

December 26, 2023

Grand Lake Planning Commission,

Thank you for your notice regarding a deck project completed at 210 Rapids Ln. While we do not wish any harm or inconvenience to the owners of this property, we are writing to express our strong concern and opposition to this project. This letter is signed by three separate owners whose names and addresses are identified at the end of this letter.

Our objections to this deck project are for the following reasons:

- First, this project violates current laws for stream and lake setbacks, which we believe are helpful regulations both for public safety and not disturbing water shorelines. We hold there is *not* good reason(s) to give an exception to these laws in the case of this project (see below).
- Second, this deck was built without a permit. That is a significant oversight that gives us no confidence it was built properly or is certified to be safe.
- Next, we have concerns that a “floating” deck (which we assume means that it is not attached to a structure or the ground) located directly on the shoreline and in some spots over the river is unsafe. This concerns us both for those who will use the deck and concerns us as neighbors downstream from the deck. We all know river water levels are not consistent (e.g., after the recent fires we used sandbags to protect our property from rising river levels) and this is where current ordinances are important to maintain public safety. In addition, both for our property and 210 Rapids Ln. people come on to our properties to view and enjoy the river front that are not residents or customers at the restaurant. This floating deck creates a liability for unsupervised people.
- Finally, and most importantly, if this project is approved by the Planning Commission, it will invite a slippery slope scenario where other property owners with waterfront access (including us as owners) will be emboldened to follow suit and cite this exception as precedence.

We would strongly encourage you to protect our current ordinances and not allow this project to be maintained. For the owners of 210 Rapids Ln., while I’m sure it would be a disappointment, I believe moving the decking back toward their building and out the non-disturbance and shoreline protection zones would still provide excellent seating areas for their guests.

Thank you for considering our comments. If we can provide any additional input, please do not hesitate to contact us.

Sincerely,

Ryan and Laura Whitson, Owners  
220 Rapids Ln. #3 - 303-335-7988

Tim and Janet Leyden, Owners  
220 Rapids Ln. #6 - 832-722-3465

Steve & Linda Schell, Owners  
220 Rapids #2 - 620-384-9605