to as "false fronts") or sloped in gable or hipped configurations. New buildings should maintain the scale of traditional structures, which includes not only overall height and width, but also the proportions and relationships of architectural features. These features should use simple vertical and horizontal articulation to establish human scale, add visual interest, and avoid monotonous facades.



*Flat and sloped roofs are appropriate.*

### DESIGN STANDARD:

- 5.1 Roof forms shall be simple in design.
  - a. Flat roofs are appropriate, especially on larger buildings, and should include variation in the cornice line.
  - b. Sloped roofs are appropriate and should reflect the pitch and proportions of traditional buildings.
  - c. A combination of flat and sloped roofs is acceptable but should remain visually simple and not overly complex.
  
- 5.2 The second story roofline shall be either gabled or, if flat, include a false parapet.
  - a. For buildings with three stories and a stepback, the second-story roofline should maintain the traditional sawtooth or ziggurat profile as that is the profile most prominent to the pedestrian.



*Flat roofs feature a false parapet.*



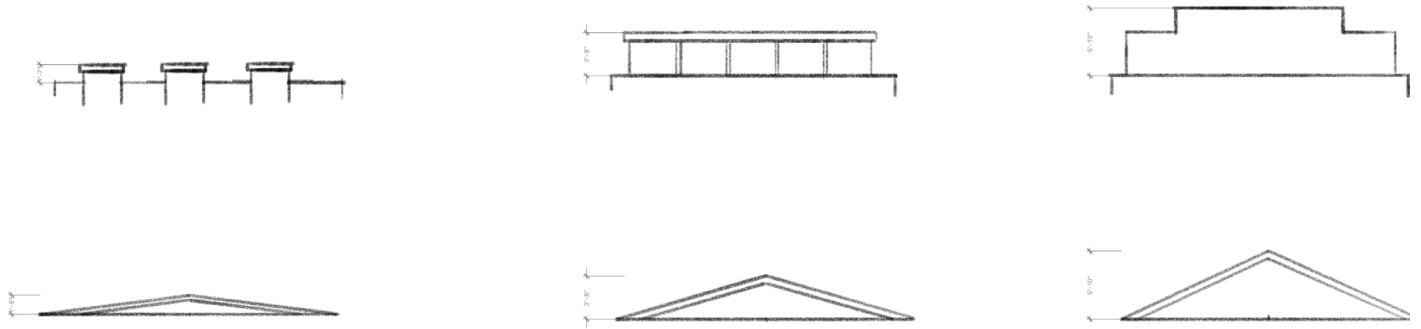
Larger buildings should be divided into smaller modules that reflect the scale and lot widths of traditional Town structures.

5.3 A basic building form is preferred. Any variation should be subordinate to the overall massing and contribute to a cohesive design.

- a. Varying building heights may be used to reflect different modules.
- b. Larger buildings should be divided into smaller modules that reflect the scale and lot widths of traditional Town structures.
- c. Moderate wall plane offsets, such as notches or projections, may be used to add interest.
- d. Excessive variation that results in a visually busy or disjointed design is discouraged.



Excessive variation that results in a visually busy or disjointed design is discouraged.



Examples of parapet designs.

## 6. Windows

### DESIGN INTENT:

The arrangement, rhythm, and proportions of windows and doors play a key role in shaping the character of the CBD. Building facades should maintain a transparency-to-wall ratio that supports the commercial vibrancy and pedestrian engagement typical of traditional downtown environments.



Windows occupy at least 50% of the first story facade, and mullions are incorporated into window designs.

### DESIGN STANDARD:

- 6.1 Windows shall occupy at least 50% of the first-story façade to support pedestrian interaction and commercial visibility.
  - a. Upper stories are not required to meet the 50% transparency standard.
- 6.2 Storefront windows shall be designed with sills at least 10 inches but no more than 36 inches above the boardwalk to maintain building base treatments.
- 6.3 Mullions shall be incorporated into window designs to reinforce the historic character of the district.



No defined material base at the bottom of the first-story windows. No incorporation of mullions.

CENTRAL BUSINESS DISTRICT (CBD) DESIGN STANDARDS, 2025

