

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 27– 2024**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MARIJUANA BUSINESS  
LOCATED AT BLOCK 26, LOT 15, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO  
AS 525 GRAND AVENUE**

**WHEREAS**, the Town of Grand Lake (the “Town”) received an application for a conditional use permit to operate a marijuana business (the “Application”) at 525 Grand Avenue (the “Property”); and

**WHEREAS**, staff reviewed the application and found it to be complete and to comply with the requirements of Section 12-2-31(B); and

**WHEREAS**, the Town of Grand Lake Municipal Code (the “Municipal Code”), Section 6-5-10(E)(3) Regulations Issuance or Denial of [Marijuana] License states “[T]he Board shall not issue the [Marijuana] License until...*the Board has voted to approve the Applicant's Conditional Use Permit*”; and

**WHEREAS**, Municipal Code 12-2-31(B)(3)(a)(2)(i): Conditional Use Permits, allows the Planning Commission the option of scheduling a Public Hearing on a Conditional Use Permit Application prior to formulating a recommendation to the Board; and

**WHEREAS**, the Planning Commission properly noticed and conducted a public hearing on the Application on April 17, 2024; and

**WHEREAS**, the Planning Commission motioned to continue the hearing until May 1<sup>st</sup>, 2024; and

**WHEREAS**, Municipal Code 12-2-31(B): Conditional Use Permits states: *The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:*

- 1. 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.*
- 2. 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.*
- 3. 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.*

**WHEREAS**, the Municipal Code Section 6-5-5(B)(3)(a)(3)limits the location of marijuana businesses to “*property within the Commercial Zoning District or a planned development district; but shall not be permitted on any parcel east of Broadway Street. Regulated Marijuana Stores shall not be permitted to operate as "home occupations."*”; and

**WHEREAS**, the Property is located within the Commercial Zoning District west of Broadway Street; and

**WHEREAS**, the Municipal Code Section 6-5-5(C)(1)prohibits the location of the marijuana businesses within three hundred (300) feet of: Any established and conspicuously identified elementary or secondary school; Existing licensed child care facility; or Any existing Regulated Marijuana Store; and

**WHEREAS**, the Property is not located within 300 feet of any established and conspicuously identified

elementary or secondary school; Existing licensed child care facility; or Any existing Regulated Marijuana Store; and

**WHEREAS**, on May 1, 2024 the Planning Commission voted, 2 for and 2 against, on a motion to recommended to the Board of Trustees, approval of the Application with conditions to install a boardwalk, greenway, and improved parking area in front of the business within three months of the neighboring property completing the same.

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

**THAT**, the Board of Trustees has reviewed the recommendations of the Planning Commission and the Application for a marijuana business located at Block 26, Lot 15, Town of Grand Lake during a properly noticed public hearing; and

**THAT**, the Applicant has operated a successful business in the State similar to the proposed use; and

**THAT**, the Applicant has fulfilled the necessary requirements set forth in the Municipal Code for the approval of the issuance of a Conditional Use Permit; and

**THAT**, after taking into consideration the applicable factors in Municipal Code Section 12-2-31(B)(3)(a)(3), the Board of Trustees hereby approves the Conditional Use Permit application subject to the following conditions:

1. The applicant shall comply with the requirements of Municipal Code Chapter 6: Article 5 for Regulated Marijuana businesses;
2. The applicant shall install a Boardwalk, greenspace, and improved parking surface adjacent to the frontage of the property, the work for which shall be completed within 3 months of an adjoining property completing the same work.
3. All permits and approvals necessary to comply with the Municipal Code and applicable state laws shall be obtained by the applicant prior to commencing commercial operations, and shall be maintained in good status at all times.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 13th OF MAY, 2024.**

( S E A L )

Votes Approving:  
Votes Opposed:  
Absent:  
Abstained:

**ATTEST:**

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

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

By: \_\_\_\_\_  
Steve Kudron, Mayor