



## BOARD OF TRUSTEES STAFF MEMORANDUM

**DATE:** March 24, 2025  
**TO:** Board of Trustees  
**FROM:** Angela Snyder, Contract Staff - Planning Department  
**SUBJECT:** **QUASI-JUDICIAL (PUBLIC HEARING)** Continuation of Consideration of a Shoreline Variance on Lot 6, Shadow Pointe, More Commonly Referred to as 300 Lakeside Drive

### **Town of Grand Lake Planning Commission Public Hearing Process**

Public hearings are typically conducted as follows:

1. The Chair opens the Public Hearing
2. Staff present the request and staff's analysis
3. The applicant addresses the Commission
4. The Chair invites public comment
5. The Commission discusses the request and asks questions of staff and the applicant
6. The Chair closes the Public Hearing
7. The Commission makes a motion and votes on their recommendation to the Town Board of Trustees

### **Overview**

***Property Owner and Applicant:*** Linda and Mark Chapdelaine

***Location:*** 300 Lakeside Drive

***Legal Description:*** Lot 6, Shadow Pointe Subdivision, Town of Grand Lake, State of Colorado

***Request:*** Encroachment into the 30' water quality setback for a cantilevered boat slip

The applicants, Mark and Linda Chapdelaine, have requested a cantilevered boat slip on their property along the shore of the passageway between Shadow Mountain Lake and the Grand Lake Estates Homeowners Association marina. The Planning Commission, at their March 19, 2025 meeting, continued their consideration to May 7, 2025, in order to provide the applicant time to address their requests.

### **Notice**

Section 12-2-29 (A) (2) of the Grand Lake Municipal Code (the "Code") provides instruction for activities proposed within the thirty (30) foot water quality setback, also referred to in the Code as the stream and lake setback. The code dictates Planning Commission to give a recommendation to the Board of Trustees. The Board of Trustees make the final decision. Notice was published on March 5, 2025, in the Middle Park Times and sent certified mail to all property owners within two hundred (200) feet of the property. An aerial image included with the mailed notice included the incorrect property circled (304 Lakeside Drive); however, the address and legal description were correct, making the notice valid.

### **Staff Recommendation**

Staff recommends the Board of Trustees continue the consideration of the request to a date certain that is at least two weeks after the Planning Commission Continuance, scheduled for May 7, 2025. Please note, public comments shall be limited to the continuance, as the Board of Trustees will not have heard the staff and applicant presentation on the

subject.

**Sample Motion**

*Continuance*

I move to continue consideration of a Shoreline Variance for a boat dock at 300 Lakeside Drive to [ a date certain ] at [time].