



Grand Lake Planning Commission

Wednesday, March 19, 2025 at 6:30 PM

Online via Goto Meeting

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

AGENDA

1. **Call to Order**

Chairman Shockey called the Planning Commission meeting to order at 6:30 P.M. in the Town Hall Board Room.

2. **Roll Call**

Chairman Shockey confirmed all commissioners are present except Commissioner Finch.

3. **Conflicts of Interest**

None.

4. **Unscheduled Citizen Participation**

None.

5. **Items for Discussion**

- A. QUASI-JUDICIAL (PUBLIC HEARING)** - Resolution 04-2025 – Consideration to Recommend Establishing Single Family Residential - High Density Zoning for an unincorporated tract of land located in the NE4NW4, Section 5, Township 5 North, Range 75 West of the 6th P.M., Grand County, More Commonly Referred to as 120 County Road 663

Chairman Shockey opened the public hearing for comments, but no audience members spoke, so he closed it.

Concerns included potential flooding, road maintenance, and the impact on nearby water infrastructure. The commission debated whether to recommend multi-family residential zoning instead.

Chairman Shockey made a motion to approve Resolution 04-2025, establishing Single Family Residential-High Density Zoning for an unincorporated tract of land located in the NE4NW4, Section 5, Township 5 North, Range 75 West of the 6th P.M., Grand County, More Commonly Referred to as 120 County Road 663 with the added condition that the Planning Commission recommend that pedestrian access be included with the annexation. Commissioner Bishop seconded the motion. All commissioners were in favor, except Commissioner Murray who abstained. Motion passed 5-0.

B. QUASI-JUDICIAL (PUBLIC HEARING) Resolution 05-2025 – Consideration of a Shoreline Variance on Lot 6, Shadow Pointe, More Commonly Referred to as 300 Lakeside Drive

Chairman Shockey opened the public hearing.

Concerns were raised about its impact on the channel's width and potential obstruction. As well as the potential impact on the community and the importance of preserving the natural characteristics of the property and ensuring compliance with local regulations.

Chairman Shockey closed the public hearing.

Commissioner Bishop made a motion to obtain a survey of the channel to better understand the topography and width, obtain formal correspondence from the Grand Lake Fire District regarding their concerns about the dock project and its impact on their ability to use the fire boat, obtain formal correspondence from the Army Corps of Engineers regarding the dock project, provide a sketch showing the proposed dock and the entire channel, and continued the variance request hearing to the May 7th Planning Commission meeting for further information. Commissioner Burke seconded the motion. Motion passed 5-0.

6. Future Agenda Items

- Downtown development
- Planning Commissioner emails
- Understanding “abstain”

7. Adjourn Meeting

Commissioner Burke moved to adjourn the meeting, and Commissioner Bishop seconded.

This meeting of the Grand Lake Planning Commission was adjourned at 9:39 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk