



Date: February 7th, 2024
To: Chairman Shockey and Commissioners
From: Kim White, Planning Department

RE: Motion to Recommend the Board of Trustees Amend the Town Code 12-7-3 Regarding Definitions for Accent Materials

Purpose

The definition for exterior accent material can leave room for interpretation, this resolution is to clarify any confusion that may exist.

Background

There is some confusion with the accent material definition in section 12-7-3 of the Town of Grand Lake Municipal Code. The item was discussed at the May 20th, 2020 planning commission meeting and voted on at the June 17th, 2020 meeting to recommend that the Board adopt the definitions for accent material to not exceed 30% of the exterior walls of a building, not including the roof. However, after definition of the term was adopted by the Board with ordinance 04-2020 on June 22, 2020, it was concluded that the definition could leave open to interpretation that 1 entire wall of a 4 sided building could be considered accent, and that was not the intent. In order to clarify the intent, of which is that only 1/3 of each side of a building can have accent material, an amendment to the code is hereby being proposed.

Municipal Code

12-7-3 of the Municipal Code of the Town of Grand Lake of the existing code reads:

Accent Exterior Material — Classification of building material that may be used in limited capacity at no more than thirty percent (30%) of the total exterior walls of the building, not including the roof.

Recommended change to existing definition to read (underlined verbiage indicates proposed amended language):

Accent Exterior Material — Classification of building material that may be used in limited capacity at no more than thirty percent (30%) of the total of each exterior wall of the building, not including the roof or windowpanes. Any individual exterior elevation can contain up to 30% of an accent material. By way of example and not limitation, a building may not be constructed of three walls of approved material with a fourth wall consisting solely of Accent Exterior Material.

Suggested Commission Motion:

- Motion to Recommend that the Board of Trustees approve attached draft Resolution
OR
Motion to Recommend that the Board of Trustees approve attached draft Resolution with the following changes _____
OR
Motion to Deny Recommendation