



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, July 08, 2024 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

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

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/81663517106>

You can also dial in using your phone.

United States: 719 359 4580

Access Code: 816 6351 7106

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Portal Crossing- Jim Kreutzer
 - B. Board/Manager Communications & Expectations

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
7. Public Comments (limited to 3 minutes)
8. Consideration to approve Meeting Minutes
 - A. June 24, 2024
9. Consideration to approve Accounts Payable
 - A. July 8, 2024
10. Financial Review
11. Items of Discussion
 - A. Consideration of Resolution 38-2024, Authorizing Cash Account & Safe Deposit Box Signers
 - B. **Quasi-Judicial (Public Hearing):** Consideration to Approve a Special Event Liquor Permit From Grand Lake Area Historical Society, for Their "Community Picnic" event on, August 18, 2024, at Smith-Eslick Cottage Court.
 - C. **Quasi-Judicial (Public Hearing):** Consideration to Approve a Special Event Liquor Permit From Friends of the Grand County Library, for Their "Tops of the Rockies Fundraising Event" on, August 8, 2024, at the Grand Lake Yacht Club.
 - D. **Quasi-Judicial (Public Hearing)** Resolution 39-2024; Consideration to Approve a Special Use Permit (SUP) to Allow a Commercial Use (Food Kiosk) on Property Located at Block 20, Lot 5, Town of Grand Lake; More Commonly Referred to as 612 Grand Avenue
 - E. **Quasi-judicial (Public Hearing)** Resolution 40-2024 Conditional Use Permit and 41-2024 Lake setback variance for an inclined elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake
 - F. Consideration to Set the Public Hearing for Verts Grand Lake's Marijuana License Approval on July 22, 2024
 - G. Consideration to Approve the Invoice from BW Welding for the Welding on the Docks
 - H. Consideration to Enter Into a Lease Agreement for the Use of the Jail
 - I. Consideration to Direct Staff to Sign the Engagement Letter With the Attorney to Join the Class Action Lawsuit
12. Future Items for Consideration
13. Mayor's Report
14. Adjourn Meeting



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Section 8, Item A.

Monday, June 24, 2024, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

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

A. Call to Order

The regular meeting of the Board of Trustees was called to order by Mayor Kudron at 6:02 P.M. in the Town Hall Board Room.

B. Pledge of Allegiance

Mayor Kudron led everyone in reciting the Pledge of Allegiance.

C. Announcements

Mayor Kudron announced: Please turn off all cell phones during the meeting.

D. Roll Call

Mayor Kudron, Mayor Pro-Tem Bergquist, Trustees Arntson, Causseaux, Sobon, and Schoenherr, Co-Acting Town Manager/Town Clerk Carrell, and Co-Acting Town Manager/Public Works Director Reed- Tolonen, present.

E. Conflicts of Interest

None.

F. Manager's Report

G. Public Comments (Limited to 3 Minutes)

None.

H. Consideration to Approve Meeting Minutes

2. June 10, 2024

Trustee Sobon made a motion to approve the meeting minutes for June 10, 2024. Trustee Arntson seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

I. Consideration to Approve Accounts Payable

3. June 24, 2024

Presented by Town Treasurer, Wilson.

Mayor Pro-Tem Bergquist made a motion to approve the meeting minutes for June 24, 2024. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

J. Financial Review

4. April Sales Tax Revenues & May Financials

Presented by Town Treasurer, Wilson.

K. Items of Discussion

1. Quasi-Judicial Resolution 34-2024; A Resolution Approving a Lot Consolidation of Lots 12-13, Block 3, Grand Lake Estates, 1st Filing, More Commonly Referred to as 960 Tallaqua Dr.

Mayor Kudron opened the public hearing.

Presented by Town Community Developer, White.

No public comment was made.

Mayor Kudron closed the public hearing.

Mayor Pro-Tem Bergquist made a motion to approve Resolution 34-2024, as presented. Trustee Arntson seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

2. (QUASI JUDICIAL) PUBLIC HEARING - Resolution 35-2024 Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use on property located at Block 19, Lot 3, Town of Grand Lake; More Commonly Referred to as 712 Grand Avenue.

Mayor Kudron opened the public hearing.

Presented by Town Community Developer, White.

No public comment was made.

Jose De Los Santos, owner of "Let's Taco About it" was present for questions.

Mayor Kudron closed the public hearing.

Trustee Causseaux made a motion to approve Resolution 35,2024, as presented. Trustee Sobon seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

3. (QUASI JUDICIAL) PUBLIC HEARING -Resolution 36-2024 Consideration to Approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to Allow a Commercial Use (Food Truck) on Property Located at Block 3, Lot 16, Town of Grand Lake; More Commonly Referred to as 1143 Grand Avenue.

Mayor Kudron opened the public hearing.

Presented by Town Community Developer, White.

No public comment was made.

Mayor Kudron closed the public hearing.

Mayor Pro-Tem Bergquist made a motion to approve Resolution 36-2024, as presented. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

4. Consideration of Resolution 37-2024, Updating the Fee Schedule for the Grand Lake Cemetery

Presented by Co-Acting Manager/Town Clerk, Carrell and Co-Acting Manager/Public Works Director, Reed-Tolonen.

Trustee Causseaux made a motion to approve Resolution 37-2024, updating the fee schedule for the Grand Lake Cemetery. Trustee Sobon seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

5. Consideration to Award Construction Services on Lucy Lane

Presented by Town Community Developer White.

Robert Clifton, owner of Evergreen Excavation Company was present for any questions.

Mayor Pro-Tem Bergquist made a motion to direct Staff to enter into an agreement for construction services with Evergreen Excavation Company on Lucy Lane. Trustee Sobon seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

6. Consideration to Direct Staff to Post the Trustee Vacancy

Mayor Kudron added this item onto the agenda at the last minute.

Trustee Causseaux made a motion to direct Staff to post the trustee vacancy. Trustee Arntson seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

L. Future Items for Consideration

Town Staff will consult with the new Town Manager to bring him up to speed and set the agenda for the next meeting.

M. Mayor's Report

Mayor Kudron reminded the Board and Staff that we are at peak season, visitors are starting to roll into town to celebrate the holiday.

He thanked the Acting Town Managers for keeping Staff moving forward and has the upmost confidence during the transition with our Town Manager, Guy Patterson.

N. Adjourn Meeting

Trustee Sobon made a motion to adjourn the meeting. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye
Vacancy	----

This meeting of the Board of Trustees was adjourned at 8:20 PM.

(Attest)

Alayna Carrell, Town Clerk

Stephan Kudron, Mayor



Town of Grand Lake will post Accounts Payable online after Board of Trustees Approves it.

Feel free to reach out to Heike Wilson, Treasurer at hwilson@toglco.com or call 970-776-0779 if would like to view Accounts Payable before the Board of Trustees Approves it. List will be available the Thursday before the 2nd and 4th Monday of each month by request



To: Town of Grand Lake Mayor and Trustees
From: Heike Wilson, Town Treasurer
Re: AUTHORIZING CASH ACCOUNT AND SAFE DEPOSIT BOX SIGNERS

Date: 07/08/24

Background: Guy Patterson has just been appointed Grand Lake’s Town Manager therefore he will be added as a signer to all our financial accounts.

The following changes have been made to the financial account signers for the Town of Grand Lake. All the Town of Grand Lake’s bank accounts require two signers.

Bank account signers are:

Stephan J. Kudron, Mayor; Christina Berquist, Mayor Pro-Tem; Mike Arnston, Financial Trustee; Guy Patterson, Town Manager

Change in Transfer Authority: When Alayna Carrell was appointed as Acting Co-Town Manager she was added as the 2nd approving person for transfers for the purpose of payroll, water customer payments, accounts payable and loan payments. Alayna Carrell will no longer have the authority to transfer funds.

The Safe Deposit Box signers will be Stephan J Kudron, Mayor, Guy Patterson, Town Manager and Alayna Carrell, Clerk.

Heikela Wilson, Treasurer will retain the authority to access financial account information and perform online banking needs.

Recommended Motion

I Move to approve Resolution -38-2024 AUTHORIZING CASH ACCOUNT AND SAFE DEPOSIT BOX SIGNERS

-Or-

I Move to approve Resolution 38-2024 AUTHORIZING CASH ACCOUNT AND SAFE DEPOSIT BOX SIGNERS with the Following Changes:

**TOWN OF GRAND
LAKE RESOLUTION
NO.38 -2024**

**A RESOLUTION AUTHORIZING CASH ACCOUNT AND SAFE DEPOSIT
BOX SIGNERS**

WHEREAS, the Town of Grand Lake Board of Trustees (the "Board) policy is to require two signers on all checks and two approvals for transfers, and

WHEREAS, the Town currently has cash accounts at the following entities:

- United Business Bank: 1 Money Market Account
- United Business Bank: 1 Checking Account
- U.S. Bank: 1 Checking Accounts
- CSAFE: 3 Money Market Funds
- ColoTrust: 1 Money Market Fund
- Midwest: 1 Checking Account

WHEREAS, cash account current authorized signers are Stephan J. Kudron, Mayor; Christina Berquist, Mayor Pro-Tem; Mike Arnston, Financial Trustee and

WHEREAS, the Town currently has a safe deposit box at United Business Bank; and

WHEREAS, United Business Bank suggests and the Board of Trustees desire two designees at a time be authorized to access the box;

NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES AS FOLLOWS:

THAT, Stephan J. Kudron, Mayor; Christina Bergquist, Mayor Pro-Tem; and Mike Arnston, Financial Trustee; will remain signers and Guy Patterson, Town Manager will be added as a signer.

THAT, Stephan J. Kudron, Mayor; and Alayna Carrell, Clerk will continue to be authorized designees for the safe deposit box; and Guy Patterson, Town Manager will be added to the safe deposit box.

THAT, Stephan J. Kudron, Mayor, and Heikela Wilson, Treasurer will be continue as authorized online banking full access users; and Guy Patterson, Town Manager will have access to all accounts. Alayna Carrell, Clerk will be removed from access to online banking and any transfer authorizations.

THAT, Heikela Wilson, Treasurer will continue as authorized to request information on cash accounts; and

THAT, Heikela Wilson, Treasurer will continue as authorized to set up and initiate ACH transactions for the purpose of payroll, water customer payments, accounts payable and loan payments; and

THAT, any previously authorized users not listed above will be removed from the accounts.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 13th DAY OF May 2024.

(SEAL)

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE,
COLORADO**

Alayna Carrell, Town Clerk

Stephan J. Kudron, Mayor



July 8, 2024

Applicant: Grand Lake Area Historical Society

Initiated by: Layla Schnacke/Elin Capps

Presented By: Alayna Carrell, Town Clerk

Introduction: An application for a Special Event Liquor Permit was received from Grand Lake Area Historical Society, with supporting documentation.

The request is to sell malt, vinous and spirituous liquor by the drink for consumption on the premises only for their, "Community Picnic" to be held August 18, 2024, from 4:30 p.m. to 9:00 p.m. at the Smith-Eslick Cottage Court located at 725 Lake Avenue. Grand Lake Area Historical Society qualifies for a Special Events Liquor Permit as it is incorporated with the State of Colorado as a philanthropic institution and has not received more than 15 Special Events Liquor License Permits for 2024, this is their first request.

The Board must investigate the application and could deny the permit if its issuance would injure the public welfare by reason of the nature or location of the special event, or failure of the applicant to conduct past special events in compliance with applicable laws and regulations.

Neighborhood Boundaries: The town limits of Grand Lake are the neighborhood boundaries. The proposed location is at the Smith-Eslick Cottage Court located at 725 Lake Avenue, which is more than 500 feet from any educational institution; therefore, State Statute does not prohibit liquor from being sold from this location.

Financial Details: The respective license fee of \$100.00 was collected.

Background Check: The application was turned over to the Grand County Sheriff's Office, they found no adverse information that would affect the issuance of the license.

Legal Requirements:

Posting: Notice of Hearing was posted, June 24, 2024, at: Smith-Eslick Cottage Court, 725 Lake Avenue

Attachments: Application for a Special Events Permit & a Diagram of the Premises

Staff Recommendation

Staff recommends the Town Board approve the Grand Lake Area Historical Society's Special Event Liquor Permit, for their "Community Picnic", on August 18, 2024, at Smith-Eslick Cottage Court.

Town of Grand Lake
1026 Park Avenue
P.O. Box 99
Grand Lake, CO 80447

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- Social Athletic Philanthropic Institution
- Fraternal Chartered Branch, Lodge or Chapter Political Candidate
- Patriotic National Organization or Society Municipality Owned Arts Facilities
- Political Religious Institution

LIAB Type of Special Event Applicant is Applying for:

- 2110 Malt, Vinous And Spirituous Liquor \$25.00 Per Day
- 2170 Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate State Sales Tax Number (Required)

Grand Lake Area Historical Society

Mailing Address of Organization or Political Candidate

City State ZIP Code

Address of Place to Have Special Event

725 Lake Avenue

City State ZIP Code

Grand Lake CO 80447

Authorized Representative of Qualifying Organization or Political Candidate

Elin Capps

Date of Birth (MM/DD/YY) Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City State ZIP Code

Event Manager

Layla Schnacke

Date of Birth (MM/DD/YY)

[Redacted]

Phone Number

[Redacted]

Event Manager Home Address

[Redacted]

City

[Redacted]

State

[Redacted]

ZIP Code

[Redacted]

Email Address of Event Manager

[Redacted]

1. Is the place to have the Special Event located on State-owned property?
 Yes No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?
 No Yes, How many days? [Redacted]

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?
 No Yes, License Number [Redacted]

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?
 Yes No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Section 11, Item B.

Date

August 18, 2024

From:

5:00PM

To:

9:00PM

Date

From:

To:

Date

From:

To:

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From:

To:

Oath of Applicant

Section 11, Item B.

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Elin Capps, Secretary

Signature

Elin Capps

Date (MM/DD/YY)

07/03/24

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

City County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

Total

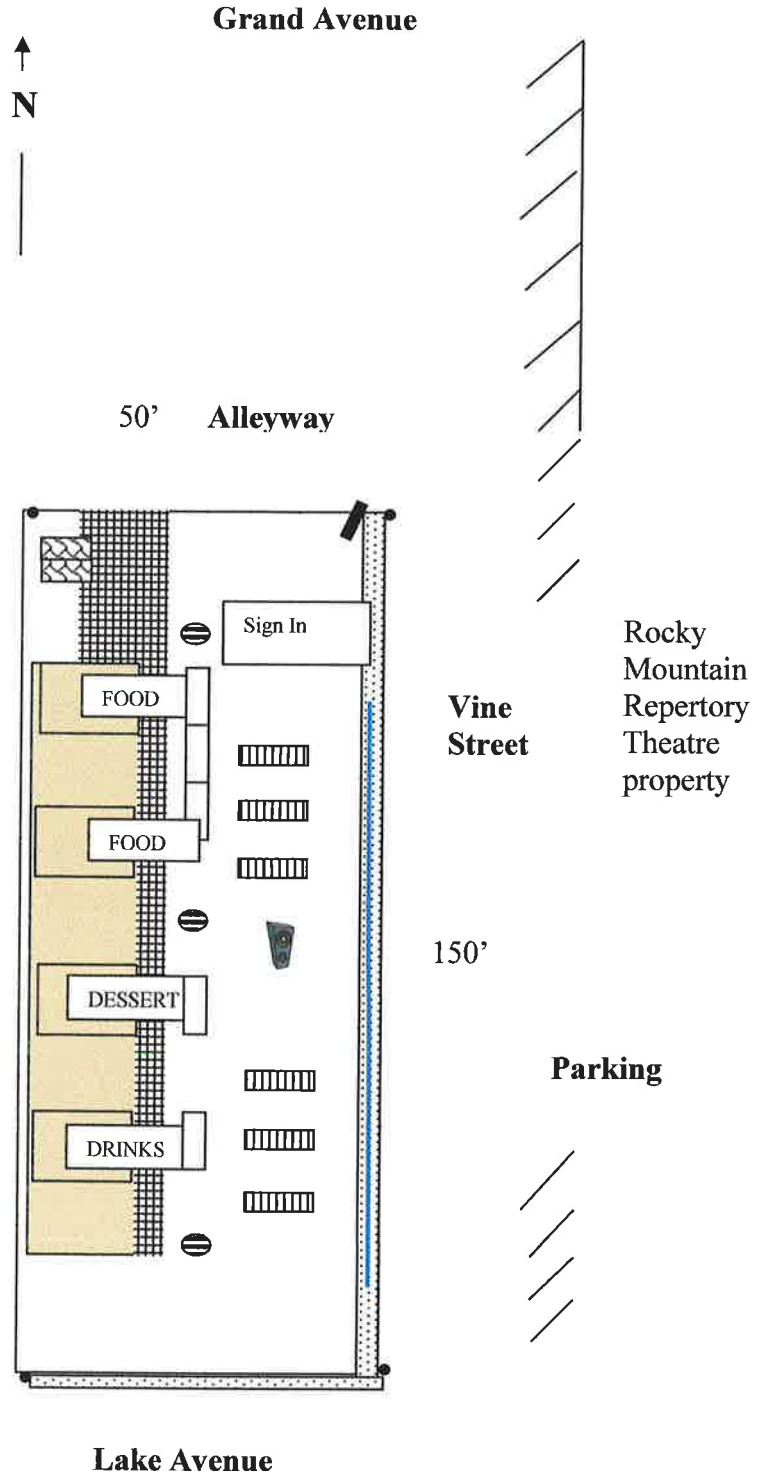
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
\$





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SITE PLAN: Community Picnic August 18, 2024

Section 11, Item B.



-  Cottage Court
-  ADA Paths Parking
-  Portable toilet
-  Trash can

-  Picnic table
-  Cairns #3 Ditch site
-  Ingress/Egress
-  Sound System

• Corner of roped off event



July 8, 2024

Applicant: Friends of the Grand County Library, Inc.

Initiated by: Judith Smith

Presented By: Alayna Carrell, Town Clerk

Introduction: An application for a Special Event Liquor Permit was received from Friends of the Grand County Library, with supporting documentation.

The request is to sell malt, vinous and spirituous liquor by the drink for consumption on the premises only for their, "Tops of the Rockies Fundraising Event" to be held August 8, 2024, from 5:00 p.m. to 8:00 p.m. at the Grand Lake Yacht Club, located at 1128 Lake Avenue. Friends of the Grand County Library qualifies for a Special Events Liquor Permit as it is incorporated with the State of Colorado as a philanthropic institution and has not received more than 15 Special Events Liquor License Permits for 2024, this is their first request.

The Board must investigate the application and could deny the permit if its issuance would injure the public welfare by reason of the nature or location of the special event, or failure of the applicant to conduct past special events in compliance with applicable laws and regulations.

Neighborhood Boundaries: The town limits of Grand Lake are the neighborhood boundaries. The proposed location is at the Grand Lake Yacht Club located at 1128 Lake Avenue, which is more than 500 feet from any educational institution; therefore, State Statute does not prohibit liquor from being sold from this location.

Financial Details: The respective license fee of \$100.00 has been collected.

Background Check: The application was turned over to the Grand County Sheriff's Office, they found no adverse information that would affect the issuance of the license.

Legal Requirements:

Posting: Notice of Hearing was posted, June 24, 2024, at: Grand Lake Yacht Club, 1128 Lake Avenue

Attachments: Application for a Special Events Permit & a Diagram of the Premises

Staff Recommendation

Staff recommends the Town Board approve the Friends of the Grand County Library, Special Event Liquor Permit, for their "Top of the Rockies Fundraising Event", on August 8, 2024, at the Grand Lake Yacht Club.

Town of Grand Lake
 1026 Park Avenue
 P.O. Box 99
 Grand Lake, CO 80447

Application for a Special Events Permit



Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- Social Athletic Philanthropic Institution
- Fraternal Chartered Branch, Lodge or Chapter Political Candidate
- Patriotic National Organization or Society Municipality Owned Arts Facilities
- Political Religious Institution

LIAB Type of Special Event Applicant is Applying for:

- 2110 Malt, Vinous And Spirituous Liquor \$25.00 Per Day
- 2170 Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate	State Sales Tax Number (Required)
Friends of the Grand County Library, Inc	02834457

Mailing Address of Organization or Political Candidate		
City	State	ZIP Code
Granby	CO	80446

Address of Place to Have Special Event		
Grand Lake Yacht Club 1128 Lake Avenue		
City	State	ZIP Code
Grand Lake	CO	80447

Authorized Representative of Qualifying Organization or Political Candidate	
Judith Smith	
Date of Birth (MM/DD/YY)	Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)		
City	State	ZIP Code

Event Manager

Judith Smith

Section 11, Item C.

Date of Birth (MM/DD/YY)

Phone Number

Event Manager Home Address

City

State

ZIP Code

Email Address of Event Manager

1. Is the place to have the Special Event located on State-owned property?

Yes No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

No Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

No Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

Yes No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Section 11, Item C.

Date
August 8, 2024

From: 5:00 PM To: 8:00 PM

Date

From: To:

Date

From: To:

Date

From: To:

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From: To:

Oath of Applicant

Section 11, Item C.

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title
President, Friends of The Grand County Library, Inc

Signature
Judith Smith

Date (MM/DD/YY)
05/01/24

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)
 City County

Telephone Number of City/County Clerk

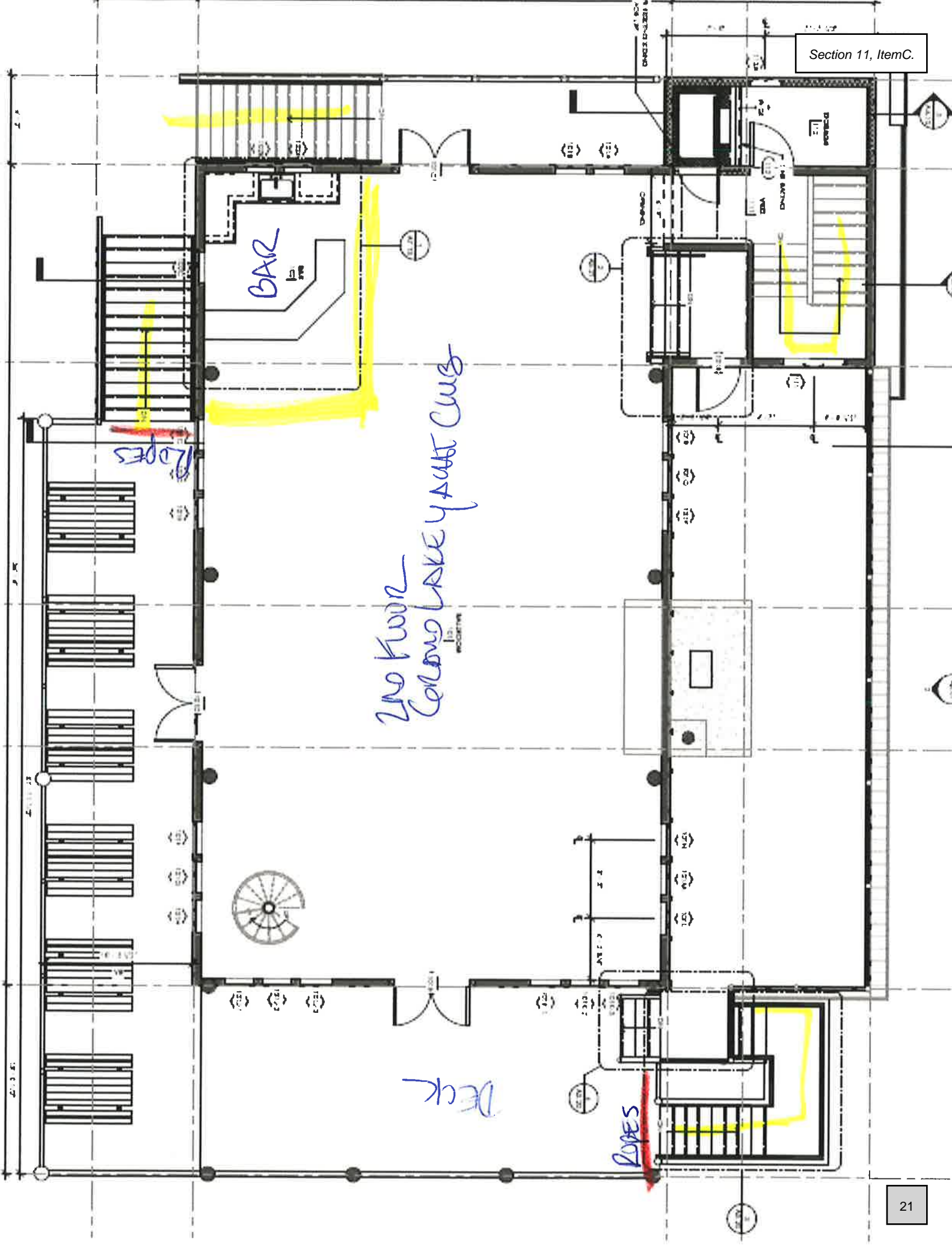
Title

Signature
Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number	Liability Date
<input type="text"/>	<input type="text"/>
State	Total
<input type="text"/> -750 (999)	\$ <input type="text"/> .00





1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

Date: July 3rd, 2024

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

RE: **(QUASI JUDICIAL) PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use (food kiosk) on property located at Block 20, AMD lot 5, Town of Grand Lake; More Commonly Referred to as 612 Grand Avenue.



Public Hearing Process

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the Board.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Board discuss amongst themselves.
7. The Board makes a motion.



1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

Attachments

- 1) Dog House application materials
- 2) Applicant presentation of the Dog House with letters of support
- 3) Resolution 39-2024 for the CUP

Purpose

The Town has received a special use permit (SUP) application from Gary Graham to operate a food kiosk called “The Dog House” on occupied commercial amended lot 5 Block 20, Town of Grand Lake, more commonly known as 612 Grand Avenue. This will be the first year for this request. This requires Planning Commission recommendation and Board of Trustees review. The primary landowner is Kirks Mountain Adventures, LLC and has given permission for the use. The Planning Commission held a public Hearing on July 3rd, 2024 and approved the Special use permit, as presented.

Background

Gary Graham of The Dog House has submitted a special use application to run a seasonal stationary food kiosk business, serving hot dogs at 612 Grand Ave for the summer of 2024. The business would be serving out of a yellow 4’ x 6’ building shaped like a dog house (see application material). The dog house will be placed along Grand Avenue on the northwest side of the shop until the boat storage building is completed and then the doghouse may move to the northwest corner of the lot. For restaurant/coffee shop, there is one parking space/250sf floor space required. There are no anticipated additional parking requirements.

The parcel is zoned Commercial and, while the business is a use by right (*eating and drinking places; frozen food locker- M.C. 12-2-18 (A) 2*), because the business is being run at the same location as another business and is a non-fixed/ temporary structure, a Special Use Permit is required per Municipal Code 12-2-31. A Special Use permit will allow this use of a temporary structure for a maximum of six months.

The Applicant’s proposed Special Use is a seasonal commercial business “to provide high quality foods to the public and our customers at a fair, reasonable and affordable prices” The business would operate summer months only July- October. The proposed days and hours of operation are Thursday through Sunday with tentative hours between 10:30 am and 6pm. SUP permits are good for 6 months, so this would expire January 9th, 2025, if approved. The doghouse will stay on the same lot for the summer and not move each evening and will have a small sitting area (see application material). The dog house will cook all food using propane and not use any electricity from Kirks Flyshop. Mr. Graham has obtained a certificate in food safety manager training and will prepare all the food onsite. He has requested an exception to the design code be granted to allow his doghouse and sign to be yellow to draw attention to his stand.

The Applicant’s submission includes all required materials and supporting documentation:

- Application Main Form
- Cover letter detailing the business operation
- Narrative description of the nature of the Special Use



1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

- Copy of Grand Lake Sales Tax License application
- Sign application
- Agreement with owner for use of space.
- Images of the proposed site and plan of the site
- Will obtain a current Town Business License, if approved.

17 certified letters were sent to property owners within 200 feet of the site and Legal Notice, 6 have been received and 3 returned unopened as of 6/28. Notice was posted in the Middle Park Times with no responses as of the time of writing.

Municipal Code

Municipal Code section 12-2-18 (A) Uses Permitted by Right Commercial District:

2. Amusement and/or recreational businesses other than those provided for in 12-2-18(A)8; automobile parking lot; ...; eating and drinking places; frozen food locker; offices...; said businesses being of a retail or service nature, and limited as set forth.

Municipal Code section 12-2-31 [Special and Conditional Use Regulations]

General SUP- A permit for the temporary use (six months or less) of private property.

(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

2. Recommendation of Commission Approval or Conditional Approval:

(i) Upon adoption and transmittal of the Commission's Resolution, Town Staff shall set a date for a Public Hearing on the application before the Board of Trustees. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the SUP Public Hearing and certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the SUP Public Hearing.

(ii) Final action on the Special Use Permit is to be taken by the Board of Trustees at the Public Hearing; except that the Board may continue the Public Hearing to another time before taking final action.

Staff Comments

Staff has the following comments regarding the applicant's Special Use Permit request:

- The applicant has paid all fees and submitted all documentation for the application

The Commissioners voted to recommend the special use permit as the applicant has presented it. They did not take issue with the color of the temporary building or the sign (yellow). In making



1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

determination of a recommendation of approval or denial of the SUP application, the Commission considered the following factors:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
- (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
- (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
- (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses, land owners or other interested parties to be notified; or proposed conditions of SUP issuance.

Board Action

The Board has the following options:

- 1. Adopt Resolution 39 – 2024 as presented; OR
- 2. Adopt Resolution 39 – 2024 with the following additional conditions _____; OR
- 3. Deny Resolution 39 – 2024



Town of Grand Lake

LAND USE REVIEW APPLICATION FORM

P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

Phone: 970-627-3435 • Fax: 970-627-9290

Email: planner@toglco.com • Website: townofgrandlake.com

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

PROPERTY

Property Address (or general location if not addressed): 612 GRAND AVE GRAND LAKE, CO.

Legal Description: Lot 5 Block 20 Subdivision _____

Lot Area (in square feet or acres): 800 ± Existing Use of Property: TACKLE SHOP

TYPE OF REVIEW (check one)

- Rezoning
- Subdivision
- Minor Subdivision
- Annexation
- Planned Development
- Conditional Use
- Vacation – Public right-of-way
- Amendments to approved Subdivision or PD
- Other: TEMPORARY SEASONAL STRUCTURE

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

FOOD SALES

Applicant Information

Is the Applicant the owner of the property? Yes No

If the Applicant is not the owner of the property, does the Applicant have authority from the property owner to engage in the proposed use? Yes No

Please have the landlord fill in the "Contact Information" section below to confirm authorization of this specific use for the tenant/applicant use.

Name of Development: _____

Name of Applicant: GARY E GRAHAM Email: gegconstruct@hotmail

Address: 617 LAKE AVE. Phone: 970-294-8737

City: GRAND LAKE, CO State: _____ Zip: 80447 Fax: NA

Contact Information (if not the applicant) check box if landlord

Name of Contact: SAME Email: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

STAFF USE ONLY

File Name: _____

Application Received By: Kw White Date: 6/17/2024 Time: _____

Fee Paid: \$1004 Dep. Amount: 275⁰⁰ Reimbursement Form Signed: Yes Date: _____ No

The Dog House

Business Objective To provide high quality foods to the public and our customers at fair, reasonable and affordable prices.

Business Products Various kinds of hot dogs, brats and gourmet cheese sandwiches. Hats, stickers, dog toys, souvenirs, and “freebees” will be available.

Gary E. Graham, Owner and Sole Proprietor

Date



**TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE
TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING
PROCESS**

THIS AGREEMENT (“the Agreement” is entered into this 17th day of June, 20 , by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and GARY E GRAHAM, a sole (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Applicant”).

WHEREAS, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

WHEREAS, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant’s development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.
3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: GARY E. GRAHAM

APPLICANT'S SIGNATURE: *Gary E. Graham*
Signature

TOWN OF GRAND LAKE

By: *Kim White*
Kim White, Community Development Director

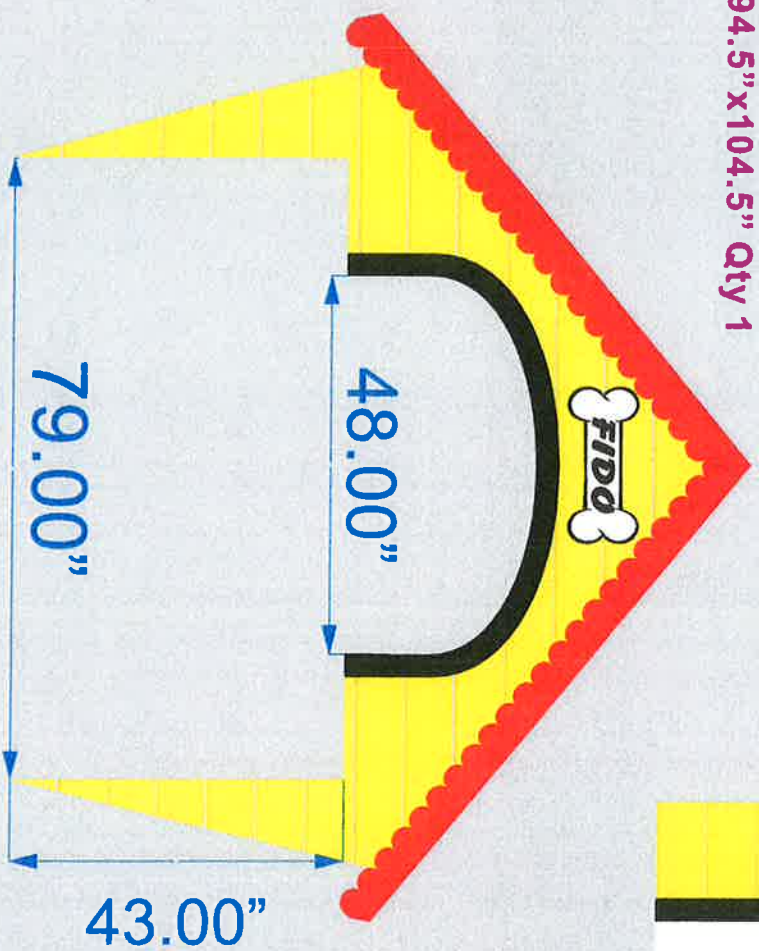
SEAL

Attest:

Alayna Carrell, Town Clerk

Single Sided
3mm ACM
UV Flatbed
HP Lam
Colex

94.5"x104.5" Qty 1



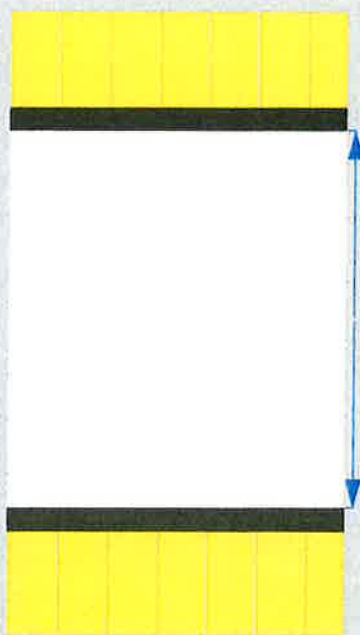
*with 1" PVC spacers
43"x3" Qty 2



9"x20" Qty 1

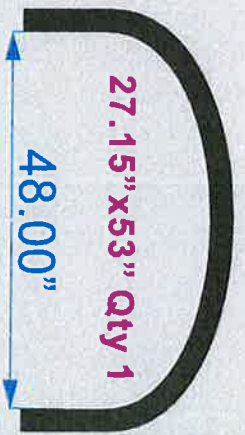


43"x79" Qty 1
48.00"



*with 1" PVC spacers

27.15"x53" Qty 1



43"x41" Qty 2 total



COMPLETE LAYOUT (not to scale)



CUSTOMER ACCEPTANCE:

DATE:

SIGNSHOP
3509 E. Platte Ave
Colorado Springs CO 80909
719 574 3511

Sales: TK

Designed by:

Miriam

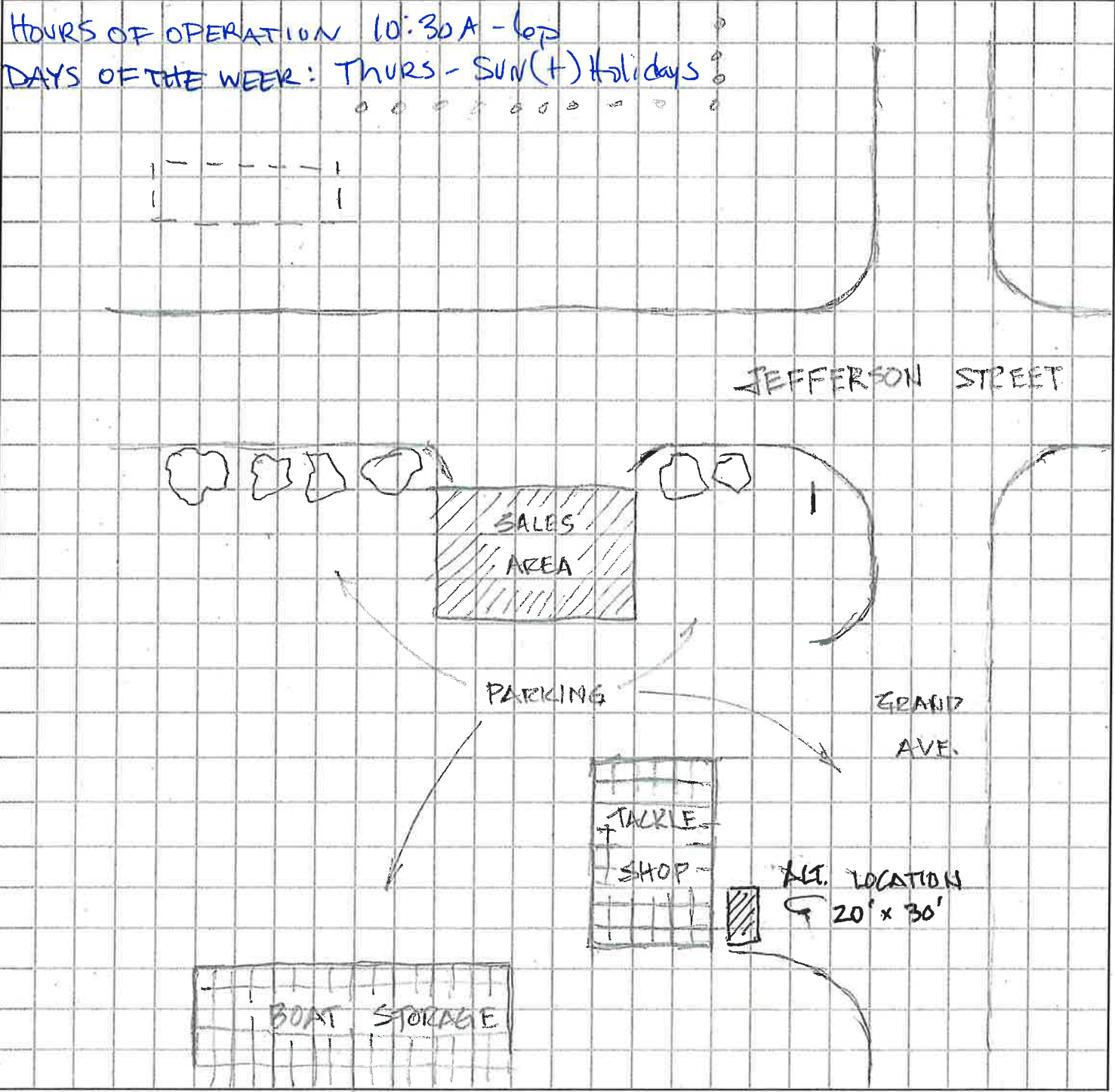
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Date: 5/1/24
Customer: _____
Quote/Job #: _____
Material: _____
Quantity: _____
Page: 1 of 1

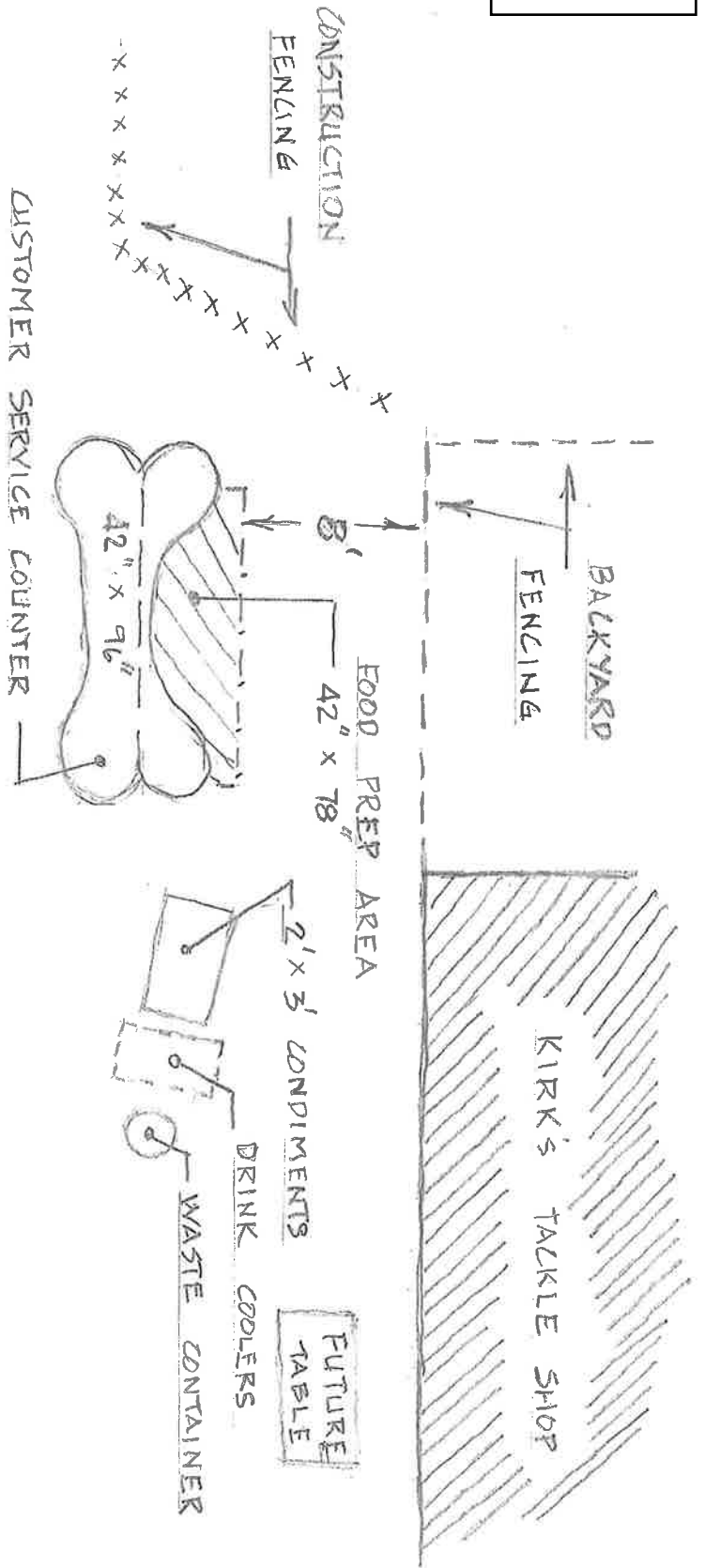


Western Steel, Inc.

Making It Happen Since 1995



- PLASMA CUTTING/MARKING
- BENDING
- LARGE DIAMETER BANDSAWS
- SHEARING
- PUNCHING
- CNC PLATE DRILLING AND TAPPING
- DELIVERY
- WATERJET



← PARKING AREAS → PARKING AREAS →

THE DOG HOUSE

SITE PLAN

SCALE: 1/4" = 1'0"

50' FROM STREET TO BUILDING

GRAND AVE





Certificate of Completion

Awarded to

gary graham

For successfully completing

Food Safety Manager Training

1ebi5j-k093c95

Certificate Verification Number

May 30, 2024

Issue Date (valid for 5 years)


John Comly
CEO, StateFoodSafety
711 Timpanogos Pkwy, Orem, UT



Scan with a smart device to verify.

⚠ CAUTION! This training certificate is not the Food Manager Certification.

You have completed the Food Safety Manager Training. If you are required to get the Food Manager Certification and only purchased the Food Safety Manager Training, you can purchase the exam and schedule a proctored session at statefoodsafety.com/fsm. If your area has a Demonstration of Knowledge requirement, check with your health department for any additional steps you need to take beyond completing this training.

This training certificate meets "Demonstration of Knowledge" requirements.

If your health department has a Demonstration of Knowledge requirement, it's likely that your workplace will be inspected by the health department at least once. Be sure to keep a copy of this certificate (above) on file to show the health inspector that you have received comprehensive food safety training and are prepared to effectively lead and train your staff in safe food handling procedures.

TOWN OF GRAND LAKE SIGN APPLICATION

(One Sign per Application)

It is the policy of the Town to encourage aesthetically pleasing signs without substantial interference with the business to which signs are related.

BUILDING OWNER GARY E. GRAHAM TELEPHONE NUMBER 970-294-9737
MAILING ADDRESS OF OWNER P.O. BOX 297
EMAIL g.e.gconstruct@hotmail.com
NAME OF BUSINESS THE DOG HOUSE TELEPHONE NUMBER 970-294-8737
PHYSICAL ADDRESS 612 GRAND AVE.
MAILING ADDRESS P.O. BOX 297 GRAND LAKE, CO. 80447

CONTRACTOR NAME SAME TELEPHONE NUMBER

Location of Sign (show on map): Address 612 GRAND AVE GRAND LAKE, CO
Lot 5 Block 2D Subdivision

Sign Description:

Type: Business Institutional Club/Recreational Off-Site Monument
Temporary Sign/Banner X Site Informational Project

Mounting Method: Wall X Projecting Free-standing X Cut-out Letters X
Graphic X Projecting Over Town ROW Backlit

Lighting: None X Backlit Downward Shielded (attach lighting detail)

Size: Height Width Total Area Sides: Single X Double
Height from Ground Overhead Clearance

Valuation of sign and support structure \$700

Total number of signs for this business (proposed and existing): 3

Items to Submit:

X Two (2) copies of detailed drawings drawn to scale containing complete plans and specifications to show methods of construction and anchoring to building or ground, letter/figure dimension, colors, materials and proposed type of illumination characteristics. PANELIZED ASSEMBLY

X A site plan (map) which must indicate all signs existing or proposed for the site with dimensions, colors, materials, type of illumination characteristics for each sign, building elevations with sign depicted in their respective locations (image of sign on/near building).

X Property owner's permission for off-site signs and graphic signs (attach a signed letter from the owner).

Appropriate fee.

I HEREBY acknowledge that the above information is correct to the best of my knowledge and agree to comply with the Sign Code Regulations of Section 6, Article 2 of the Grand Lake Zoning Regulations.

APPLICANT'S SIGNATURE Gary Graham DATE

Office Use: Permit Fee \$25.00 Paid
Area of this sign sq. ft. Area of all signs for this business sq. ft.
Sign Zone

Approved by Date
Town of Grand Lake

Qty: 2
Single Sided
4mm Corex
UV Flatbed
No Lam
HandCut/Stomp

36" x 24"

THE DOG HOUSE
Grand Lake, CO

KIDS \$4

ADULTS \$7

\$4

\$7

\$9

\$2

\$1

TAX INCLUDED

CUSTOMER ACCEPTANCE:

DATE:

SignShop
3505 E. Platte Ave.
Colorado Springs CO 80909
719.578.3511

Sales: **TK**

Designed by: **Miriam**

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GRAND LAKE, COLORADO

July 3, 2024

APPLICANT'S PRESENTATION for APPROVAL

Opening Statement

- Applicant's Work History
- Business Objective

Grand Lake Application Review

- Submitted Documents

Point of Sales Structure

- Panelized Construction
- Assembly Procedures
- Completed Concession Stand

Community Support Signatures

- Grand Lake Business Owners
- Local Patrons

Positive Business Attributes

- Generates more Grand Lake Business Sales Tax Revenue
- Has partnered with 3 local businesses to purchase their Products and Services
- Is offering a Fair and Reasonably priced menu
- "The Dog House" concession Theme is attractive and refreshing
- Has a permanent and convenient location for the 2024 Summer Season
- The site was intentionally selected away from other Food Establishments
- Has the support and approval of the Surrounding Businesses, and
- Everybody Loves Hotdogs!

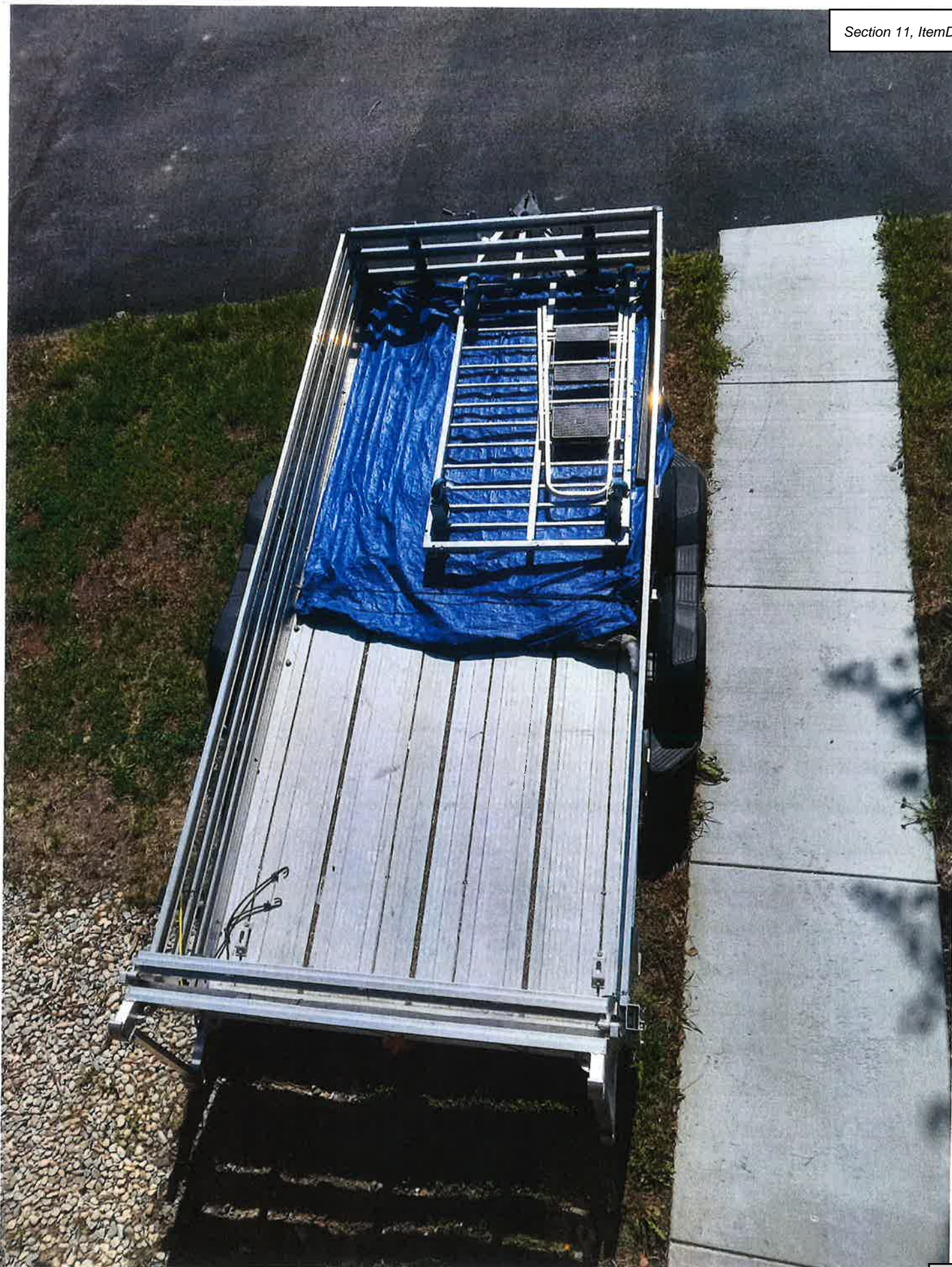
Negative Business Attributes

- None

THANK YOU for your SUPPORT !!!

GARY GRAHAM 970-294-8737
GEGCONSTRUCT297@GMAIL.COM

Section 11, Item D.



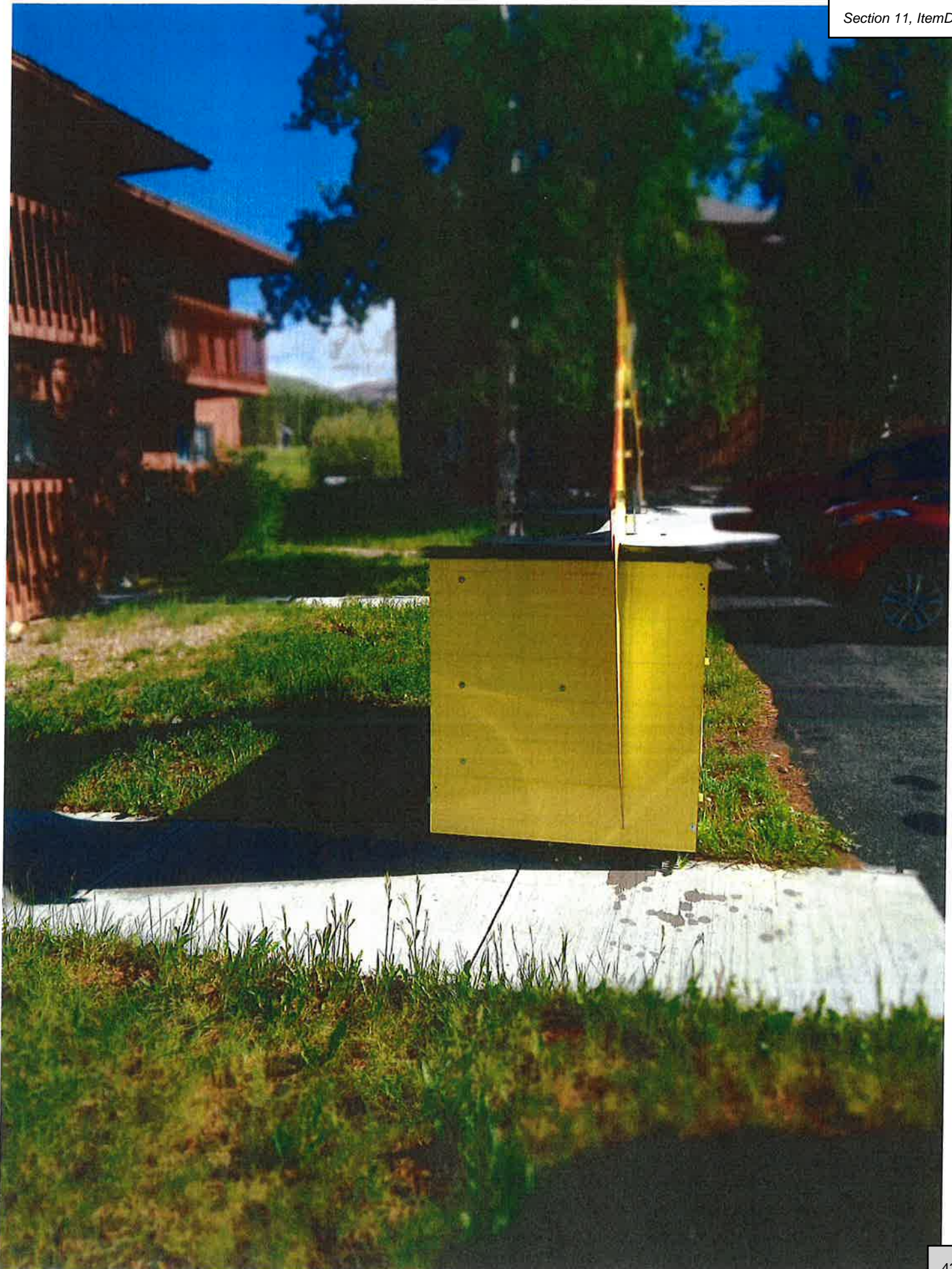








Section 11, Item D.



THE DOG HOUSE
Grand Lake, CO

KIDS

ALL-BEEF DOG \$4
 JALAPENO HOT DOG
 GRILLED CHEESE SANDWICH

ADULTS

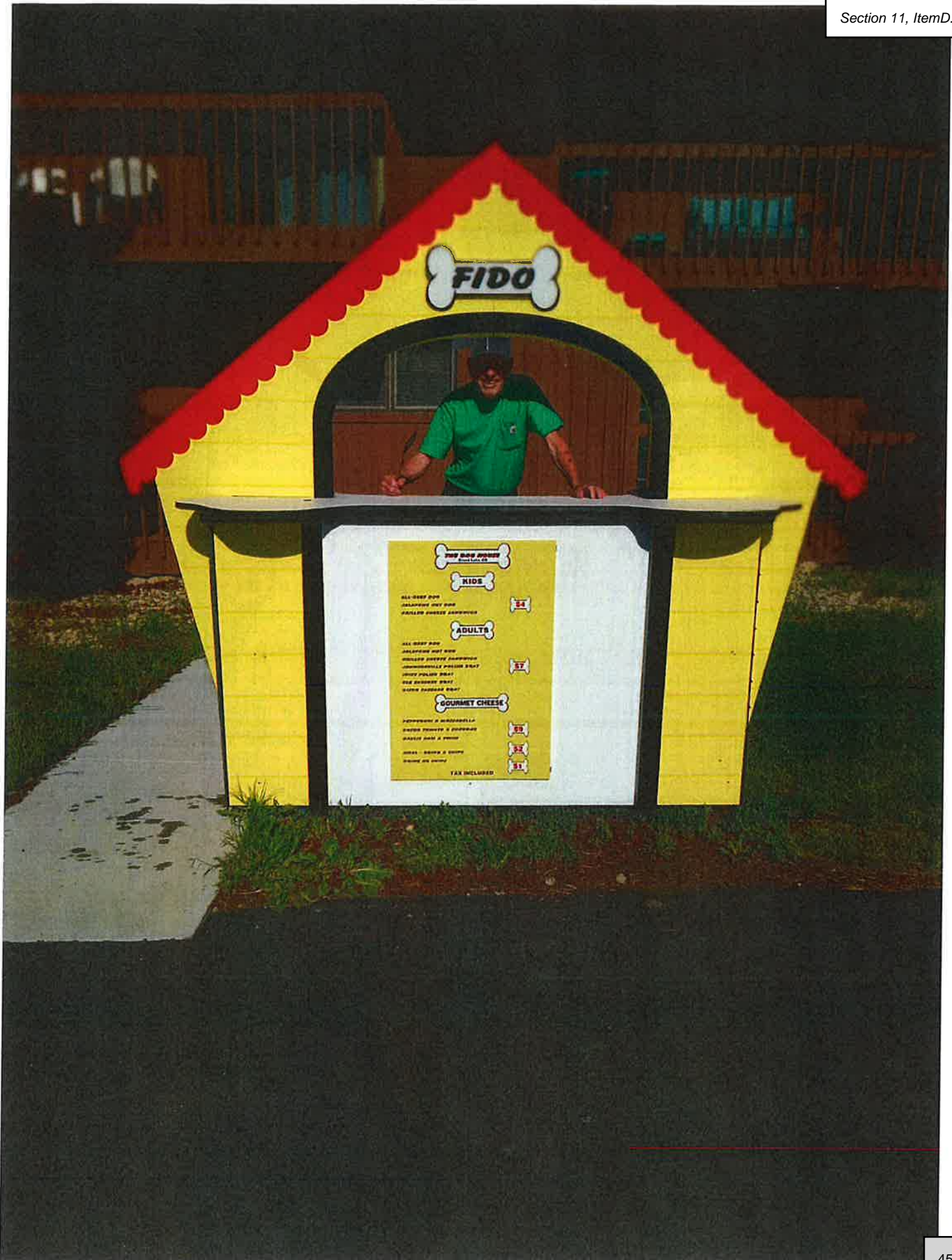
ALL-BEEF DOG
 JALAPENO HOT DOG
 GRILLED CHEESE SANDWICH \$7
 JOHNSONVILLE POLISH BRAT
 SPICY POLISH BRAT
 ELK SAUSAGE BRAT
 BISON SAUSAGE BRAT

GOURMET CHEESE

PEPPERONI & MOZZARELLA \$9
 BACON TOMATO & CHEDDAR
 GARLIC HAM & SWISS \$2
 MEAL - DRINK & CHIPS \$1
 DRINK OR CHIPS

TAX INCLUDED

Section 11, ItemD.



Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, Kirk Rie, as the owner and operator of Kirk's Fly Shop, welcomes and endorses "The Dog House", a proposed food vendor concession business to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing "The Dog House" a special use permit for this business.

Kirk Rie Date 6/30/ 2024.





GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, ALAN Funk, as the owner and operator of G.L. Hardware, welcomes and endorses “The Dog House”, a proposed food vendor concession business, to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing “The Dog House” a special use permit for this business.

Alan R Funk
Owner

7-1-24
Date





GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, Juliana Zieff, as the owner and operator of Grand Lake Chocolates welcomes and endorses “The Dog House”, a proposed food vendor concession business to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing “The Dog House” a special use permit for this business.

Juliana Zieff

Date June 28, 2024.



GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, Donna Ready as the owner and operator of Mountain Lake Properties welcomes and endorses "The Dog House", a purposed food vendor concession business to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing "The Dog House" a special use permit for this business.

Donna Ready

Date June 28, 2024.



Donna Ready
Office: 970-627-3103
Cell Phone: 970-531-3333
readydonna@gmail.com

700 page web site
www.MountainLake.com

On the Boardwalk
1133 Grand Avenue
P.O. Box 1350
Grand Lake, CO 80447



GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

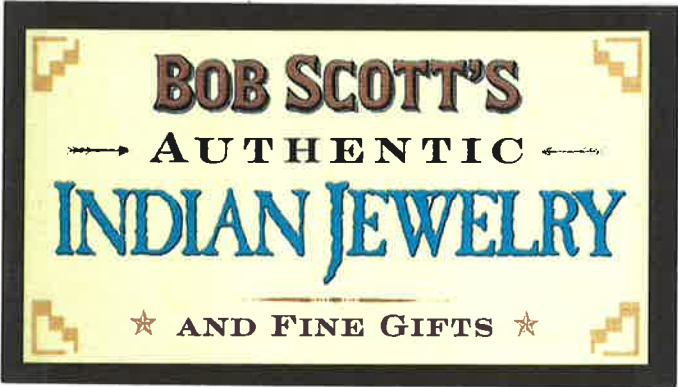
RE: Review Meeting – July 3, 2024

I, Bob Scott, as the owner and operator of Bob Scott's Authentic Indian Jewelry, welcomes and endorses "The Dog House", a proposed food vendor concession business, to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing "The Dog House" a special use permit for this business.

Bob Scott
Owner

June 30, 2024
Date





GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, BARTON LONE, as the owner and operator of GRAND LAKE WINES & SPIRITS, welcomes and endorses “The Dog House”, a proposed food vendor concession business, to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing “The Dog House” a special use permit for this business.



Owner

7/1/24
Date



Bart Lone
Owner
904 Grand Ave
Grand Lake, CO 80447
970-627-3810
GL.WineAndSpirits@hotmail.com



GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, Lincoln Smith, as the owner and operator of Mountain Market welcomes and endorses "The Dog House", a proposed food vendor concession business, to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing "The Dog House" a special use permit for this business.



Owner

7-1-2024
Date



GRAND LAKE, COLORADO

Town of Grand Lake
Board Of Trustees
Planning Committee

RE: Review Meeting – July 3, 2024

I, Cosby Arnold, as the owner and operator of BIG HORN LODGE, welcomes and endorses "The Dog House", a proposed food vendor concession business, to the Grand Lake community.

Having reviewed this operation, I am in favor of issuing "The Dog House" a special use permit for this business.

Cosby Arnold
Owner

6/30/24
Date



**BIGHORN
LODGE**

970.627.8108

613 Grand Ave.
Grand Lake, CO 80447

email: bighorngrandlake@gmail.com
reservations: thebighornlodge.com



GRAND LAKE, COLORADO

Town of Grand Lake
Board of Trustees
Plan Review Committee

RE: July 3, 2024 Review Meeting

To Whom It May Concern:

We, the undersigned, having the opportunity to discuss and review the application for this food concession business; are in favor of approving "The Dog House" for a Special Use Permit. We feel this business will provide the buying public with an additional alternative of food service at a reasonable, and fair price.

<u>Name</u>	<u>Comments</u>
Kathleen B Mawro	Finally - great prices for delicious food!
Cindy Newman	We can't wait to try this!
Julianne AWARES	Would love this!!!
Kira Knapp	Good to have new options!
Ittai Levine	Sounds great!
Zoe Frye	Excited to have this in the community!!!
Judith Schaffer	Love the menu + new food!
Brenda Schoenherr	Very excited!

Thank You



GRAND LAKE, COLORADO

Town of Grand Lake
Board of Trustees
Plan Review Committee

RE: July 3, 2024 Review Meeting

To Whom It May Concern:

We, the undersigned, having the opportunity to discuss and review the application for this food concession business; are in favor of approving "The Dog House" for a Special Use Permit. We feel this business will provide the buying public with an additional alternative of food service at a reasonable, and fair price.

Name

Comments

Donna Reedy
Julianna Zieff
Will O'Donnell
Sheila Brown
Kelly Peterson

Affordable and Fun!
Adorable theme, & fun!
I love hot dogs (and dogs)
An All American Favorite!
Awesome so excited!

Thank You

GARY GRAHAM

970-294-8737

GEGCONSTRUCT297@GMAIL.COM



GRAND LAKE, COLORADO

Town of Grand Lake
Board of Trustees
Plan Review Committee



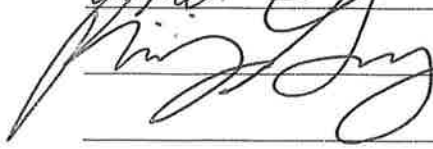
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To Whom It May Concern:

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Name

Comments

	Matthew Shaffer	Love the color!!
	Angela Stephens	great design! fair prices!
	Ben Kranger	Good looks

Thank You

GARY GRAHAM

970-294-8737

GEGCONSTRUCT297@GMAIL.COM



GRAND LAKE, COLORADO

Town of Grand Lake
Board of Trustees
Plan Review Committee

RE: July 3, 2024 Review Meeting

To Whom It May Concern:

We, the undersigned, having the opportunity to discuss and review the application for this food concession business; are in favor of approving "The Dog House" for a Special Use Permit. We feel this business will provide the buying public with an additional alternative of food service at a reasonable, and fair price.

Name

Comments

Tim McCarthy
Cormac McCarthy

Love having a quick-eat option
Affordable food in town is great

Thank You

GARY GRAHAM

970-294-8737

GEGCONSTRUCT297@GMAIL.COM



GRAND LAKE, COLORADO

Town of Grand Lake
Board of Trustees
Plan Review Committee

RE: July 3, 2024 Review Meeting

To Whom It May Concern:

We, the undersigned, having the opportunity to discuss and review the application for this food concession business; are in favor of approving "The Dog House" for a Special Use Permit. We feel this business will provide the buying public with an additional alternative of food service at a reasonable, and fair price.

Name

Comments

Tim F. Marks

Need another option for family groups

Rob Brown

Hot dogs are great food option

Lauren Stephens

Attract tourist & give locals a new option!

Thank You

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 39-2024**

**CONSIDERATION TO RECOMMEND A SPECIAL USE PERMIT (SUP) TO ALLOW A
COMMERCIAL USE ON PROPERTY LOCATED AT BLOCK 20, LOT 5, TOWN OF GRAND
LAKE; MORE COMMONLY REFERRED TO AS 612 GRAND AVENUE**

WHEREAS, the Town of Grand Lake (the “Town”) received a Special Use Permit (SUP) Application (the “Application”) from Gary Graham of “The Dog House” LTD; (the “Applicant”); and

WHEREAS, Lots 5, Block 20, Town of Grand Lake (the “Property”) is zoned commercial; and

WHEREAS, the Property is owned by Kirks Mountain Adventures, LLC; and

WHEREAS, Municipal Code 12-2-31(A) General SUP states:

- 2. A [SUP] permit [is required] for the temporary use (six months or less) of private property.
- (b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more business present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility.....
- 3. At a Public Hearing, after receiving comment and testimony, the Commission shall make recommendation to the Board of Trustees in the form of a resolution.; and

WHEREAS, Municipal Code 12-2-18 (A) Uses Permitted by Right in a Commercial District states: eating and drinking places; frozen food locker; and

WHEREAS, the Applicant is requesting a temporary, non-fixed food/drink facility (the “Use”) on the Property; and

WHEREAS, the Commission reviewed the Application at a Public Hearing on July 3rd, 2024; and

WHEREAS, the Commission considered the following factors when reviewing the Application:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
- (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
- (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
- (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses; land owners or other interested parties to be notified; or proposed conditions of SUP issuance.

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

THAT, the proposed location of the Use is in accord with the purposes of this Chapter and the purposes of the Commercial District; and

THAT, the proposed location of the Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements; and

THAT, the proposed Use will comply with all of the applicable provisions of the Code of Ordinances; and

THAT, the Applicant shall comply with such terms and conditions as the Commission determines are necessary to carry out the letter and intent of the Special Use Permit process; and

THAT, the Planning Commission hereby forwards a favorable recommendation to grant the Special Use Permit for a temporary “Use” located on the Property with the recommended following conditions of approval:

1. The hours of operation are limited to 10:30 am to 6 pm, Thursday through Sunday, to be extended for holidays and events.
2. The SUP is valid beginning July 9th, 2024 and shall expire on January 9th, 2025.
3. Any changes to this Special Use Permit shall be reviewed and approved by the Planning Commission and Board of Trustees.
4. Review of this Special Use Permit may be warranted by the Commission and Board of Trustees, if two (2) or more written complaints are received by the Town in any six (6) month period.
5. This SUP has a penalty clause included specifying a Fifty Dollar (\$50.00) per day fine for each and every day the business is out of compliance with the Date of this permit.
6. The Applicant complies with all other federal, state, and local regulations.
7. Failure to adhere to these conditions shall be cause for Town Staff to either suspend or revoke the SUP without notice or hearing.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO, THIS 3rd DAY OF JULY, 2024.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

/s/ _____
Alyana Carrell, Town Clerk

/s/ _____
James Shockey, Chairman



July 8th, 2024

To: Mayor Kudron and the Board of Trustees

From: Kim White, Community Development Director

RE: Quasi-judicial (Public Hearing) Resolution 40-2024 Conditional Use Permit and Resolution 41-2024 Lake setback variance for an inclined elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake



Attachments:

- A) construction plans
- B) view from water
- C) examples of trams
- D) Resolution 40-2024 Resolution 41-2024
- E) Applicants presentation

Public Hearing Process

The public hearing should be conducted as follows:

1. Open the Public Hearing
2. Allow staff to present the matter
3. Allow the applicant to address the Board
4. Take all public comment
5. Close the Public Hearing
6. Have Board discuss amongst themselves
7. Board make a motion



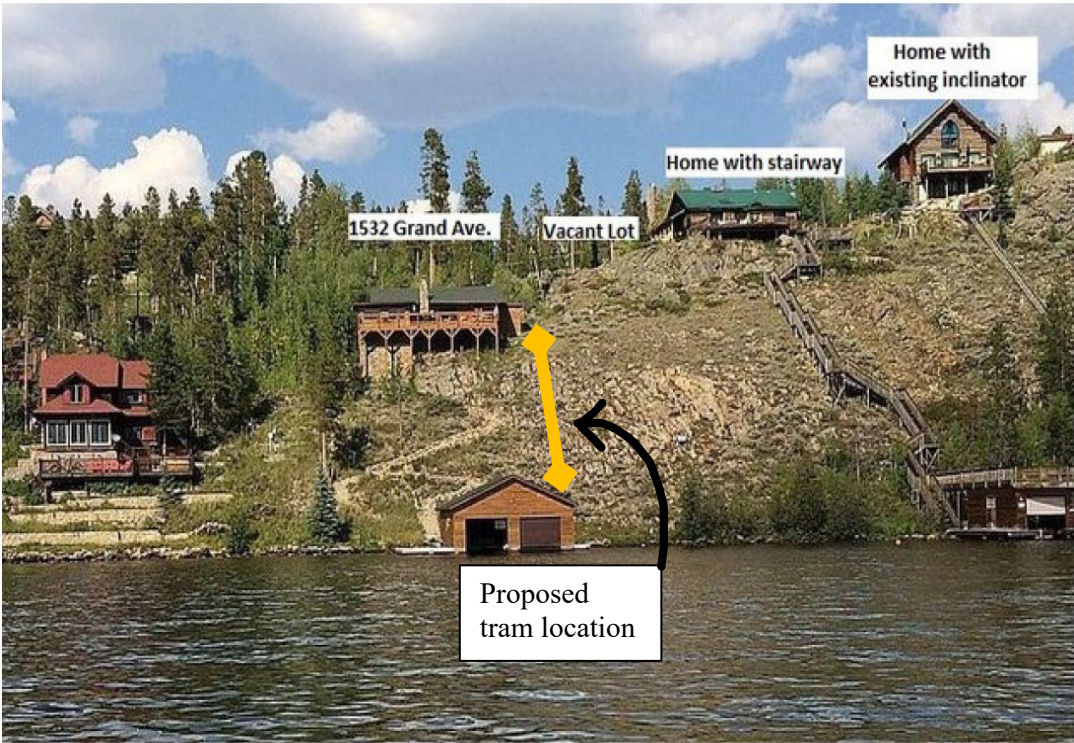
Purpose

To request for an exception to Stream and Lake Setbacks and allow a Conditional Use permit for Sunnyside Addition to Grand Lake Lot: 37-38 Block: 3, more commonly referred to as 1532 Grand Ave. by the owners: Peter and Brenda Ployshay for the purpose of constructing a tram from the home to the shoreline.

Background

The applicant is proposing an inclined elevator (Tram) to be built with the lower tram platform foundation to be dug into in the 30’ stream setbacks. The railing is assembled on-site. Cement piers will be installed into the ground to hold the track/rail in place. The proposed Tram would run on a track system. The rail width is 3 feet. **When activities are proposed in the 30’ setback, a variance may be requested from the Planning Commission with Board of Trustees final approval. Separately, since Trams are not a permitted use in the Single Family Residential, High-Density, zoned area, a conditional use permit is required. Both resolutions must be passed in order to allow this item to be built.**

The Tram is to be used for transportation from the existing house to the proposed boathouse. The applicant’s request is due to the distance and steepness of grade from the main house to the boathouse. The applicants would like improved accessibility to reach the shore from their home. According to the submitted site plan the current drop in grade is about 52 feet over a run of about 84 feet, which results in the property slope of around 62%. The total length of the property is approximately 255’.



Per the applicant, the following facts have been submitted:



- *The following video was shown to the planning commission to briefly explain the many reasons they wish to make this improvement to their property: <https://www.youtube.com/watch?v=brDGJvM9KFI>*
- *The carriage frame will be powder coated to match the cabin and boat house, by the manufacturer. The rails are dipped, galvanized steel, which the manufacturer recommends over powdered because it wears much better. The owners provided samples of the car frame and rail to see the color, etc. The landscaping plan is to leave the area in its natural state with native plants, which include shrubs and wildflowers. The hillside is solid granite, so it is not advisable to introduce new vegetation. Also, according to Hill Hiker, this is the perfect location as taller vegetation interferes with the track, yet the current vegetation is a perfect height to blend in with the track.*
- *Please see the diagram below showing the carriage structure. The materials will be a brown shade of Trex and then solid, transparent polycarbonate on the tram loading side for safety (so hands don't get caught). The gate will be framed to match the car. The railings will primarily use 10ft long steel beams that will be welded and bolted together. The specifics of which are outlined in the attached stamped engineering plans.*
- *It has an electric motor which powers a winding drum drive.*
- *There are 5 steps at the top (appx 4') and 7 steps at the bottom (appx 5'). The 5 steps at the top are so the loading deck itself is low profile and not sticking up like a rollercoaster. Hillhiker advised this approach as hitting the deck perfectly may not be possible and would require the entire structure to go much higher. Down by the lake lowering the platform would require a hole and sump pump. We wish to keep the footprint of the entire project as small as possible.*
- *The cabin itself was built in the 30s and requires stairs to access it. The goal of this design is to prevent falls by making the climb and descent to the lake MUCH easier than the existing path. However, we believe we can procure a removable ramp that could be used on these stairs and stored in the boat house until the need arises.*
- *The slope of the rail is approximately 34.5 degrees.*



- *The length of the rail is approximately 103 feet in length.*



Municipal Code Procedure for Conditional Use permit 12-2-31(B)(3)(a):

3. After taking evidence in relation to said Condition Use application, the Planning Commission shall formulate a recommendation, including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees.

(a)The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

(i)Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.

(ii)Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.

(iii)Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.



(b) Procedure before the Board of Trustees.

1. The Board of Trustees shall vote to approve, modify or disapprove the recommendation of the Planning Commission by Resolution...

2. In the Public Hearing, the Town Board of Trustees may move to approve, modify or disapprove the recommendation of the Planning Commission by Resolution.

Staff Comment:

The Planning Commission motioned to have a public hearing at the June 3rd planning commission meeting. Staff properly noticed the hearing for July 3rd, at which time the commission heard the request for a permit to construct the Tram. The commission voted 5:0 in favor of allowing the conditional use on the property. The applicant added that they intended on planting aspen and alder to the southern edge of the lower platform to camouflage the lower platform.

Staff finds that the tram application is complete and meets the town requirements for the conditional use permit and that all fees have been submitted.

Municipal Code Procedure for Lake Setback Variance 12-2-29(A):

12-2-29 Shoreline and Surface Water Regulations.

(A) *Stream and Lake Setbacks.*

1. In order to help preserve the environmental quality of the water in the Grand Lake, a thirty (30) foot stream and lake setback from the mean identifiable high-water mark shall be maintained for ... other improvements to a site. The setback applies to ...lake, pond, wetland, or any other body of water.
2. When activities are proposed within the thirty (30) foot setback, a variance may be requested by an Applicant... The Planning Commission shall review the request at a Public Hearing and make a recommendation to the Town Board of Trustees, who shall make the final determination... The Town Board of Trustees will hold a Public Hearing within forty-five (45) days from receiving a recommendation from the Planning Commission. During the public hearing the burden of the Applicant shall include but not be limited to, establishing that the activity conforms to one (1) or more of the exceptions set in Section 12-3-5(A)4(a) through (e).

(a) By reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of Municipal Code Sections 12-2-8 to 12-2-24 and Section 12-2-29 (if applicable) Zoning Regulations; and

(b) Literal interpretation of the provisions of Municipal Code Sections 12-2-8 to 12-2-24 and Section 12-2-29 (if applicable) Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of Municipal Code Sections Section 12-2-8 to 12-2-24 and Section 12-2-29 (if applicable) Zoning Regulations; and

(c) The special conditions and circumstances do not result from the actions of the applicant; and



(d) Granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district; and

(e) The granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of Municipal Code Sections 12-2-8 to 12-2-24 and Section 12-2-29 (if applicable) Zoning Regulations.

The applicant has submitted the following hardship narrative:

Our home is built on a steep incline hill. The ascent is over 60 ft from the lake to our cabin and incline is 38 degrees. It is currently only accessible via a rough stone path that zig zags down the hill. The Hill Hiker will greatly improve accessibility and safety for our oldest and youngest visitors. Further, the installation of the Hill Hiker is consistent with the exceptions set forth in Section 12-3-5(A)4. Specifically a, c, d and e. Our situation is the result of exceptional topography and not due to any of our own actions. Granting this variance will not confer a special privilege as there is already a house with a tram on the lake and it does not pose a detriment to public good.

The planning commission took the following into consideration when making the recommendation of approval to the board

- 1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.
 - 2. The locations of all bodies of water on the property, including along property boundaries.
 - 3. The location and extent of the proposed setback intrusion.
 - 4. Whether alternative designs are possible which require less intrusion or no intrusion.
 - 5. Sensitivity of the body of water and affected critical habitats.
 - 6. Intensity of land use adjacent to the body of water proposed to intrusion.
 - 7. Impact on floodplains and stream functions (a variance shall not be approved when the reduction would result in the setback being narrower than the floodplain)
- (c) The Town of Grand Lake shall not review requests of this nature unless the applicant (its constituents or members) are current with the Town and all Town enterprises for all fees, assessments, charges, taxes, or amount due of any type.
3. A setback of greater than thirty (30) feet may be required if one (1) of the following is present on the site:
- (a) Slope equals or exceeds thirty percent (30%);
 - (b) Highly erodible soils are present;
 - (c) The proposed use of the property presents a special hazard to water quality (e.g., storage or handling of hazardous or toxic materials);
 - (d) Floodplains or floodways;
 - (e) Riparian vegetation within a designated habitat;
 - (f) Wetlands are present.

The increased setback to be required in such cases shall be determined by the Board of Trustees upon recommendation of the Planning Commission. In these cases, a setback of greater than thirty feet (30') may be required in order to protect the public health, safety and welfare... Provisions for channeling runoff to retention areas will need to be provided in any drainage plans for the development.



- 4. The first five (5) feet of this setback shall be a non-disturbance zone, except in the cases of ... walkways and stairways less than four (4) feet in width leading directly from the shoreline to the principal structure.
- 5. In addition to these required stream and lake setbacks, properties contiguous to any stream, creek, river, irrigation ditch, lake, pond, or wetland area, shall be required to abide by the Erosion and Sediment Control Regulations as then in effect for Grand County, for construction projects involving ground disturbance. This requirement applies to single family...and all other construction involving ground disturbance.

Staff Comments:

The decision to hold a Public Hearing is at the discretion of the Planning Commission. At the May 15th, 2024 planning commission meeting, the commission voted to have staff notice a public hearing for the conditional use permit and the shoreline variance. Ten (10) public notices were mailed to the surrounding neighbors. Six (6) have been received, one (1) was returned unopened, and three (3) are not yet received. It was also properly noticed in the local newspaper, with no responses for or against the request. The previous neighboring tram approval was passed with an additional covenant and agreement which required that the tram be maintained properly. This should be recorded with the resolution, if it is passed.

The Planning Commission voted in favor of the lake setback variance to allow the activity in the 30 foot rear setbacks and did not recommend an increase in setback as per 12-29-(A)(3)(a).

Staff finds:

- The applicant has submitted the proper documentation as required by the code and paid the proper fees.
- Has presented a case for hardship based on topography with a lot that has slopes from 35-60%.

Resolution 40-2024 Suggested Motions:

- 1. **I motion to approve Resolution 40-2024; A conditional use permit allowing the use of an inclined elevator on the single-family residential zoned private property at 1532 Grand Ave.**
- OR**
- 2. **I motion to approve Resolution 40-2024; A conditional use permit allowing the use of an inclined elevator on the single-family residential zoned private property at 1532 Grand Ave. with the following conditions.**
- OR**
- 3. **I motion to deny Resolution 40-2024.**

Resolution 41-2024 Suggested Motions:

- 1. **I motion to approve Resolution 41-2024; A shoreline variance to allow the footers and rails to be placed in the 30’ lakefront setback for property at 1532 Grand Ave.**
- OR**
- 2. **I motion to approve Resolution 41-2024; A shoreline variance to allow the footers and rails**



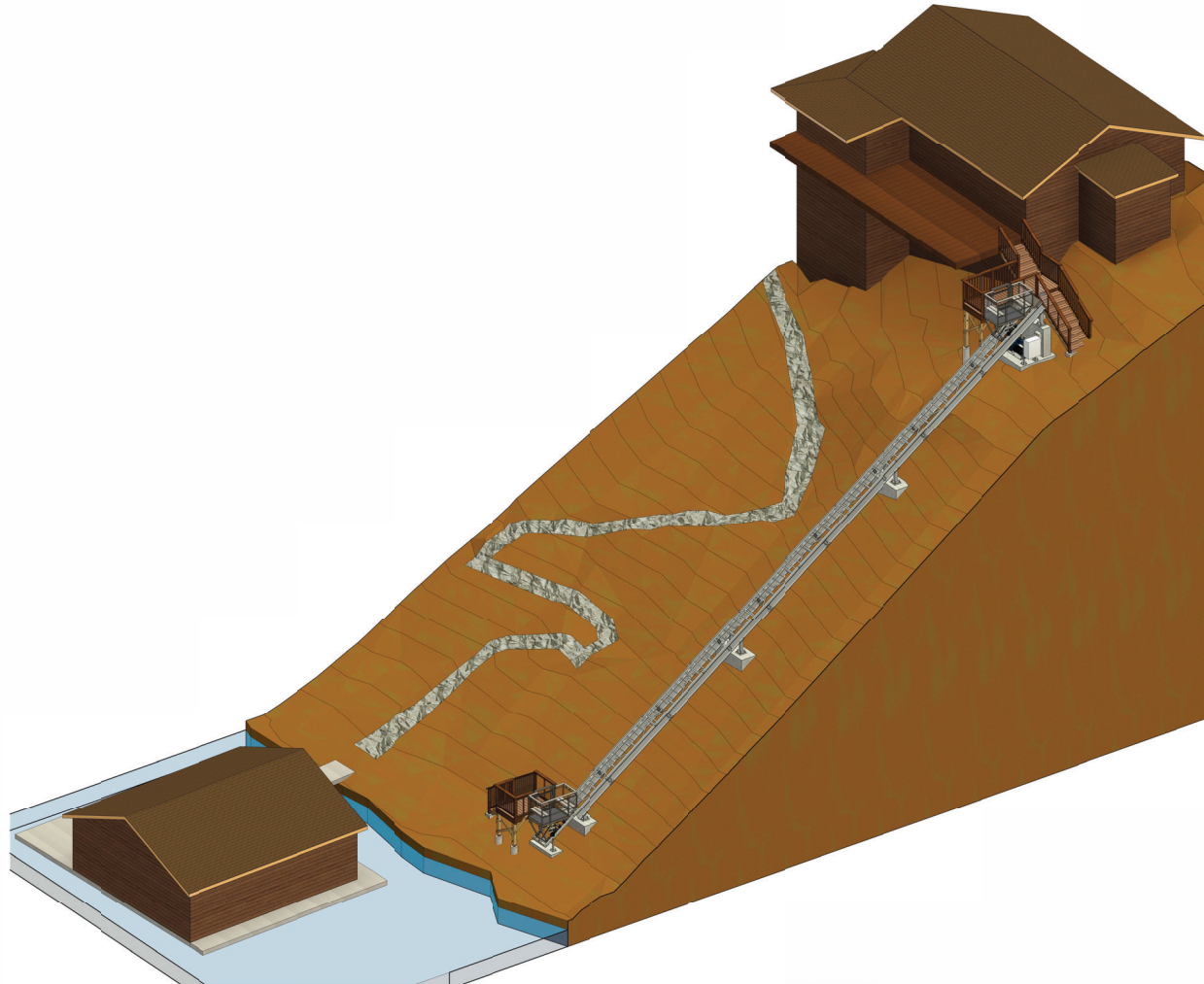
- to be placed in the 30' lakefront setback for property at 1532 Grand Ave.
3. with the following conditions.
- OR**
4. I motion to deny Resolution 41-2024.

HILL HIKER INCLINE ELEVATOR PLOWSHAY RESIDENCE GRAND LAKE, CO



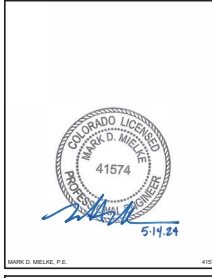
HILL HIKER INCLINED ELEVATOR GENERAL EQUIPMENT SPECIFICATIONS

PROJECT	2023-27
HH #	PLOWSHAY
NAME	1532 GRAND AVE
JOB SITE ADDRESS	GRAND LAKE, CO 80447
MATERIAL SPECIFICATIONS	
A. STEEL SHALL CONFORM TO ASTM A240 P43 209 PSI	
B. MACHINE BOLTS SHALL BE GRADE 18-8 STAINLESS STEEL	
C. WELDING SHALL USE E71T-11 AWS CLASSIFICATION	
GENERAL INFORMATION	
RATED SPEED	54 FPM APPROX.
ANGLE OF INCLINE	34.5 DEG. APPROX.
TRACK LENGTH	103 FT. APPROX.
LOADS	
CAR/CHASSIS WEIGHT	700 LBS.
RATED LOAD	800 LBS.
DRIVE SYSTEM	
DRIVING MEANS	WINDING DRUM DRIVE
INPUT POWER	SINGLE PHASE, 220-240V, 60HZ
MOTOR	5 HP
GEAR BOX	100:1 RATIO
BRAKE	AC ELECTRO MAGNETIC BRAKE ON MOTOR
CAR ROPES	
NUMBER OF DRIVE ROPES	1
RATED BREAKING STRENGTH	14,400 LBS. PER ROPE
TYPE, SIZE & MATERIAL	7 X 19 - 38 IN. DIA. GALVANIZED AIRCRAFT CABLE
MOTOR AREA	
MACHINERY WORKSPACE TYPE	OPEN SPACE
DISCONNECT IN SIGHT OF MOTOR	YES
DISCONNECT WITHIN REACH OF PANEL	YES
CAR	
FRAME MATERIAL	STEEL
WALL MATERIAL	POLYCARBONATE PANELS (ANSI Z97.1)
HEIGHT OF CAR	42 IN.
OUTSIDE CAR WIDTH	43 IN.
OUTSIDE CAR LENGTH	71.58 IN.
PLATFORM MATERIAL	MAINTENANCE GRADE ADA ACCEPTABLE NON-SLIP FIBER-GRATE FLOORING
ELEVATOR CONTROLLER/CONTROLS	
APPROVALS	UL LISTED / CERTIFIED
WEATHER RATING	NEMA 4X
VARIABLE FREQUENCY DRIVE	VARIABLE SPEED AC MOTOR CONTROL WITH SOFT START/STOP SLOW DOWN ON BOARD CAR AND AT EACH LANDING STATION WITH SECURITY
CALL STATIONS	
SAFETY SYSTEM	
EMERGENCY STOP BUTTONS	TOP, BOTTOM AND ON-BOARD THE CAR
TRACK SYSTEM	CAPTURED RAIL DESIGN
SLACK CABLE SYSTEM	AT MOTOR AND ON-CAR
OVER-SPEED CENTRIFUGAL GOVERNOR	LOCATED ON CAR
SPRING BUFFER	LOCATED ON TRACK
SECURITY	KEYED OR KEYLESS KEY CODE SECURITY
LIMIT SWITCHES	DECELERATION, DIRECTIONAL & TERMINAL SWITCHES AT TOP & BOTTOM OF HILL
ELECTRICAL	DISCONNECT WITH LOCK OUT TAG OUT, LOW VOLTAGE SWITCHES AND CONTROLS
GATES	SHUTOFF SWITCHES ON CAR AND LANDING STATION GATES



PROJECT:
INCLINE ELEVATOR
PLOWSHAY RESIDENCE
1532 GRAND AVE
GRAND LAKE, CO 80447

NO.	DATE	ISSUE/REVISION	BY
A	07/28/23	ISSUED FOR PRELIM REVIEW	DLF
B	07/31/23	ISSUED FOR PRELIM REVIEW	DLF
C	08/02/23	ISSUED FOR PRELIM REVIEW	DLF
D	11/06/23	ISSUED FOR REVIEW	EJE
E	02/05/24	ISSUED FOR REVIEW	EJE
F	05/14/24	ISSUED FOR PERMIT	EJE



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HILL HIKER PROVIDED MATERIALS LIST					
ITEM	DESCRIPTION	QUANTITY	PROVIDED BY	INSTALLED BY	NOTES
1	3x4-HILL HIKER CAR W/ CHASSIS	1	HH	HH	SEE SHEET S15
2	3'-0" W x 10'-0" L HILL HIKER TOP TRACK SEGMENT	1	HH	HH	
3	3'-0" W x 10'-0" L HILL HIKER TRACK SEGMENT	8	HH	HH	
4	3'-0" W x 7'-0" L HILL HIKER TRACK SEGMENT	1	HH	HH	
5	3'-0" W x 6'-0" L HILL HIKER TRACK SEGMENT	1	HH	HH	
6	DEFLECTION SHEAVE W/ COVER	1	HH	HH	INSTALLED IN TOP TRACK SEGMENT, SEE 8/S13 & 9/S13
7	STOP BAR	1	HH	HH	INSTALLED IN BOTTOM TRACK SEGMENT, DESIGN BY HH
8	HSS2X2 POSTS W/ BASE PLATES & ANCHORAGE	1	HH	HH	
9	3/8" DIA DRIVE CABLE	2	HH	HH	
10	WINDING DRUM DRIVE MACHINE W/ BASE PLATE	1	HH	HH	
11	(6) 5/8" DIA ANCHOR RODS FOR ITEM #10	1	HH	HH	POST-INSTALLED ANCHORS, SEE PLAN 2/S3
12	HILL HIKER CALL STATION	2	HH	HH	(1) @ BOTTOM LANDING & (1) @ TOP LANDING
13	HILL HIKER CONTROL BOX W/ ANCHORAGE	1	HH	HH	DESIGN BY HH
14	HILL HIKER LANDING GATE	2	HH	HH	(1) @ BOTTOM LANDING & (1) @ TOP LANDING, SEE SHEET S14

*NOTE: ALL OTHER ITEMS SHOWN IN THESE DRAWINGS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

DRAWING INDEX	
SHEET	TITLE
CS1	COVER SHEET - HH SPECS & PROVIDED MATERIALS LIST, DRAWING INDEX, & ABBREVIATIONS
S0	STRUCTURAL NOTES
S1	SITE PLAN & OVERALL PLAN
S2	OVERALL ELEVATION
S3	EQUIPMENT PLANS, SECTIONS, & DETAILS
S4	SUPPORT PLANS & SECTIONS
S5	STEEL FRAMING PLAN & CONNECTION DETAILS
S6	TOP LANDING PLANS
S7	TOP LANDING ELEVATIONS
S8	TOP LANDING ELEVATIONS
S9	BOTTOM LANDING PLANS
S10	BOTTOM LANDING ELEVATIONS
S11	BOTTOM LANDING ELEVATIONS
S12	WOOD CONNECTION DETAILS
S13	PIER & LANDING GATE DETAILS
S14	TRACK DETAILS
S15	HILL HIKER CAR

ABBREVIATIONS			
ADBL	ADDITIONAL BALUSTER	IF	INSIDE FACE
BOT	BOTTOM	LH	LEFTHAND
BM	BENCH MARK	LOC(S)	LOCATION(S)
CL	CENTERLINE	LSH	LONG SIDE HORIZONTAL
COL	COLUMN	LSV	LONG SIDE VERTICAL
CONC	CONCRETE	MAX	MAXIMUM
CONT	CONTINUOUS	MIN	MINIMUM
CTR	CENTERED	MNS	NOT TO SCALE ON CENTER
DBL	DOUBLE	OP	OPPOSITE
DIA	DIAMETER	OPF	OUTSIDE FACE
DWLS	DOWELS	OPP	OPPOSITE
EA	EACH	PB	POST BASE
EF	EACH FACE	PL	PROPERTY LINE OR PLATE
EL	ELEVATION	PROJ	PROJECTION
EQA	EQUAL	REQD	REQUIRED
EW	EACH WAY	RH	RIGHTHAND
FDN	FOUNDATION	SM	SIMILAR
FLR	FLOOR	SPECS	SPECIFICATIONS
FTG	FOOTING	T	TYPICAL
FV	FIELD VERIFY	TM	TRACK MATE
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
HH	HILL HIKER	VERTS	VERTICAL REBAR
HORIZ	HORIZONTAL REBAR		

DATE:	07/28/23	DESIGNED:	CRG/APP
DRAWING:	DLF	CHECKED:	APP/KFB
		APPROVED:	MCM

DRAWING TITLE:
COVER SHEET - HH SPECS & PROVIDED MATERIALS LIST, DRAWING INDEX, & ABBREVIATIONS

PROJECT NO:	230576	DRAWING NO:	CS1
SCALE:	AS NOTED		

Section 11, Item E.



PROJECT:
**INCLINE ELEVATOR
 PLOWSHAY RESIDENCE
 1532 GRAND AVE
 GRAND LAKE, CO 80447**

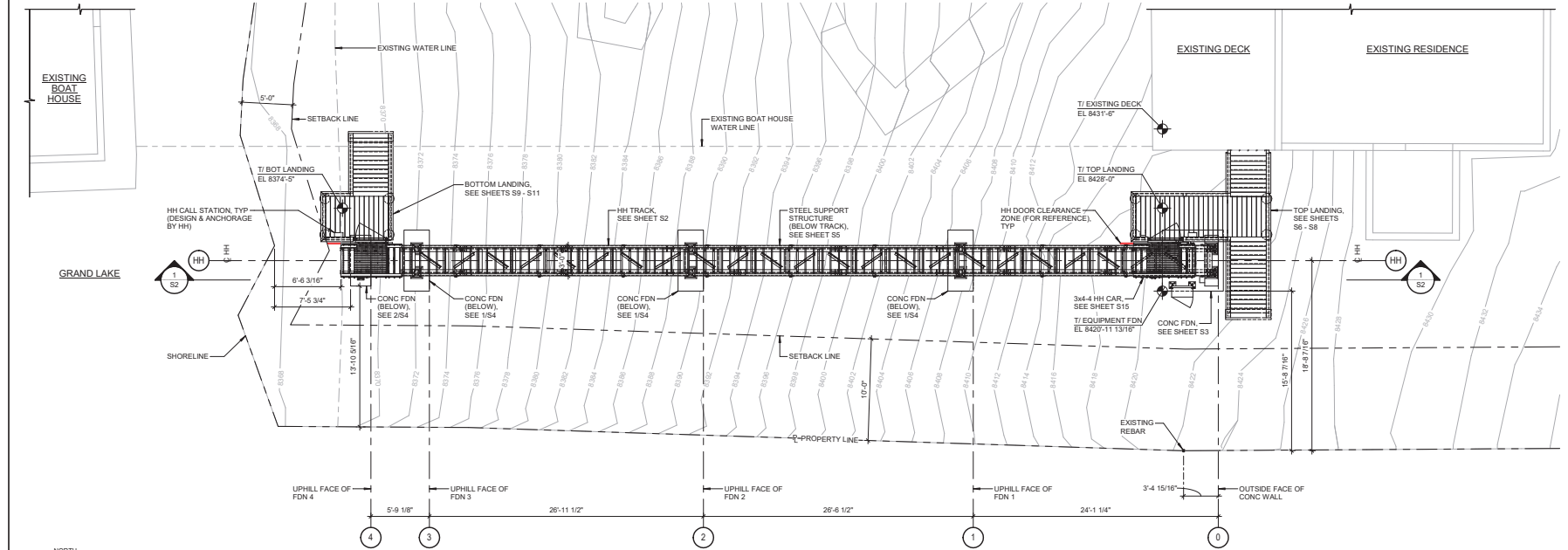
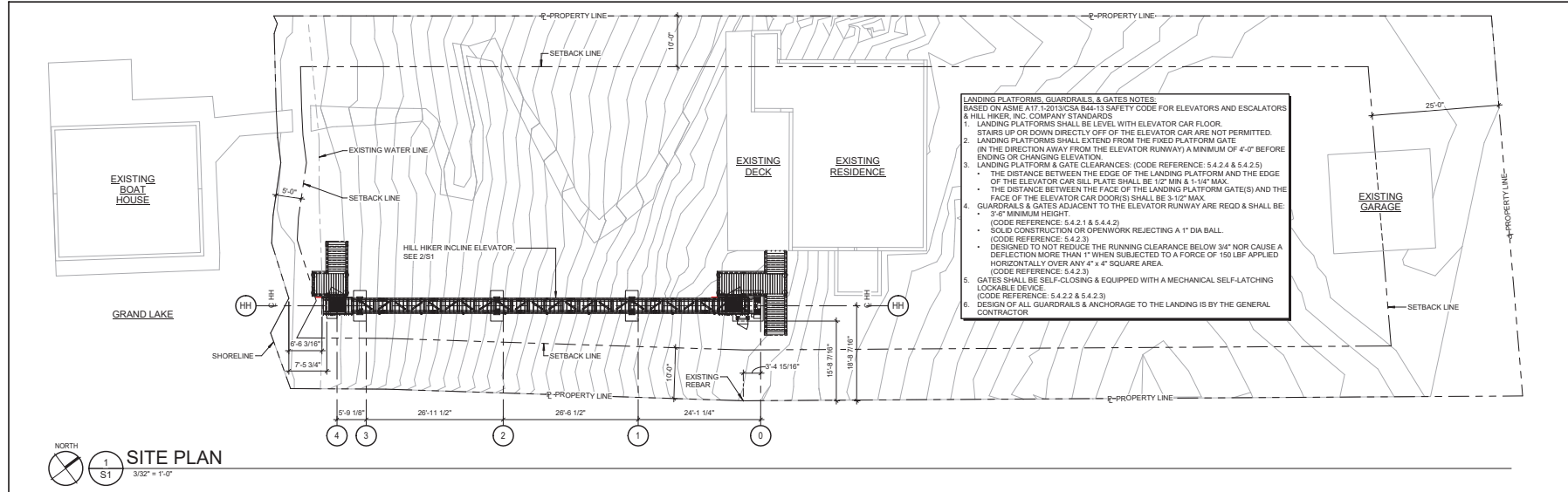
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F	05/14/24	ISSUED FOR PERMIT	EJE



DATE: 07/28/23	DESIGNED: CRG/APF
DRAWN: DLF	CHECKED: APP/KFB
	APPROVED: MCM

DRAWING TITLE:
SITE PLAN & OVERALL PLAN

PROJECT NO: 230576	DRAWING NO: S1
SCALE: AS NOTED	



NOTES:
 1. THERE SHALL BE ONLY ONE CAR ON TRACK AT ANY TIME, OTHER CAR SHOWN FOR REFERENCE
 2. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY & LOCATE GRIDS ON PROJECT SITE
 3. ALL EXISTING STRUCTURES & PROPERTY LINES SHOWN THROUGHOUT THESE DRAWINGS ARE BASED ON A1457SUN SURVEY DRAWING PREPARED BY AZIMUTH SURVEY COMPANY, DATED 08-12-21, RECEIVED FROM GEOFFREY ELLIOT ON 06-16-23

Section 11, Item E.



PROJECT:
**INCLINE ELEVATOR
 PLOWSHAY RESIDENCE
 1532 GRAND AVE
 GRAND LAKE, CO 80447**

NO.	DATE	ISSUE/REVISION	BY
A	07/28/23	ISSUED FOR PRELIM REVIEW	DLF
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F	05/14/24	ISSUED FOR PERMIT	EJE



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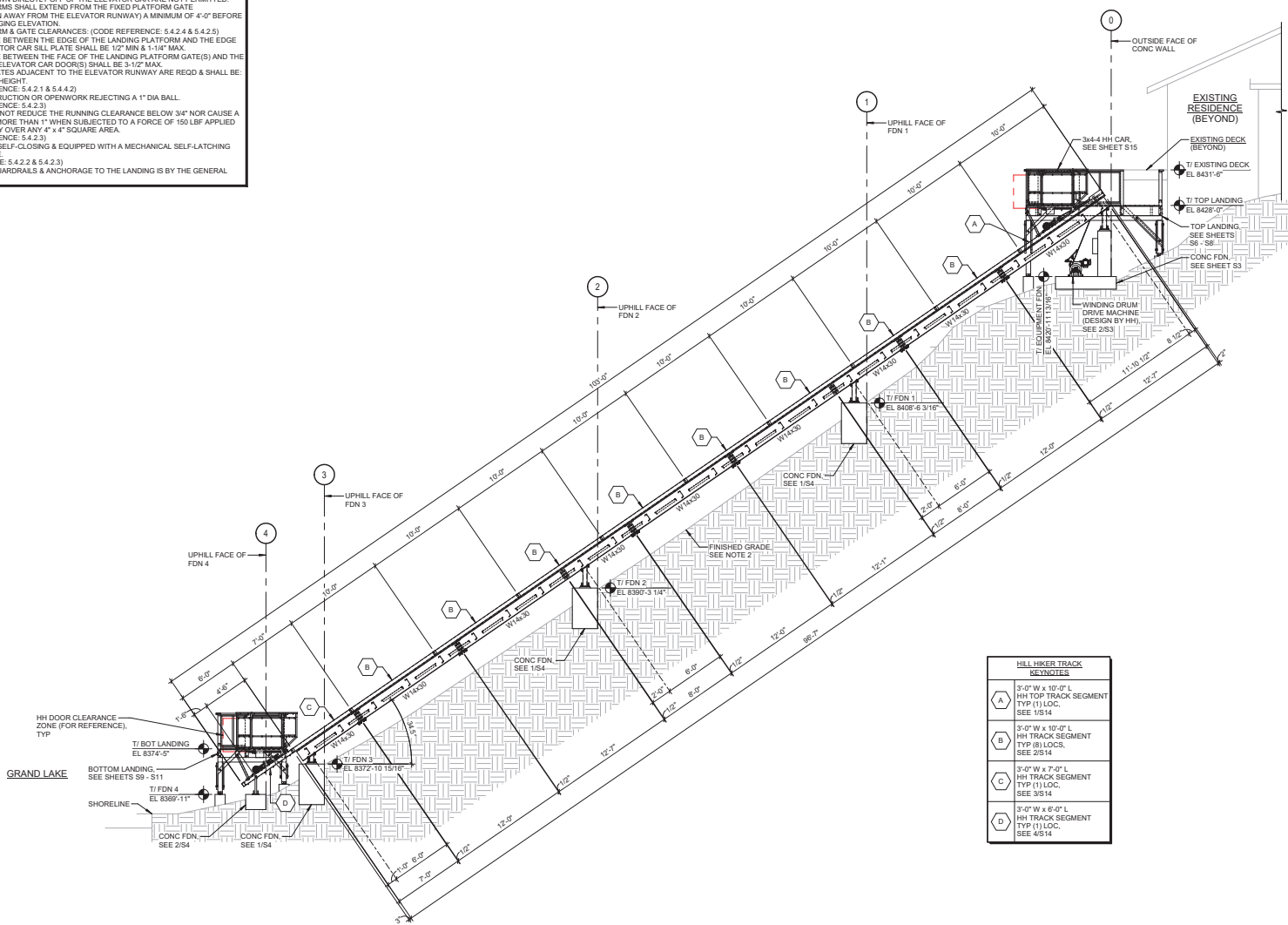
DATE: 07/28/23	DESIGNED: CRG/APF
DRAWN: DLF/EJE	CHECKED: APP/KFB
	APPROVED: MCM

DRAWING TITLE:
OVERALL ELEVATION

PROJECT NO: 230576	DRAWING NO: S2
SCALE: AS NOTED	

LANDING PLATFORMS, GUARDRAILS, & GATES NOTES.
 BASED ON ASME A17.1-2013(CSA B44-13) SAFETY CODE FOR ELEVATORS AND ESCALATORS & HILLHIKER, INC. COMPANY STANDARDS

- LANDING PLATFORMS SHALL BE LEVEL WITH ELEVATOR CAR FLOOR. STAIRS UP OR DOWN DIRECTLY OFF OF THE ELEVATOR CAR ARE NOT PERMITTED.
- LANDING PLATFORMS SHALL EXTEND FROM THE FIXED PLATFORM GATE (IN THE DIRECTION AWAY FROM THE ELEVATOR RUNWAY) A MINIMUM OF 4'-0" BEFORE ENDING OR CHANGING ELEVATION.
- LANDING PLATFORM & GATE CLEARANCES: (CODE REFERENCE: 5.4.2.4 & 5.4.2.5)
 - THE DISTANCE BETWEEN THE EDGE OF THE LANDING PLATFORM AND THE EDGE OF THE ELEVATOR CAR SILL PLATE SHALL BE 1/2" MIN & 1 1/4" MAX.
 - THE DISTANCE BETWEEN THE FACE OF THE LANDING PLATFORM GATE(S) AND THE FACE OF THE ELEVATOR CAR DOOR(S) SHALL BE 3'-1/2" MAX.
- GUARDRAILS & GATES ADJACENT TO THE ELEVATOR RUNWAY ARE REQ'D & SHALL BE:
 - 3'-0" MINIMUM HEIGHT. (CODE REFERENCE: 5.4.2.1 & 5.4.4.2)
 - SOLID CONSTRUCTION OR OPENWORK REJECTING A 1" DIA BALL. (CODE REFERENCE: 5.4.2.3)
 - DESIGNED TO NOT REDUCE THE RUNNING CLEARANCE BELOW 3/4" NOR CAUSE A DEFLECTION MORE THAN 1" WHEN SUBJECTED TO A FORCE OF 150 LBF APPLIED HORIZONTALLY OVER ANY 4' x 4' SQUARE AREA. (CODE REFERENCE: 5.4.2.3)
- GATES SHALL BE SELF-CLOSING & EQUIPPED WITH A MECHANICAL SELF-LATCHING LOCKABLE DEVICE. (CODE REFERENCE: 5.4.2.2 & 5.4.2.3)
- DESIGN OF ALL GUARDRAILS & ANCHORAGE TO THE LANDING IS BY THE GENERAL CONTRACTOR



HILLHIKER TRACK REYNOTES	
A	3'-0" W x 10'-0" L HH TOP TRACK SEGMENT TYP (1) LOC. SEE 1/514
B	3'-0" W x 10'-0" L HH TRACK SEGMENT TYP (8) LOC. SEE 2/514
C	3'-0" W x 7'-0" L HH TRACK SEGMENT TYP (1) LOC. SEE 3/514
D	3'-0" W x 6'-0" L HH TRACK SEGMENT TYP (1) LOC. SEE 4/514

1 OVERALL ELEVATION (LOOKING NORTHWEST)

- NOTES:
- THERE SHALL BE ONLY ONE CAR ON TRACK AT ANY TIME. OTHER CAR SHOWN FOR REFERENCE
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADE REQUIREMENTS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
 - TOP LANDING STAIRS NOT SHOWN FOR CLARITY

Attachment B















Plowshay Inclined Elevator

1532 Grand Ave

Current State



Current State



Project Team



Grand Environmental Services, Geoff Elliott (*Grand Lake, CO*)



Hill Hiker, Bill MacLachlan (*Orono, MN*)



Hodapp Custom Homes Inc., Randy Hodapp (*Grand Lake, CO*)



Power to the People Electric, Tim Moreland (*Tabernash, CO*)



VAA Engineering, Aaron Fortunato (*Plymouth, MN*)

Grand Ave: Neighbor's Solution to Hill

Section 11, Item E.

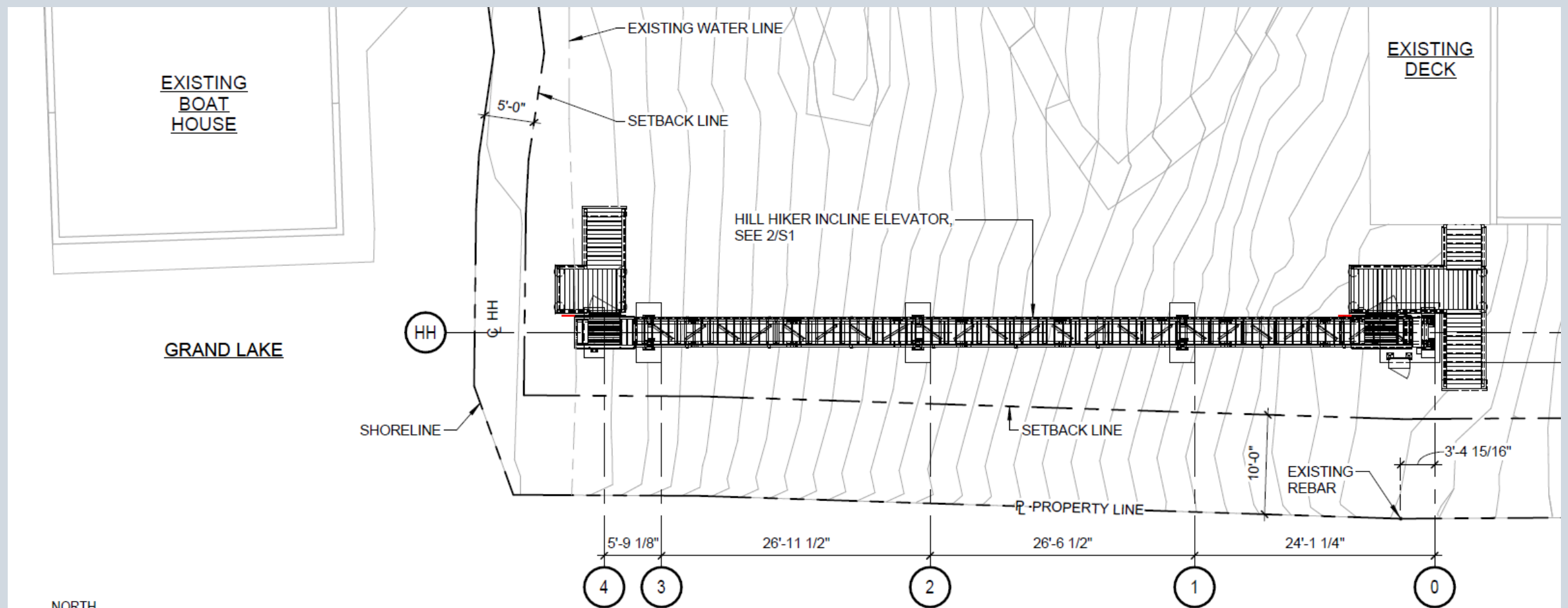


Example of Hill Hiker[®] Inclined Elevator



Appendix

Vertical View



NORTH

1
S1

SITE PLAN

3/32" = 1'-0"

FAQ

- What type of railings were being installed, size, shape, color?
 - *The materials will be a brown shade of Trex and then solid, transparent polycarbonate on the tram loading side for safety (so hands don't get caught). The gate will be framed to match the car. The railings will primarily use 10ft long steel beams that will be welded and bolted together. The specifics of which are outlined in the attached stamped engineering plans.*
- How is it powered?
 - *It has an electric motor which powers a winding drum drive.*
- Did you remove the stairs at the top and bottom or are there still steps or a ramp?
 - *There are 5 steps at the top and 7 steps at the bottom. The 5 steps at the top are so the loading deck itself is low profile and not sticking up like a rollercoaster. Hill Hiker advised this approach as hitting the deck perfectly may not be possible and would require the entire structure to go much higher. Down by the lake lowering the platform would require a hole and sump pump. We wish to keep the footprint of the entire project as small as possible. The cabin itself was built in the 30s and requires stairs to access it. The goal of this design is to prevent falls by making the climb and descent to the lake MUCH easier than the existing path. However, we believe we can procure a removable ramp that could be used on these stairs and stored in the boat house until the need arose.*
- What is the slope of the railings going to be?
 - *The slope of the rail is approximately 34.5 degrees.*
- What is the exact distance of the rail?
 - *The length of the rail is approximately 103 feet in length.*

**TOWN OF GRAND LAKE
RESOLUTION NO. 40- 2024**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR PETER AND
BRENDA PLOWSHAY TO CONSTRUCT AN INCLINED ELEVATOR AT 1532
GRAND AVENUE (AKA LOTS 37-38, BLOCK 3, SUNNYSIDE ADDITION THE TOWN
OF GRAND LAKE)**

WHEREAS, the Town received a Conditional Use Permit Application (the “Application”) from Peter and Brenda Plowshay (collectively the “Applicant”) to construct and operate, for residential purposes only, an inclined elevator system consisting of two track rails and cart at his property located at 1532 Grand Avenue (a/k/a Lots 37-38, Block 3, Sunnyside Addition to the Town of Grand Lake) (hereinafter the “Property”); and

WHEREAS, the Town of Grand Lake Planning Commission held a properly noticed public hearing on July 3, 2024 for the purposes of considering the Application and public comment regarding the same; and

WHEREAS, the Town of Grand Lake Planning Commission was favorable to the Conditional Use Permit request and made recommendation to the Town Board of Trustees to approve the Application; and

WHEREAS, the Town of Grand Lake Board of Trustees reviewed the Application as well as the recommendation of the Planning Commission, and held a Public Hearing on July 8, 2024

**NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES
AS FOLLOWS:**

1. The Board of Trustees hereby approves the Application for the Conditional Use for the inclined elevator system of two track rails and cart at Lots 37-38, Block 3, Sunnyside Addition to the Town of Grand Lake (1532 Grand Avenue), with the following conditions:
 - A) A maintenance agreement is drafted by Town Staff and approved by the Town Board to be recorded as a deed restriction on the Property and run with the land in perpetuity or until a time that the Conditional Use is removed (attached hereto as ‘Exhibit A’); and
 - B) A construction plan was submitted and approved by the Board (attached hereto as ‘Exhibit B’); and
 - C) That the carriage was made in accordance to the specifications of UBH103; and
 - D) The color of the track and carriage is approved by Town Staff at the time of building permit review.

2. Severability: If any Article, 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 Board of Trustees 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 Resolution 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, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any Resolution hereby repealed prior to the taking effect of this Resolution.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 8TH DAY OF JULY, 2024.

Votes Approving:	0
Votes Opposing:	0
Votes Abstaining:	0
Absent:	0

ATTEST:

BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO

Alayna Carrell,
Town Clerk

Steve Kudron,
Mayor

EXHIBIT A

Agreement and Covenants

The Town of Grand Lake, a municipal corporation created and existing pursuant to the laws of the State of Colorado, located in the County of Grand, State of Colorado (hereinafter the “Town”) and Peter and Brenda Plowshay (collectively hereinafter the “Owner”) hereby agree as follows on this 8th day of July, 2024:

WHEREAS, the Owner is the owner of certain real property within the Town of Grand Lake more particularly described as Lots 37-38, Block 3, Sunnyside Addition to the Town of Grand Lake (a/k/a 1532 Grand Avenue) together with the improvements thereon (hereinafter the “Property”); and

WHEREAS, the structures located the Property are used by the Owner for residential use only; and

WHEREAS, the Owner submitted to the Town in the spring of 2024, a Conditional Use Permit request to install and implement a track rail and carriage system (hereinafter the “Tram”) for the purposes of transportation of residents and guests of the Property across the and down the Property; and

WHEREAS, on July 8, 2024, the Town Board of Trustees held a Public Hearing regarding this matter, to discuss the Application as well as the recommendations of the same from the Grand Lake Planning Commission and consider public testimony on the Application; and

WHEREAS, the Town Board of Trustees discussed this matter and approved the Conditional Use Permit request to install and implement a Tram based on the hardships that the Property is 75’ wide and has a greater than 52% grade; and

WHEREAS, the Town Board of Trustees approved Resolution No. xx-2024 on 8th day of July, 2024 regarding the Conditional Use Permit for construction and use of the Tram.

NOW THEREFORE, the Owner covenants and agrees as follows, and in reliance on the representations of the Owner, the Town covenants and agrees as follows:

1. The approval of the construction and use of the Tram is based on the construction plan attached as ‘Exhibit B’ of the Town of Grand Lake Resolution No. xx-2024. The elevator inspection of the building permit will not be permitted until the approved construction plan has been met.
2. Maintenance and upkeep of the Tram, including the track rails, carriage and mechanical system, is the responsibility of the Owner. If the Tram is not maintained and it falls into disrepair or otherwise becomes a hazard, the Town can take those steps reasonably necessary to

protect the public health and safety to remove the Conditional Use Permit, the hazard itself and assess the Owner all costs incurred by the Town in doing so. If the Owner fails to reimburse the Town for such costs, the Town can file them as a lien against the property, to be collected in the same manner as delinquent taxes.

3. The Town has the right, but not the obligation, to conduct annual inspections of the Tram for compliance herewith.

4. Future alterations of the approved paint color are subject to review by the Town.

5. To maintain the vegetation on the hillside as pre-construction. If the Owner fails in the maintenance of the landscaping vegetation, the Town can take those steps reasonably necessary to landscape according to the approved construction plan and assess the Owner all costs incurred by the Town in doing so. If the Owner fails to reimburse the Town for such costs, the Town can file them as a lien against the property, to be collected in the same manner as delinquent taxes.

6. This agreement shall be deemed to be a covenant appurtenant to Lots 37-38, Block 3, Sunnyside Addition to the Town of Grand Lake and shall run with the land up until a point that the entire Tram has been removed from the Property and shall be recorded with the Grand County Clerk and Recorder's Office at the sole cost of the Property owner.

7. This agreement shall be binding on the parties hereto, their heirs, successors, and assigns.

8. This agreement may be amended by mutual written consent.

IN WITNESS WHEREOF, the said parties have hereto set their hands and seals the day and year first above written.

THE TOWN OF GRAND LAKE:

ATTEST:

BY:

BY:

Steve Kudron, Mayor

Alayna Carrell, Town Clerk

(SEAL)

OWNERS: PETER AND BRENDA
PLOWSHAY

BY:

Peter Plowshay

BY:

Brenda Plowshay

This foregoing instrument was acknowledged before me this ____ day of ____, 2024 by Steve Kudron as Mayor and Alayna Carrell as Town Clerk for the Town of Grand Lake.

Witness my hand and official seal:

(seal)

Notary Public

My Commission Expires:

Address:

This foregoing instrument was acknowledged before me this ____ day of ____, 2024 by Peter Plowshay.

Witness my hand and official seal:

(seal)

Notary Public

My Commission Expires:

Address:

This foregoing instrument was acknowledged before me this ____ day of ____, 2024 by Brenda Plowshay.

Witness my hand and official seal:

(seal)

Notary Public

My Commission Expires:

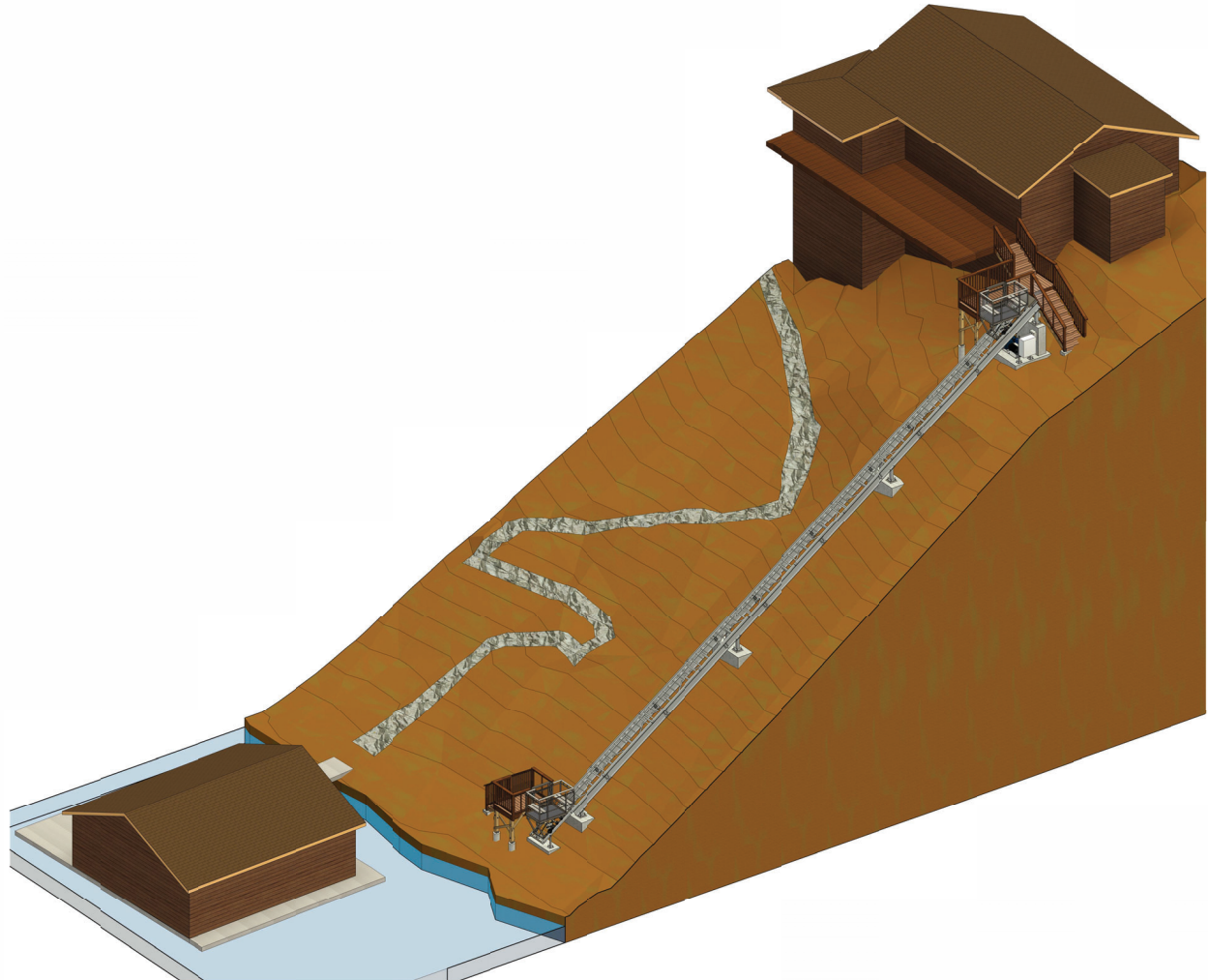
Address:

HILL HIKER INCLINE ELEVATOR PLOWSHAY RESIDENCE GRAND LAKE, CO



HILL HIKER INCLINED ELEVATOR GENERAL EQUIPMENT SPECIFICATIONS

PROJECT	2023-27
HH ID #	PLOWSHAY
NAME	1532 GRAND AVE
JOB SITE ADDRESS	GRAND LAKE, CO 80447
MATERIAL SPECIFICATIONS	
A. STEEL SHALL CONFORM TO ASTM A240 P43 200 PSI	
B. MACHINE BOLTS SHALL BE GRADE 18-8 STAINLESS STEEL	
C. WELDING SHALL USE E71T-11 AWS CLASSIFICATION	
GENERAL INFORMATION	
RATED SPEED	54 FPM APPROX.
ANGLE OF INCLINE	34.5 DEG. APPROX.
TRACK LENGTH	103 FT. APPROX.
LOADS	
CAR/CHASSIS WEIGHT	700 LBS.
RATED LOAD	800 LBS.
DRIVE SYSTEM	
DRIVING MEANS	WINDING DRUM DRIVE
INPUT POWER	SINGLE PHASE, 220-240V, 60HZ
MOTOR	5 HP
GEAR BOX	100:1 RATIO
BRAKE	AC ELECTRO MAGNETIC BRAKE ON MOTOR
CAR ROPES	
NUMBER OF DRIVE ROPES	1
RATED BREAKING STRENGTH	14,400 LBS. PER ROPE
TYPE, SIZE & MATERIAL	7 X 19 - 38 IN. DIA. GALVANIZED AIRCRAFT CABLE
MOTOR AREA	
MACHINERY WORKSPACE TYPE	OPEN SPACE
DISCONNECT IN SIGHT OF MOTOR	YES
DISCONNECT WITHIN REACH OF PANEL	YES
CAR	
FRAME MATERIAL	STEEL
WALL MATERIAL	POLYCARBONATE PANELS (ANSI Z97.1)
HEIGHT OF CAR	42 IN.
OUTSIDE CAR WIDTH	43 IN.
OUTSIDE CAR LENGTH	71.58 IN.
PLATFORM MATERIAL	MAINTENANCE GRADE ADA ACCEPTABLE NON-SLIP FIBER-GRATE FLOORING
ELEVATOR CONTROLLER/CONTROLS	
APPROVALS	UL LISTED / CERTIFIED
WEATHER RATING	NEMA 4X
VARIABLE FREQUENCY DRIVE	VARIABLE SPEED AC MOTOR CONTROL WITH SOFT START/STOP SLOW DOWN ON BOARD CAR AND AT EACH LANDING STATION WITH SECURITY
CALL STATIONS	
SAFETY SYSTEM	
EMERGENCY STOP BUTTONS	TOP, BOTTOM AND ON-BOARD THE CAR
TRACK SYSTEM	CAPTURED RAIL DESIGN
SLACK CABLE SYSTEM	AT MOTOR AND ON-CAR
OVER-SPEED CENTRIFUGAL GOVERNOR	LOCATED ON CAR
SPRING BUFFER	LOCATED ON TRACK
SECURITY	KEYED OR KEYLESS KEY CODE SECURITY
LIMIT SWITCHES	DECELERATION, DIRECTIONAL & TERMINAL SWITCHES AT TOP & BOTTOM OF HILL
ELECTRICAL	DISCONNECT WITH LOCK OUT TAG OUT, LOW VOLTAGE SWITCHES AND CONTROLS
GATES	SHUTOFF SWITCHES ON CAR AND LANDING STATION GATES



PROJECT:
INCLINE ELEVATOR
PLOWSHAY RESIDENCE
1532 GRAND AVE
GRAND LAKE, CO 80447

NO.	DATE	ISSUE/REVISION	BY
A	07/28/23	ISSUED FOR PRELIM REVIEW	DLF
B	07/31/23	ISSUED FOR PRELIM REVIEW	DLF
C	08/02/23	ISSUED FOR PRELIM REVIEW	DLF
D	11/06/23	ISSUED FOR REVIEW	EJE
E	02/05/24	ISSUED FOR REVIEW	EJE
F	05/14/24	ISSUED FOR PERMIT	EJE



HILL HIKER PROVIDED MATERIALS LIST					
ITEM	DESCRIPTION	QUANTITY	PROVIDED BY	INSTALLED BY	NOTES
1	3x4-HILL HIKER CAR W/ CHASSIS	1	HH	HH	SEE SHEET S15
2	3'-0" W x 10'-0" L HILL HIKER TOP TRACK SEGMENT	1	HH	HH	
3	3'-0" W x 10'-0" L HILL HIKER TRACK SEGMENT	8	HH	HH	
4	3'-0" W x 7'-0" L HILL HIKER TRACK SEGMENT	1	HH	HH	
5	3'-0" W x 6'-0" L HILL HIKER TRACK SEGMENT	1	HH	HH	
6	DEFLECTION SHEAVE W/ COVER	1	HH	HH	INSTALLED IN TOP TRACK SEGMENT, SEE 8/S13 & 9/S13
7	STOP BAR	1	HH	HH	INSTALLED IN BOTTOM TRACK SEGMENT, DESIGN BY HH
8	HSS2X2 POSTS W/ BASE PLATES & ANCHORAGE	1	HH	HH	
9	3/8" DIA DRIVE CABLE	2	HH	HH	
10	WINDING DRUM DRIVE MACHINE W/ BASE PLATE	1	HH	HH	
11	(6) 5/8" DIA ANCHOR RODS FOR ITEM #10	1	HH	HH	POST-INSTALLED ANCHORS, SEE PLAN 2/S3
12	HILL HIKER CALL STATION	2	HH	HH	(1) @ BOTTOM LANDING & (1) @ TOP LANDING
13	HILL HIKER CONTROL BOX W/ ANCHORAGE	1	HH	HH	DESIGN BY HH
14	HILL HIKER LANDING GATE	2	HH	HH	(1) @ BOTTOM LANDING & (1) @ TOP LANDING, SEE SHEET S14

*NOTE: ALL OTHER ITEMS SHOWN IN THESE DRAWINGS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

DRAWING INDEX	
SHEET	TITLE
CS1	COVER SHEET - HH SPECS & PROVIDED MATERIALS LIST, DRAWING INDEX, & ABBREVIATIONS
S0	STRUCTURAL NOTES
S1	SITE PLAN & OVERALL PLAN
S2	OVERALL ELEVATION
S3	EQUIPMENT PLANS, SECTIONS, & DETAILS
S4	SUPPORT PLANS & SECTIONS
S5	STEEL FRAMING PLAN & CONNECTION DETAILS
S6	TOP LANDING PLANS
S7	TOP LANDING ELEVATIONS
S8	TOP LANDING ELEVATIONS
S9	BOTTOM LANDING PLANS
S10	BOTTOM LANDING ELEVATIONS
S11	BOTTOM LANDING ELEVATIONS
S12	WOOD CONNECTION DETAILS
S13	PIER & LANDING GATE DETAILS
S14	TRACK DETAILS
S15	HILL HIKER CAR

ABBREVIATIONS			
ADBL	ADDITIONAL BALUSTER	IF	INSIDE FACE
BOT	BOTTOM	LH	LEFT HAND
BM	BENCH MARK	LH	LONG SIDE VERTICAL
CL	CENTERLINE	LOC(S)	LOCATION(S)
COL	COLUMN	LSH	LONG SIDE HORIZONTAL
CONC	CONCRETE	LSV	LONG SIDE VERTICAL
CONT	CONTINUOUS	MAX	MAXIMUM
CTR	CENTERED	MIN	MINIMUM
DBL	DOUBLE	MNS	NOT TO SCALE ON CENTER
DIA	DIAMETER	OP	OPPOSITE FACE
DWLS	DOWELS	OP	OPPOSITE
EA	EACH	OP	OPPOSITE
EQ	EQUAL	OP	OPPOSITE
EQ	EQUAL	OP	OPPOSITE
EW	EACH WAY	OP	OPPOSITE
FDN	FOUNDATION	OP	OPPOSITE
FLR	FLOOR	OP	OPPOSITE
FTG	FOOTING	OP	OPPOSITE
FV	FIELD VERIFY	OP	OPPOSITE
GC	GENERAL CONTRACTOR	OP	OPPOSITE
HH	HILL HIKER	OP	OPPOSITE
HORIZ	HORIZONTAL REBAR	OP	OPPOSITE

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, DETAILS, SPECIFICATIONS, GRADING AND NOTES IS HEREBY AND BEING OFFICIALLY EXPLOITED, IN WHOLE OR IN PART, FOR ANY AND ALL CONSTRUCTION PROJECTS UNLESS OTHERWISE NOTED BY THE PROJECT VAA, LLC. ALL RIGHTS RESERVED.

DATE:	07/28/23	DESIGNED:	CRG/APP
DRAWING:	DLF	CHECKED:	APP/KFB
		APPROVED:	MCM

DRAWING TITLE:
COVER SHEET - HH SPECS & PROVIDED MATERIALS LIST, DRAWING INDEX, & ABBREVIATIONS

PROJECT NO:	230576	DRAWING NO:	CS1
SCALE:	AS NOTED		



PROJECT:
**INCLINE ELEVATOR
 PLOWSHAY RESIDENCE
 1532 GRAND AVE
 GRAND LAKE, CO 80447**

NO.	DATE	ISSUE/REVISION	BY
A	10/09/23	ISSUED FOR REVIEW	EJE
B	02/05/24	ISSUED FOR REVIEW	EJE
C	05/14/24	ISSUED FOR PERMIT	EJE



NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, DETAILS, CALCULATIONS, SPECIFICATIONS AND NOTES IS THE PROPERTY OF VAA LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VAA LLC. ALL RIGHTS RESERVED.

DATE:	10/06/23	DESIGNED:	CRS/APP
DRAWN:	EJE	CHECKED:	APP/KFB
		APPROVED:	MM

DRAWING TITLE:
STRUCTURAL NOTES

PROJECT NO:	230576	DRAWING NO.:	S0
SCALE:	AS NOTED		

STRUCTURAL NOTES

- INTERNATIONAL BUILDING CODE (IBC)** 2015 CONFORMANCE WITH ASME/E1.1-2013 CSA B44-13 SECTION 5.4 PRIVATE RESIDENCE INCLINED ELEVATORS
- DESIGN LOADS:**
 CAR LOADS: DEAD 700 LBS
 LIVE 800 LBS
- WIND:**
 BASIC WIND SPEED, V 115 MPH ULTIMATE
 RISK CATEGORY II
- SEISMIC DATA:**
 SITE CLASS D
 RISK CATEGORY II
 IMPORTANCE FACTOR, I 1.0
 MAPPED SPECTRAL RESPONSE COEFFICIENT, S_s 0.222 g
 MAPPED SPECTRAL RESPONSE COEFFICIENT, S₁ 0.069 g
 DESIGN SPECTRAL RESPONSE COEFFICIENT, S_{ds} 0.37 g
 DESIGN SPECTRAL RESPONSE COEFFICIENT, S_{d1} 0.105 g
 SEISMIC DESIGN CATEGORY B

- GENERAL NOTES:**
 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE SAFETY OF PERSONS AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NON-ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE DURING ERECTION OF THE STRUCTURE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY GUINING, SHORING, BRACING, FORMING, ETC. TO HOLD THE STRUCTURE IN PROPER ALIGNMENT AND TO WITHSTAND ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING LATERAL LOADS, TEMPERATURE DIFFERENTIALS, STOCKPILES OF MATERIAL AND EQUIPMENT. SUCH MEASURES SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY AND UNTIL ALL FRAMING AND CONNECTIONS ARE IN PLACE. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF SUCH TEMPORARY MEASURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ENGINEER.
- ARCHITECTURAL DRAWINGS, MECHANICAL DRAWINGS, ELECTRICAL DRAWINGS, TELECOMMUNICATION DRAWINGS, FIRE PROTECTION DRAWINGS, EQUIPMENT DRAWINGS AND RELATED ITEMS ARE BY OTHERS.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWINGS AND/OR SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL DEPRESSIONS, DIMENSIONS, ELEVATIONS, SLEEVES, CHASES, HANGERS, OPENINGS, BLOCK OUTS, INSERTS, ANCHORS, EQUIPMENT SUPPORTS, AND DETAILS WITH THE ENTIRE CONSTRUCTION PACKAGE INCLUDING ARCHITECTURAL DRAWINGS, MECHANICAL DRAWINGS, ELECTRICAL DRAWINGS, TELECOMMUNICATION DRAWINGS AND EQUIPMENT DRAWINGS. FOR CONCRETE AND MASONRY CONSTRUCTION THE CONTRACTOR SHALL PROVIDE EMBEDDED PLATES, ETC. SHALL NOT INTERFERE WITH REINFORCEMENT LOCATIONS.
- ALL MANUFACTURED STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.

- FOOTINGS AND SOIL DATA:**
 PER GEOTECHNICAL INVESTIGATION REPORT MADE BY HIGH COUNTRY SOIL TESTING, INC., REPORT NO. 4231/906, DATED 02/03/23, THE STRUCTURE IS DESIGNED FOR THE FOLLOWING SOIL PARAMETERS:
 MINIMUM ALLOWABLE SOIL BEARING CAPACITY 2000 PSF
 LATERAL SOIL PRESSURES SEE TABLE BELOW

DESCRIPTION	ACTIVE	AT-REST	PASSIVE
LATERAL SOIL PRESSURE	45 PCF	55 PCF	300 PCF

 COEFFICIENT OF FRICTION 0.3
- FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL OR ON COMPACTED, ENGINEERED FILL. ALL SUBGRADE SHALL BE PREPARED AND COMPACTED ACCORDING TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
- ALL TOPSOIL FILL AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED. A GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATED AREA TO ENSURE ALL MATERIALS REQUIRING REMOVAL HAVE BEEN REMOVED AND TO VERIFY THE SOIL BEARING CAPACITY USED FOR DESIGN PRIOR TO CONCRETE PLACEMENT.
- EMBEDMENT DEPTH FROM EXTERIOR GRADE TO BOTTOM OF FOOTING SHALL NOT BE LESS THAN 2'-0". BOTTOM OF FOOTING ELEVATION SHALL BE LOWERED AS REQUIRED TO MEET THIS MINIMUM.
- BACKFILL SHALL BE PLACED AND COMPACTED AGAINST BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING TO SUPPORT AND STABILIZE WALL UNTIL THE SUPPORTING MEMBERS ARE INSTALLED AND HAVE REACHED SUFFICIENT STRENGTH.
- ALL MAJOR EQUIPMENT SHALL MAINTAIN A SAFE CLEAR DISTANCE FROM BASEMENT AND RETAINING WALLS.
- PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WITH ALL EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
- IF SOIL SLABS, FOOTINGS OR SLABS SHALL NOT BE PLACED ON NOR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE OR PROPER DEPTH OF BURY.
- DO NOT UNDERMINE EXISTING FOUNDATIONS.
- FOOTING ELEVATIONS SHOWN IN DRAWINGS ARE ESTIMATED FROM TOPOGRAPHICAL SURVEY DRAWINGS NOTED ON SHEET S1; FINAL ELEVATION MAY BE LOWERED AS DETERMINED BY TESTING AGENT DURING CONSTRUCTION.

- REINFORCED CONCRETE:**
 DESIGN CODE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318), LATEST ADOPTION.
- CONCRETE MIXES SHALL BE DESIGNED PER ACI 301 USING THE FOLLOWING:
 PORTLAND CEMENT CONFORMING TO ASTM C150 OR C259
 AGGREGATE CONFORMING TO ASTM C33
 ADMIXTURES CONFORMING TO ASTM C494, C1017, AND C260. DO NOT USE CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE.
 CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C94.

MATERIAL STRENGTHS:
 PROVIDE THE FOLLOWING CONCRETE PROPERTIES:

DESCRIPTION	COMPRESSIVE STRENGTH (F _c) AT 28 DAYS	MAX AGGREGATE SIZE	SLUMP	MAX WATER TO CEMENT RATIOS (W/C)
FOUNDATION WALLS	4000 PSI	1 1/2"	4" ± 1"	0.57
FOOTINGS	4000 PSI	3/4"	4" ± 1"	0.45
ANY CONCRETE SUBJECT TO FREEZE-THAW CYCLES (5% ENTRAINED AIR)	4000 PSI	3/4"	4" ± 1"	0.45

*TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE ± 1.5%.
 *PRIOR TO ADDITION OF PLASTICIZER OR HIGH-RANGE WATER-REDUCER
 †THESE W/C RATIOS MAY BE LOWER THAN NECESSARY TO PROVIDE THE SPECIFIED STRENGTHS.

- REINFORCING STEEL:**
 ALL BARS, STRIPS AND TIES ASTM A615, GR. 60
- PLACEMENT OF CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS.
- CLEAN REINFORCEMENT OF LOOSE RUST, MILL SCALE, DIRT, OIL, AND OTHER FOREIGN MATERIALS THAT WOULD REDUCE BOND TO CONCRETE.
- PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS.
- FURNISH THE FOLLOWING CONCRETE COVER ON REINFORCING BARS UNLESS SHOWN OTHERWISE ON DRAWINGS:
 FOOTINGS 3" COVER ON BOTTOM AND SIDES
 WALLS 2" COVER
- WELDING (INCLUDING TACKING) OF BARS SHALL NOT BE ALLOWED.
- MAINTAIN CONCRETE IN A CONTINUOUSLY DAMP AND WET CONDITION FOR NOT LESS THAN 7 DAYS AFTER PLACING. PROTECT FROM MOISTURE LOSS WITH SHEETING OR SPRAY-ON MEMBRANE MEETING ASTM C209 AND COMPATIBLE WITH FLOOR COVERINGS.
- FINISHING REQUIREMENTS ARE AS FOLLOWS (REFER TO ACI 301):
 SMOOTH RUBBER FINISH ON EXPOSED SURFACES.
 BROOM FINISH ON WALKS, STAIRS AND EXTERIOR CONCRETE PEDESTAL FINISHING.
- DO NOT FIELD BEND BARS NATURALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR ACCEPTED BY THE ENGINEER.
- PROVIDE CORNER BARS EQUAL IN SIZE AND SPACING TO WALL HORIZONTAL REINFORCEMENT UNLESS OTHERWISE DETAILLED.
- COLD WEATHER CONCRETING SHALL FOLLOW PROCEDURES IN ACI 308.
- HOT WEATHER CONCRETING SHALL FOLLOW PROCEDURES IN ACI 305.
- PROVIDE CLASS B LAP SPLICES IN ACCORDANCE WITH ACI 318.
- BARS SUPPORTING AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL FOR UNCOATED STEEL. BAR SUPPORTS FOR COATED STEEL SHALL BE PLASTIC, PLASTIC COATED OR EPXY COATED.
- FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ALL BRACING AND SHORING.
- VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYS. WALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOVELETTED WITH AN EQUIVALENT AREA OF REINFORCEMENT UNLESS NOTED OTHERWISE.
- PROVIDE CONTINUOUS WATERSTOP (BUB TYPE) IN CONSTRUCTION JOINTS AT BASEMENT AND PIT WALLS, IN JOINTS BETWEEN MONOLITHIC POURS BELOW GRADE, AND IN ALL OTHER WALLS ADJACENT TO BELOW GRADE SLABS.

- POST-INSTALLED FASTENING:**
 POST-INSTALLED SYSTEMS ARE BASED ON THE FOLLOWING (UNLESS NOTED OTHERWISE):

DESCRIPTION	ANCHOR/ADHESIVE ¹	APPLICATIONS
ADHESIVES	HELI TI HT-47-200	CONCRETE (HILL HIKER EQUIPMENT) CONCRETE (ALL OTHER)

- ¹SUBSTITUTIONS WILL BE CONSIDERED PROVIDED THE CONTRACTOR SUPPLIES DOCUMENTATION OF EQUAL OR GREATER CAPACITY BASED ON ANCHOR SIZE, EMBEDMENT DEPTH, SPACING AND EDGE DISTANCE.
- POST-INSTALLED ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
 - INSTALLATION REQUIREMENTS FOR ADHESIVE ANCHORS:
 6.2.1 HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS
 6.2.1.1 INSTALLATION SHALL BE PERFORMED BY PERSONNEL CERTIFIED IN ACCORDANCE WITH ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
 6.2.1.2 INSTALLATION SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED BY THE BUILDING OFFICIAL.
 6.2.2 ALL OTHER ORIENTATIONS
 6.2.2.1 INSTALLATION SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS. TRAINING SHALL INCLUDE PRODUCT-SPECIFIC TRAINING OFFERED BY THE ADHESIVE MANUFACTURER AND SHALL BE INSPECTED IN ACCORDANCE WITH THE ICC REPORT.

- STRUCTURAL STEEL:**
 DESIGN CODE: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360), LATEST ADOPTION.
 MATERIAL SPECIFICATIONS (UNLESS NOTED OTHERWISE):
 7.1 STRUCTURAL STEEL, WIDE FLANGE ASTM A992
 OTHER STRUCTURAL STEEL, ROLLED SHAPES, PLATES & BARS ASTM A36
 HOLLOW STRUCTURAL SECTIONS ASTM A500, GR. B
 CONNECTION BOLTS ASTM F1554, A325 TYPE 1
 THREADED RODS ASTM A36
 WELDS (E70XX ELECTRODES) AWS D1.1
 NON-SHRINK GROUT (7,000 PSI) ASTM C1107, GR. A
- ALL STRUCTURAL STEEL INCLUDING ANCHOR BOLTS, SHALL BE FABRICATED AND ERECTED ACCORDING TO THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360), LATEST ADOPTION AND THE CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303), LATEST ADOPTION, PROVISION 4.4 AND APPENDIX A OF THE AISC CODE OF STANDARD PRACTICE ARE SPECIFICALLY DELETED FROM THE PROJECT CONTRACT DOCUMENTS. THE FABRICATOR SHALL PROVIDE ITS SCHEDULE FOR THE SUBMITTAL OF SHOP AND ERECTION DRAWINGS A MINIMUM OF 14 DAYS PRIOR TO FIRST SUBMITTAL.
- ALL COLLARS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADS TO BE ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. CONFORMANCE TO OR DEVIATION FROM ALLOWABLE CAPACITIES DURING ERECTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (SEE GENERAL NOTES).
- PROVIDE STAINLESS STEEL WELDS AS REQUIRED TO DEVELOP REACTIONS AT HSS, PIPE AND WIDE-FLANGE CONNECTIONS.
- BEAMS SHALL BE FABRICATED AND ERECTED FOR PLACEMENT WITH THE NATURAL CAMBER UP.
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1, UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS FILLET WELDS PER AISC REQUIREMENTS MEETING MINIMUM THICKNESSES ALLOWED PER THROUGHT OF MATERIAL WELDED. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI.
- HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE ARE NOT PERMITTED.
- STRUCTURAL STEEL SHALL BE GALVANIZED UNLESS NOTED OTHERWISE. DAMAGE DURING TRANSPORTING, ERECTING AND FIELD WELDING PROCESSES SHALL BE REPAIRED TO MATCH THE SHOP APPLIED COATING.
- STRUCTURAL BOLTS SHALL BE GALVANIZED.

- STAINLESS STEEL:**
 DESIGN CODE: STANDARD SPECIFICATION FOR THE DESIGN OF COLD-FORMED STAINLESS STEEL STRUCTURAL MEMBERS (ASCE-8), LATEST ADOPTION, AND SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC) LATEST ADOPTION, AND SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR STAINLESS STEEL LATEST ADOPTION.
- MATERIAL SPECIFICATIONS (UNLESS NOTED OTHERWISE SEE GENERAL NOTES):
 STAINLESS STEEL SHEETS AND STRIPS ASTM A496, LINE 5E (304) (F_y = 42,300 KSI)
 STAINLESS STEEL HOLLOW SECTIONS ASTM A584, MT-316
 STAINLESS STEEL STRUCTURAL BOLTS ASTM F939 GROUP 1
 STAINLESS STEEL HEAVY HEX NUTS AND WASHERS ASTM F959 GROUP 1
 WELDS (E316-XX ELECTRODES) AWS D1.6
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF AWS D1.3 AND AWS D1.6 UNLESS NOTED OTHERWISE PER HILL HIKER, INC. EQUIPMENT SPECIFICATIONS. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY WELDERS CERTIFIED FOR THE PARTICULAR STAINLESS STEEL WELDS TO BE PERFORMED. WELDS SHALL BE PERFORMED USING THE SHIELDED METAL ARC PROCESS UNLESS OTHERWISE NOTED.
- ALL FABRICATION SHALL BE STRAIGHT AND TRUE. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT FABRICATION PRACTICES WILL NOT CAUSE PERMANENT OUT-OF-TOOLERANCE DISTORTION OF THE WORK.

- WOOD:**
 DESIGN CODE: NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION (AFPA), LATEST ADOPTION.
 MATERIALS (FOLLOWING INDICATE MINIMUM GRADES UNO ON DRAWINGS):

DESCRIPTION	SPECIES & GRADE	DESIGN VALUES (PSI)						COMMENTS ¹	
		F _b	F _v	F _c	F _d	F _t	E (x10 ⁶)		
EXTERIOR LANDING (8'-4") FRAMING	2x4" WIDE SOUTHERN PINE	NO. 2	1500	175	565	1650	825	1.6	KICKERS, POSTS AND BALUSTERS
	10" WIDE SOUTHERN PINE	NO. 2	1050	175	565	1500	575	1.6	JOISTS
	12" WIDE SOUTHERN PINE	NO. 2	975	175	565	1450	550	1.6	JOISTS
Timbers (6"x6" and larger)	SOUTHERN PINE	NO. 2	850	165	375	525	550	1.2	COLUMNS
EXTERIOR LANDING DECK	TREX DECKING	-	500	360	540	540	-	0.2	DECKING COLOR PER OWNER

- BUILT UP STUDS, HEADERS, BEAMS, COLUMNS, AND OTHER MEMBERS TO BE CONNECTED PER IBC FASTENING SCHEDULE (UNO ON DRAWINGS).
- ALL NAILS TO BE FULLY DRIVEN WITH HEAD FLUSH TO SURFACE. NEITHER UNDER-DRIVE NOR OVER-DRIVE NAILS UNO.
- ALL LUMBER CONNECTORS TO BE SUPPLIED BY USP OR SIMPSON STRONG-TIE. WHEN USING STEEL LUMBER CONNECTORS FILL ALL NAIL HOLES TO ACHIEVE PUBLISHED VALUE, WHERE MORE STRINGENT, THESE DRAWINGS SUPERSEDE DIRECTIONS IN PRODUCT CATALOG BUT REFER TO PRODUCT CATALOG FOR TYPICAL INSTALLATION INSTRUCTIONS.

- SUBMITTALS:**
 10.1 GENERAL SUBMITTAL REQUIREMENTS
 10.1.1 CONTRACTOR SHALL REVIEW, STAMP, SIGN AND DATE ALL SUBMITTALS PRIOR TO FORWARDING TO ARCHITECT/ENGINEER. THE ENGINEER'S REVIEW IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK AND COORDINATE THE SUBMITTALS. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS IN THE SUBMITTALS.
- 10.1.2 SHOP DRAWINGS SHALL BE IN THE FORM OF BLACK-LINE PRINTS OR PORTABLE DOCUMENT FORMAT (PDF) FOR REVIEW. DRAWINGS LISTED BELOW AS 'CERTIFIED' SHALL BEAR THE SIGNED AND DATED SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. IN NO CASE SHALL REPRODUCTIONS OF THE CONTRACT DRAWINGS BE USED AS SHOP DRAWINGS. DRAWINGS SHALL SHOW ERECTION PLANS, DIMENSIONS, BRACING AND BRIDGING REQUIREMENTS, DETAILS, SUPPORTED MECHANICAL EQUIPMENT AND PIPING. SUBMITTALS ARE REQUIRED:
 CONCRETE
 10.2.1 CONCRETE MIX DESIGN(S) SHALL BE SUBMITTED TO ENGINEER FOR REVIEW. A SIGNED CERTIFICATION STATING COMPLIANCE WITH ACI 318, CHAPTER 5 SHALL BE SUBMITTED WITH EACH CONCRETE MIX DESIGN.
 10.2.2 REINFORCING STEEL SHOP DRAWINGS.
 10.2.3 STEEL SHOP DRAWINGS.
 10.3.1 SHOP DRAWINGS.

- SPECIAL INSPECTIONS:**
 SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH THE LOCAL BUILDING CODE FOR THE FOLLOWING PORTIONS OF CONSTRUCTION:
 11.1 CONCRETE
 11.2 REINFORCING STEEL AND PLACEMENT - PERIODIC INSPECTION.
 11.2.1 ANCHORS CAST IN CONCRETE - PERIODIC INSPECTION.
 11.2.2 VERIFY USE OF REQUIRED DESIGN MIX - PERIODIC INSPECTION.
 11.2.3 DURING TAKING OF TEST SPECIMENS, PERFORM SLUMP & AIR CONTENT TESTS, AND DETERMINE CONCRETE TEMPERATURE - CONTINUOUS INSPECTION.
 11.2.4 MAINTENANCE OF REQUIRED DESIGN MIX - PERIODIC INSPECTION.
 11.2.5 VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS - PERIODIC INSPECTION.
 11.2.6 VERIFY FORMWORK SETTING, LOCATION, AND DIMENSIONS - PERIODIC INSPECTION.
 11.3 SEISMIC FORCE-RESISTING SYSTEMS.
 11.3.1 STEEL:
 11.3.1.1 STRUCTURAL WELDING:
 I. FILLET WELDS 5/16" OR LESS - OBSERVE & PERFORM INSPECTIONS IN ACCORDANCE WITH AISC 341 CHAPTER J.
 II. PARTIAL PENETRATION WELDS - OBSERVE & PERFORM INSPECTIONS IN ACCORDANCE WITH AISC 341 CHAPTER J.
 III. HIGH-STRENGTH BOLTING:
 I. GROUP A BOLTS - OBSERVE & PERFORM INSPECTIONS IN ACCORDANCE WITH AISC 341 CHAPTER J.
 11.4 POST-INSTALLED ANCHORS IN HARDENED CONCRETE
 11.4.1 INSTALLATION OF ADHESIVE ANCHORS INTO HARDENED CONCRETE - CONTINUOUS OR PERIODIC INSPECTION IN ACCORDANCE WITH THE RESEARCH REPORT FOR THE ANCHORS ISSUED BY AN APPROVED SOURCE.
 11.4.2 INSTALLATION OF MECHANICAL ANCHORS INTO HARDENED CONCRETE - CONTINUOUS OR PERIODIC INSPECTION IN ACCORDANCE WITH THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE.

Section 11, Item E.



PROJECT:
 INCLINE ELEVATOR
 PLOWSHAY RESIDENCE
 1532 GRAND AVE
 GRAND LAKE, CO 80447

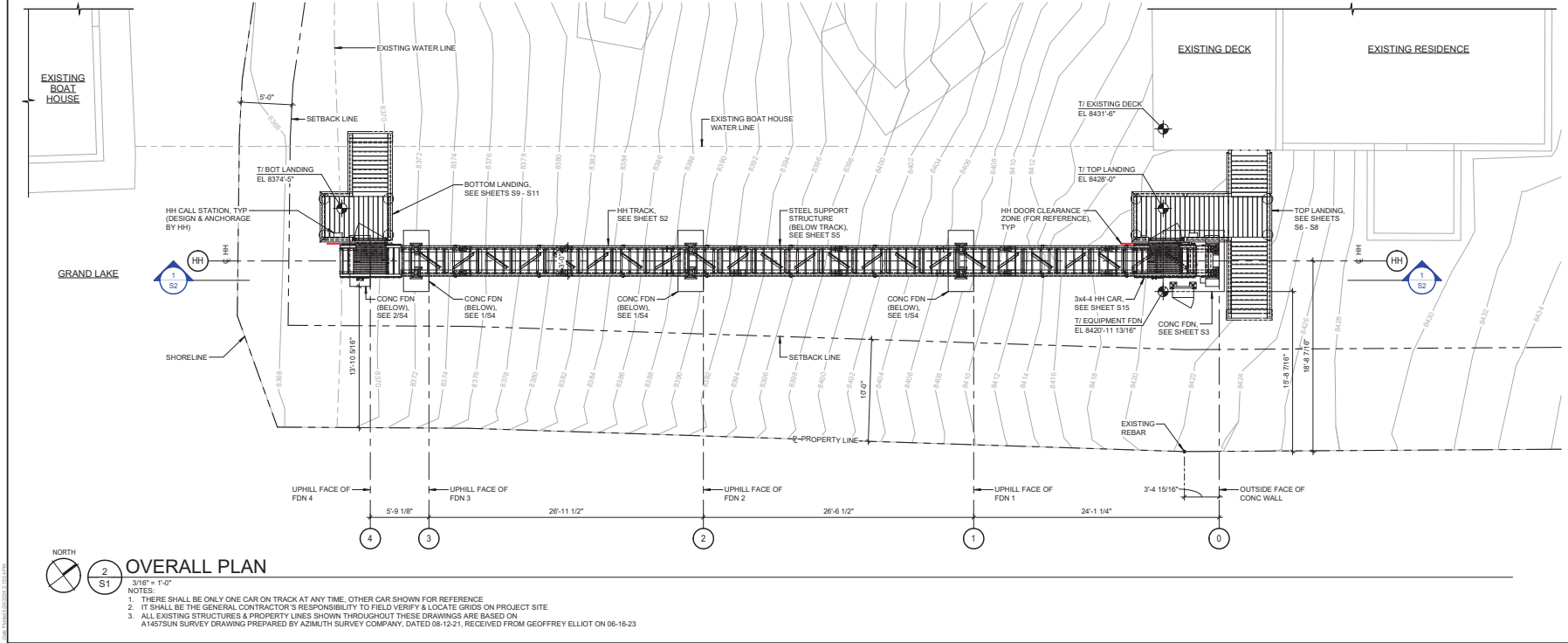
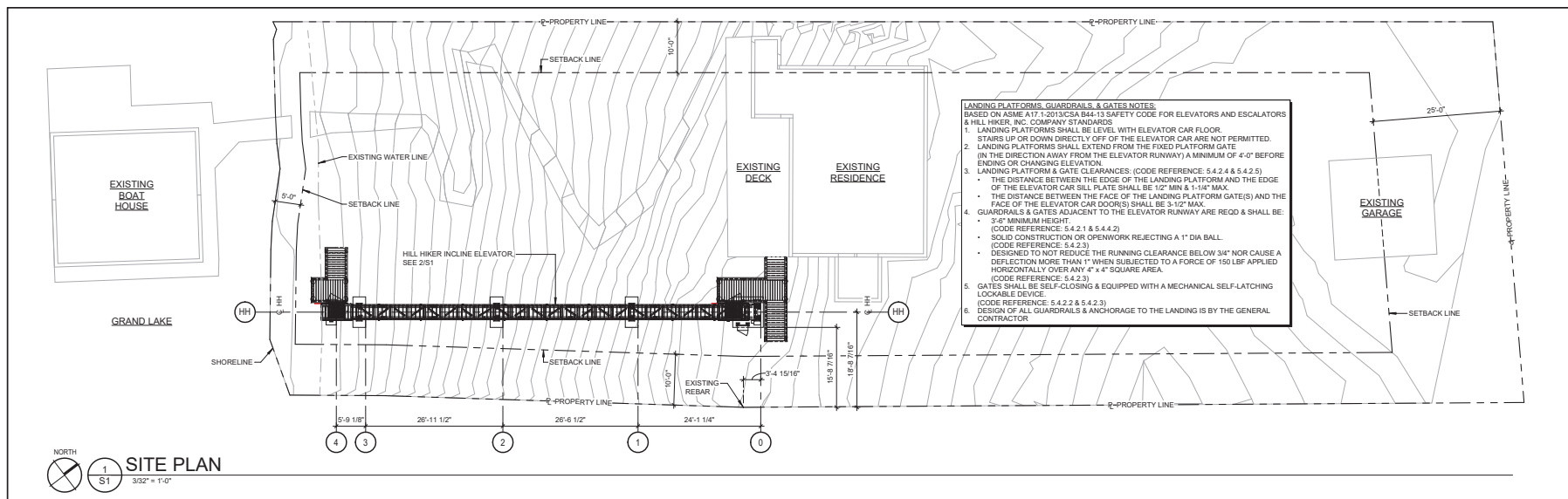
NO.	DATE	ISSUE/REVISION	BY
A	07/28/23	ISSUED FOR PRELIM REVIEW	DLF
B	07/13/23	ISSUED FOR PRELIM REVIEW	DLF
C	08/02/23	ISSUED FOR PRELIM REVIEW	DLF
D	10/05/23	ISSUED FOR REVIEW	EJ.E
E	02/05/24	ISSUED FOR REVIEW	EJ.E
F	06/14/24	ISSUED FOR PERMIT	EJ.E



DATE:	07/28/23	DESIGNED:	CRG/APF
DRAWN:	DLF	CHECKED:	APP/KFB
		APPROVED:	MDM

DRAWING TITLE:
 SITE PLAN & OVERALL PLAN

PROJECT NO:	230576	DRAWING NO:	S1
SCALE:	AS NOTED		



**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 41-2024**

**A RESOLUTION APPROVING A VARIANCE TO MUNICIPAL CODE 12-2-29 REGULATING
STREAM AND LAKE SETBACKS LOCATED AT SUNNYSIDE LOTS 37-38, BLOCK 3, SUNNYSIDE
ADDITION THE TOWN OF GRAND LAKE ALSO KNOWN AS 1532 GRAND AVENUE**

WHEREAS, the Town of Grand Lake (the “Town”) requested a shoreline variance application (the “Application”) from Peter and Brenda Plowshay (collectively the “Applicant”) to construct an inclined elevator (the “Tram”) pursuant to a Conditional Use Permit as approved by Resolution 40-2024; and

WHEREAS, the Applicant is requesting a variance to the shoreline and surface water regulations construct the Tram and access the lower elevations of the Applicant’s property located at Sunnyside Lots 27-28, Block 3, Sunnyside Addition to Grand Lake Lot, also known as 1532 Grand Avenue (the “Property”); and

WHEREAS, Municipal Code 12-2-29 Shoreline and Surface Water Regulations require:

- 1. In order to help preserve the environmental quality of the water in the Grand Lake, a thirty (30) foot stream and lake setback from the mean identifiable high water mark shall be maintained for buildings, parking, snow storage areas and other improvements to a site. ...*
- 2. When activities are proposed within the 30’ setback, a variance may be requested by an Applicant.*

WHEREAS, the Applicant proposes to build a portion of the Tram within the thirty (30) foot setback of a lake shoreline and therefore requests a variance to do so pursuant to the Grand Lake Municipal Code (the “Code”); and

WHEREAS, after proper notice, the Planning Commission reviewed the Application at a Public Hearing on July 3, 2024; and

WHEREAS, the Planning Commission considered all of the following factors to determine whether to issue a variance from Shoreline Regulations:

- 1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.
- 2. The locations of all bodies of water on the property, including along property boundaries.
- 3. The location and extent of the proposed setback intrusion.
- 4. Whether alternative designs are possible which require less intrusion or no intrusion.
- 5. Sensitivity of the body of water and affected critical habitats.
- 6. Intensity of land use adjacent to the body of water proposed to intrusion.
- 7. Impact on floodplains and stream functions (a variance shall not be approved when the reduction would result in the setback being narrower than the floodplain); and

WHEREAS, The Planning Commission found that the applicant demonstrated all of the following in regards to the Shoreline Variance:

- 1. That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;
- 2. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.
- 3. That the special conditions and circumstances do not result from the actions of the applicant;
- 4. That granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;

5. That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.

WHEREAS, the Planning Commission submitted it’s recommendation to approve the Application to the Board of Trustees; and

WHEREAS, the Board of Trustees have reviewed the Application and the recommendation of the Planning Commission and approve the variance requested by the Application.

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

1. The Board of Trustees finds the existing shoreline Tram location shown in Exhibit A comply with all applicable provisions from section 12-2-29 of the Town of Grand Lake Municipal Code.
2. The Board of Trustees hereby approves the Application, on the condition that the applicant submit all building permit documents and construction documentation for this project prior to approving the shoreline variance.
3. The Board of Trustees may revoke the approval of this variance upon the termination or revocation of the Conditional Use Permit granted for the benefit of the Property by Resolution 40-2024.
4. Severability: If any Article, 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 Board of Trustees 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.
5. Repeal: Existing Resolution 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, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any Resolution hereby repealed prior to the taking effect of this Resolution.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 8th DAY OF JULY, 2024.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

Alayna Carrell
Town Clerk

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO**
By: _____
Steve Kudron
Mayor



VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
763.559.9100
www.vaaenv.com



HILL HIKER®
3565 County Road 6
Orono, MN 55556
952.476.2422
info@hillhiker.com

PROJECT:
INCLINE ELEVATOR
PLOWSHAY RESIDENCE
1532 GRAND AVE
GRAND LAKE, CO 80447

NO.	DATE	ISSUE/REVISION	BY
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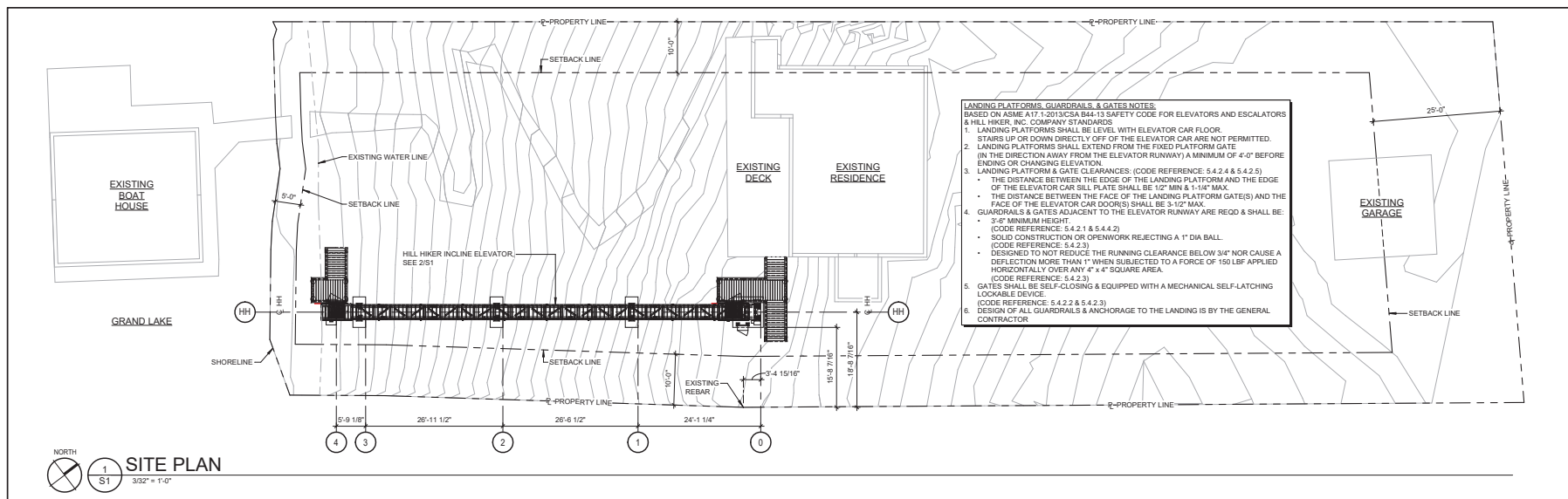


MARK D. MELZER, P.E.
41574
5-14-24

DATE: 07/28/23	DESIGNED: CRG/APF
DRAWN: DLF	CHECKED: APP/KFB
	APPROVED: MDM

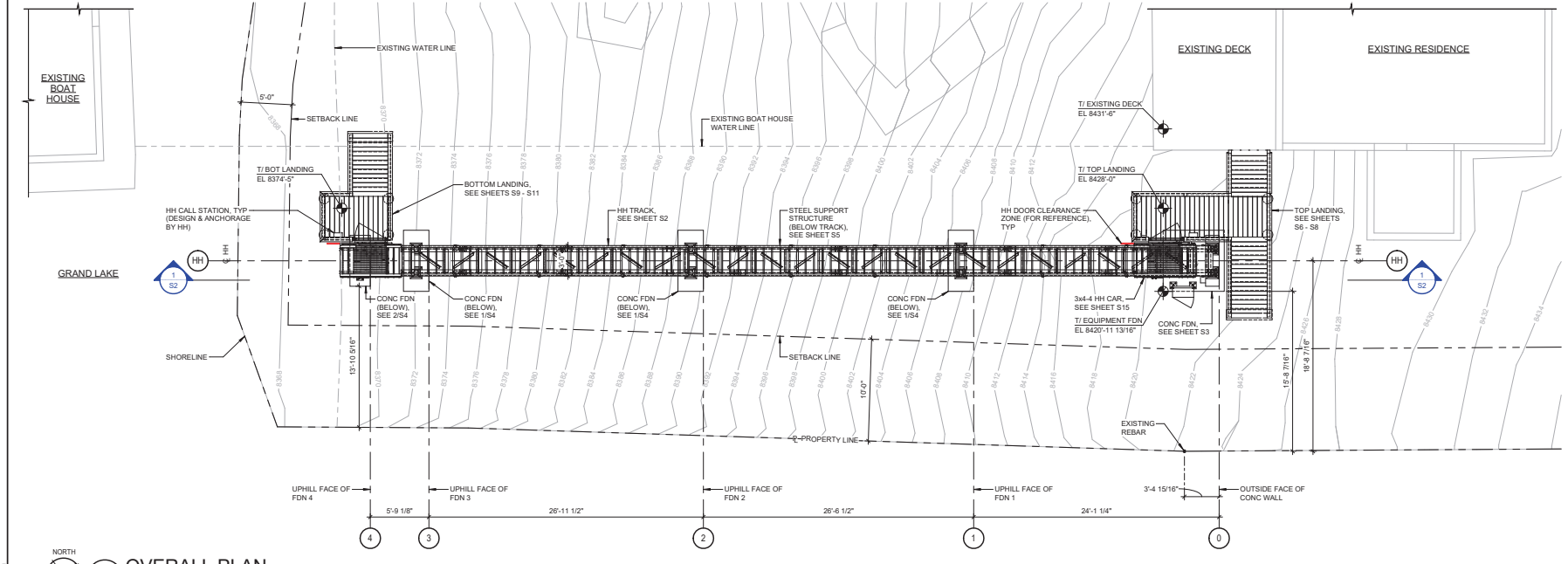
DRAWING TITLE:
SITE PLAN & OVERALL PLAN

PROJECT NO: 230576	DRAWING NO: S1
SCALE: AS NOTED	



LANDING PLATFORMS, GUARDRAILS & GATES NOTES:
BASED ON ASME A17.1-2013/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS & HILL HIKER, INC. COMPANY STANDARDS

- LANDING PLATFORMS SHALL BE LEVEL WITH ELEVATOR CAR FLOOR. STAIRS UP OR DOWN DIRECTLY OFF OF THE ELEVATOR CAR ARE NOT PERMITTED.
- LANDING PLATFORMS SHALL EXTEND FROM THE FIXED PLATFORM GATE (IN THE DIRECTION AWAY FROM THE ELEVATOR RUNWAY) A MINIMUM OF 4'-0" BEFORE ENDING OR CHANGING ELEVATION.
- LANDING PLATFORM & GATE CLEARANCES: (CODE REFERENCE: 5.4.2.4 & 5.4.2.5)
 - THE DISTANCE BETWEEN THE EDGE OF THE LANDING PLATFORM AND THE EDGE OF THE ELEVATOR CAR SILL PLATE SHALL BE 1/2" MIN & 1+1/4" MAX.
 - THE DISTANCE BETWEEN THE FACE OF THE LANDING PLATFORM GATE(S) AND THE FACE OF THE ELEVATOR CAR DOOR(S) SHALL BE 5-1/2" MAX.
- GUARDRAILS & GATES ADJACENT TO THE ELEVATOR RUNWAY ARE REQ'D & SHALL BE:
 - 3'-6" MINIMUM HEIGHT (CODE REFERENCE: 5.4.2.1 & 5.4.4.2)
 - SOLID CONSTRUCTION OR OPENWORK REJECTING A 1" DIA BALL (CODE REFERENCE: 5.4.2.3)
 - DESIGNED TO NOT REDUCE THE RUNNING CLEARANCE BELOW 3/4" NOR CAUSE A DEFLECTION MORE THAN 1" WHEN SUBJECTED TO A FORCE OF 150 LBF APPLIED HORIZONTALLY OVER ANY 4" X 4" SQUARE AREA. (CODE REFERENCE: 5.4.2.3)
- GATES SHALL BE SELF-CLOSING & EQUIPPED WITH A MECHANICAL SELF-LATCHING LOCKABLE DEVICE. (CODE REFERENCE: 5.4.2.2 & 5.4.2.3)
- DESIGN OF ALL GUARDRAILS & ANCHORAGE TO THE LANDING IS BY THE GENERAL CONTRACTOR.



NOTES:
1. THERE SHALL BE ONLY ONE CAR ON TRACK AT ANY TIME, OTHER CAR SHOWN FOR REFERENCE
2. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY & LOCATE GRIDS ON PROJECT SITE
3. ALL EXISTING STRUCTURES & PROPERTY LINES SHOWN THROUGHOUT THESE DRAWINGS ARE BASED ON A1457SUN SURVEY DRAWING PREPARED BY AZMUTH SURVEY COMPANY, DATED 08-12-21, RECEIVED FROM GEOFFREY ELLIOT ON 06-16-23



July 8, 2024

To: Mayor Kudron & Town Trustees
From: Alayna Carrell, Town Clerk
RE: Verts Grand Lake, LLC. Marijuana License Approval, Setting of Public Hearing

On March 18, 2024, I received a completed Town of Grand Lake Regulated Marijuana Application for a “New License” from Verts Grand Lake, LLC. d/b/a Verts Neighborhood Dispensary.

After a thorough review, the applicant was notified that their application was in good standing and all documents/fees have been received.

Per Ordinance 06-2023, Section 6-5-9 Public Hearing

- (a) The Town Clerk shall schedule a public hearing before the Board on the License Phase Application.*
 - 1. The public hearing shall be held not less than fourteen (14) days from the date the Town Clerk reported the findings under Section 6-5-8(e)(3).*
 - 2. The public hearing shall only be held after the Town Planning Commission has reported its recommendations to the Board, pursuant to Town Code 12-2-31(B)(3)(a)(3), on the Applicant’s Conditional Use Permit application.*
- (b) The Town shall post and publish notice of the hearing not less than fourteen (14) days prior to the hearing. The Town shall give public notice by the posting of a sign in a conspicuous place at the property of the proposed Regulated Marijuana Store, and by publication in a newspaper of general circulation in the Town.*

Staff recommends the public hearing date be set on July 22, 2024.



TOWN OF GRAND LAKE
REGULATED MARIJUANA
LICENSE APPLICATION

NEW LICENSE RENEWAL TRANSFER OF OWNERSHIP

APPLICANT MUST CHECK THE APPROPRIATE BOX(ES)

- 1. Applicant is applying as a
 - Corporation
 - Limited Liability Company
 - Partnership (includes Limited Liability and Husband and Wife Partnerships)
 - Association or Other
 - Individual

Verts Grand Lake LLC

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation Fein Number

Verts Neighborhood Dispensary

2a. Trade Name of Establishment (DBA) State Sales Tax No. Business Telephone

525 Grand Ave.

3. Address of Premises (specify exact location of premises)

Grand Lake	Grand	CO	80447
City	County	State	ZIP Code

4. Mailing Address (Number and Street) City or Town State ZIP Code

REGULATED MARIJUANA LICENSE FEES

- Application Fee for New Regulated Marijuana License.....\$3,000.00*
- Renewal Application Fee for Regulated Marijuana License.....\$2,000.00*
- Application Fee for Transfer of Ownership.....\$1,000.00*

* Plus reimbursement of any additional fees or expenses incurred by the Town and/or reimbursement of any Town expenses incurred in excess of this amount.



APPLICATION DOCUMENTS CHECKLIST AND WORKSHEET

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Application fees are nonrefundable.

ITEMS SUBMITTED, PLEASE CHECK ALL APPROPRIATE BOXES COMPLETED OR DOCUMENTS SUBMITTED

I. APPLICANT INFORMATION

- A. Applicant/Licensee identified.
- B. Copy of State of Colorado Regulated Marijuana Business License; or if not yet received, Copy of State of Colorado Regulated Marijuana Business License Application and all associated application materials.
- C. License type or other transaction identified.
- D. If any information in the Applicant's Lottery Phase Application has changed, Applicant has included all such changed information in this License Phase Application, including all related documentation.
- E. Additional information may be required by the local licensing authority or their designee(s).

II. DIAGRAM OF THE PREMISES

- A. No larger than 8 1/2" X 11".
- B. Dimensions included (doesn't have to be to scale). Exterior areas should show control (fences, walls, etc.).
- C. Separate diagram for each floor (if multiple levels).

III. PROOF OF PROPERTY POSSESSION

- A. Deed in name of the Applicant ONLY (or)
- B. Lease in the name of the Applicant ONLY with proper consent from the Landlord and acceptance by the Applicant.
- C. Lease Assignment in the name of the Applicant (ONLY) with proper consent from the Landlord and acceptance by the Applicant.
- D. Other Agreement if not deed or lease.

IV. BUSINESS PLAN

- A. Updated and comprehensive business plans, tailored to the location specified in the License Phase Application, covering all subject areas set forth in Section 6-5-7(c)(9)

V. FINDINGS OF SUITABILITY

- A. Proof of Findings of Suitability issued by the MED for all Controlling Beneficial Owners of the Applicant

VI. TOWN OF GRAND LAKE DOCUMENTS

- A. Town of Grand Lake Business License
- B. Town of Grand Lake Sales Tax License
- C. Proof of Submission to the Town of a Conditional Use Permit Application pursuant to Town Code 12-2-31(B)



Page 3

19. If applicant is a corporation, partnership, association or limited liability company, applicant **must list** ALL OFFICERS, DIRECTORS, GENERAL PARTNERS, AND MANAGING MEMBERS.

NAME	HOME ADDRESS, CITY & STATE	DOB	POSITION
Ashley Close			Member
Alexander Close			Member
Daniel Rowland			Member
Registered Agent (if applicable)	Address for Service		
Cordillera Advisory Management, Inc.			

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Town Code and the Colorado Marijuana Code.

Authorized Signature	Title	Date

REPORT OF TOWN CLERK

Date application filed with Town Clerk March 18, 2024	Date of local authority hearing (for new license applicants, cannot be less than 14 days from date of the report of findings from the Application investigation pursuant to 6-5-8(e), and shall only be scheduled after the Town Planning Commission has reported its recommendations to the Town Board pursuant to 6-5-9(a)(2).
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THE TOWN CLERK HEREBY AFFIRMS:

That each person required to has:	Yes	No
<input type="checkbox"/> Submitted all License Phase Application materials pursuant to Section 6-5-8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> That the local authority, or their designee(s), has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with, and aware of, all provisions of the State and Town marijuana code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Date of Inspection or Anticipated Date <u>pendings</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Further findings of the Application investigation, pursuant to Section 6-5-8(e), attached. <u>no findings found</u>	<input type="checkbox"/>	<input type="checkbox"/>

Town Clerk: [Signature] Telephone Number: _____ TOWN, CITY: 03/22/2024
 Signature: _____ Title: Town Clerk Date: _____

Signature (attest) _____ Title _____ Date _____



1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

Date: July 1, 2024
To: Mayor Kudron and the Board of Trustees
From: Matthew Reed, Director of Public Works
Re: Approval of Road Striping

Background

The Town of Grand Lake has budgeted \$40,000.00 for dock maintenance. We have received a bill from BW Welding for \$19,081.00. This is the same company that did all of our dock welding for the installation of the new docks last year. For this price we repaired and fabricated the damaged docks to work at the East Inlet boat ramp. Being that the docks were bent and needed major repair this cost was more than anticipated. We had to custom fabricate the attachments to shore, hinges, and the sleeves for them to travel up and down on. All work is complete, and we have an incredible product.

Motion

If the Board of Trustees desires to accept the invoice from BW welding:

I move to accept the invoice from BW Welding for the welding on the docks.

LEASE AGREEMENT

THIS LEASE AGREEMENT, hereinafter called the "Agreement", is made and entered into as of the _____ day of _____, 2024, by and, between the **TOWN OF GRAND LAKE, COLORADO**, hereinafter "Town", a Colorado statutory municipality and _____, hereinafter "Tenant." The Town and the Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

WITNESSETH:

WHEREAS, the Town is the owner of certain real Property and improvement thereon located at _____, Grand Lake, Colorado, 80447, (the Property"); and

WHEREAS, the Town is not currently and does not foresee utilizing the Property for Governmental purposes in the near future; and

WHEREAS, the Tenant is an employee of the Town; and

WHEREAS, the Town desires to lease the Property to Tenant; and

WHEREAS, the Tenant desires to lease the Property from the Town; and

NOW THEREFORE, in consideration of the mutual obligations and other consideration set forth herein, the Parties agree as follows:

**ARTICLE 1
MONTH-TO-MONTH LEASE**

1. This Agreement shall be considered a month-to-month lease of the Property. The Tenant shall be allowed to occupy the Property on a month-to-month basis starting on _____ and ending upon notice of one month (31 days) notice from either Party to the other Party (the "Lease Term"). It is recognized that the minimum termination period of the State of Colorado is time-dependent and the State law should be followed.

2. This Agreement is expressly conditioned upon the current and continued employment of Tenant by Landlord as an employee of the Town of Grand Lake. In the event Tenant ceases to be employed by the Town of Grand Lake, the Landlord may, in its sole discretion, modify or terminate this Agreement without notice. Such modification may include immediate eviction of Tenant from the Property.

**ARTICLE 2
TERMS OF RENT**

The Tenant shall pay the Landlord, in equal monthly instalments, \$500.00 (the “Rent”). The Rent shall be due on the first day of each month (the “Due Date”) and paid under the following instructions:

a. Rent shall be paid by check made payable to the Town of Grand Lake in person at 1026 Park Avenue, Grand Lake, Colorado, 80447.

b. Tenant shall deposit with the Town a five hundred dollar (\$500.00) refundable damage deposit (the “Damage Deposit”) for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Damage Deposit is required by the Tenant upon execution of this Agreement. The Damage Deposit shall be returned to the Tenant, minus any damages excluding normal wear and tear to the Property, no later than thirty days after the termination of the Lease Term. The Damage Deposit shall not be credited towards any Rent unless the Town gives their written consent.

c. If Rent is not paid on the Due Date, there shall be a late fee of twenty-five (\$25) dollars every day Rent is late (the “Late Fee”). Rent is considered late when it has not been paid within seven (7) days after the Due Date.

**ARTICLE 3
UTILITIES**

Tenant shall be solely responsible for the timely and complete payment of all utilities for the Property during the Lease Term.

**ARTICLE 4
MOVE-IN INSPECTION**

Before, at the time of the Tenant accepting possession, or shortly thereafter, the Town and the Tenant agree to inspect the Property and write any present damages or needed repairs on a move-in checklist.

**ARTICLE 5
PETS**

Pets are expressly prohibited from the Property.

**ARTICLE 7
SMOKING**

Smoking or vaping are expressly prohibited in any structure.

ARTICLE 7

OCCUPANTS OF PROPERTY

- 1. This Premises is to be occupied strictly as a residential dwelling
There are no Occupants other than the Tenant:_____
- 2. Each individual Tenant or Occupant is considered jointly and individually liable for all of this Agreement’s obligations, including but not limited to Rent.

**ARTICLE 8
NOTICES**

Any notices to be sent by the Town or the Tenant to each other shall use the following addresses:

Town of Grand Lake
P.O. Box 99
1026 Park Avenue
Grand Lake, Colorado 80447

Tenant

Address

Grand Lake, Colorado 80447

**ARTICLE 8
POSSESSION**

Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant shall terminate this Agreement at the option of the Tenant. Furthermore, under such failure to deliver possession by the Landlord, and if the Tenant cancels this Agreement, any pre-paid rent, fees, including if the Tenant paid a fee during the application process before the execution of this Agreement shall be returned to the Tenant.

**ARTICLE 9
MAINTENANCE, REPAIRS, OR ALTERATIONS**

The Tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to

the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant moves into the premises. After the initial placement of the fresh batteries it is the responsibility of the Tenant to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

**ARTICLE 10
INDEMNIFICATION**

The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

**ARTICLE 11
DEFAULT**

If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Town, or materially fails to comply with any duties imposed on the Tenant by statute or State laws, within the time period after delivery of written notice by the Town specifying the non-compliance and indicating the intention of the Town to terminate the Agreement by reason thereof, the Town may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Town may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Town at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if: (a) Tenant does not pay rent or other amounts that are owed; (b) Tenant, their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant abandons the Premises; (d) Tenant gives incorrect or false information in the rental application; (e) Tenant, or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law.

**ARTICLE 11
MISCELLANEOUS PROVISIONS**

Cumulative Rights. All remedies provided in this Agreement shall be deemed cumulative and additional and not in lieu of, or exclusive of, each other or of any other remedy available to the Town, or Tenant, at law or in equity, and the exercise of any remedy, or the existence herein of other remedies or indemnities shall not prevent the exercise of any other remedy.

Non-Waiver. The failure by either party to exercise any right or rights accruing to it by virtue of the breach of any covenant, condition, or agreement herein by the other party shall not operate as a waiver of the exercise of such right or rights in the event of any subsequent breach by such other party, nor shall such other party be relieved thereby from its obligations under the terms hereof.

Non-liability Of Individuals Other Than Tenant. With the exception of Tenant, no director, officer, agent, or employee of either party hereto shall be charged personally or held contractually liable by or to the other party under any term or provision of this Agreement or of any supplement, modification or amendment to this Agreement because of any breach thereof, or because of its or their execution or attempted execution of the same.

Limitation On Use. Tenant shall not use, or permit the use of the Property, or any part thereof, for any purpose or use other than those authorized by this Agreement. Neither shall Tenant permit nor suffer any disorderly noise or nuisance whatsoever about the Property, or other Town Property.

Governing Law. This Agreement shall be performable and enforceable in the Town of Grand Lake, Colorado, and shall be construed in accordance with the laws of the State of Colorado.

Benefits. This Agreement is made for the sole and exclusive benefit of the Town and the Tenant and is not made for the benefit of any third party.

Construction. In the event of any ambiguity in any of the terms of this Agreement, it shall not be construed for or against any party hereto on the basis that such party did or did not author the same.

Headings. The titles of the several articles of this Agreement are inserted herein for convenience only, and are not intended and shall not be construed to affect in any manner the terms and provisions hereof, or the interpretation or construction thereof.

Attorney Fees. In the event any legal action or proceeding is brought to collect sums due or to become due hereunder or any portion thereof or to enforce compliance with this Agreement for failure to observe any of the covenants of this Agreement, the losing party agrees to pay to the prevailing party such sums as the Court may judge reasonable attorneys' fees and costs to be allowed in such action or proceeding and in any appeal therefrom.

Entire Agreement. This Agreement, which is the entire agreement between the parties hereto, supersedes all prior agreements, understandings, warranties or promises between the parties hereto, whether written, spoken or implied from the conduct of the parties hereto.

Severability. In the event any covenant, condition or provision of this Agreement is held to be invalid by final judgment of any court of competent jurisdiction, the invalidity of such covenant, condition or provision shall not in any way affect any of the other covenants, conditions or provisions of this Agreement, provided that the invalidity of any such covenant, condition or provision does not materially prejudice either the Town or Tenant in his or its respective rights and obligations under the valid covenants, conditions or provisions of this Agreement.

Surrender Of Possession. Upon the expiration of this Agreement or its earlier termination as herein provided, Tenant shall remove all of its personal property from the Property and all other Town Property and surrender entire possession of its rights to the Town and its improvements upon the expiration or termination of this Agreement.

Force Majeure. Neither the Town nor the Tenant shall be deemed in violation of this Agreement if prevented from performing any of its obligations hereunder by reason of strikes, boycotts, labor disputes, embargoes, shortage of energy or materials, acts of God or nature, act of public enemy, acts of superior governmental authority, weather conditions, rights, rebellion, sabotage or any other circumstances that are not within its control.

No Limitation On General Powers. Nothing in this Agreement shall be construed as in any way limiting the general powers of the Town to fully exercise their governmental functions or their obligations under any bond covenants or federal, state or local laws rules or regulations.

No Relationship. Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of employer and employee, principal and agent or a partnership or a joint venture between the parties hereto. the Town shall not be responsible for any debts or obligations whatsoever of Tenant.

Survival. To the extent necessary to carry out all of the terms and provisions hereof, the aid terms, obligations, and rights set forth herein required shall survive and shall not be affected by the expiration or termination of this agreement.

SIGNATURES ON FOLLOWING PAGE

TOWN OF GRAND LAKE

Steve Kudron, Mayor

DATE

TENANT

Name: _____

DATE



KROB LAW OFFICE, LLC
Attorneys at Law

MEMORANDUM

To: Grand Lake Mayor and Board of Trustees
Cc: Grand Lake Town Manager
From: Dan Krob, Grand Lake Town Attorney
Date: July 8, 2024
Re: 3M and DuPont PFAS Settlement Funds

Background

3M and DuPont manufactured certain chemicals that are resistant to oil, grease, water and heat commonly known as PFAS. PFAS are sometimes referred to as “forever chemicals” and have been found to contaminate water systems including drinking water throughout the United States. As a result of contaminating multiple water systems, thousands of cases across the country were combined into a federal multidistrict litigation in a United States District Court.

3M and DuPont reached a settlement in this litigation and to participate in the settlement, the Town will need to join the settlement class by July 12, 2024. The Town could elect to not join the settlement class and pursue claims against the PFAS manufactures on its own, however, such a path will be extremely costly and have no guarantee of a positive outcome. Joining the class is no cost to the Town and may allow us to share in the settlement.

Staff recommendation

Staff recommends the Board of Trustees direct staff to join the class action and take any further steps necessary to participate in the settlement.