



Grand Lake Planning Commission
Wednesday, March 05, 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.

3. Unscheduled Citizen Participation

None.

4. Conflicts of Interest

None.

5. Items for Discussion

A. Land Use Regulations – Interpretations and Direction

The meeting focused on interpreting and refining building regulations, particularly regarding building heights and setbacks, and the definition and calculation of private open space. Key points included the need for clarity on whether mixed-use structures should adhere to the same step-back criteria as commercial buildings, and whether architectural features like balconies and parapets should be included in height measurements. The discussion also covered the inclusion of rooftop gardens and covered walkways in private open space calculations, noting the need for a more flexible and consistent interpretation of these elements. The commission agreed to revisit these issues in future meetings.

Building height regulations with conflicting interpretations.

- Discussed regulation and building height.
- Questions arise about step back criteria interpretation.
- Staff analysis provides recommendations for clarity.

Design requirements for balconies, including visual step-backs and safety considerations.

- Balcony design requirements include visual step-back and safety considerations.

Design requirements for a building with a flat roof and parapet.

- Discussed design requirements for a building's roof form, including parapet design and safety considerations.

Building setback requirements and safety elements in architecture.

- emphasizes importance of considering commercial and mixed-use elements in design.

Commercial building setbacks and design guidelines.

- Setbacks in commercial zones may be allowed or disallowed based on design guidelines.

Setback requirements for building development.

- Developer seeks variance to build three-story building despite setback requirements.

Adjusting building height based on apartment size.

- Suggests adjusting the third story based on apartment height.

Private open space counting in development code.

- Discussed private open space counting towards development square footage.

Private open space and permitted uses in a development project.

- Residents and builders discuss private open space requirements.

Creating open space in a building.

- Residents want more open space, privacy in community living areas.

Specific vs. general rules for open space in a residential area.

- Commissioner argues for more general guidelines, while staff highlights inconsistencies in specific examples.

Revising a list of private open spaces to align with intent language

- Commissioner suggests revisiting the list of allowed open spaces to clarify intent and provide more flexibility.
- Discussion on whether to include covered walkways in the list of allowed open spaces, with concerns about long-term use and code clarity.

Open space requirements for mixed-use development.

- Commissioner questions if adjacent lots can count towards open space requirements
- Design criteria requires open space to be integrated and balanced with adjacent uses

Rooftop garden and patio use in development plans.

- Suggested to allow patios and gardens for residential use.
- Questions the distinction between patios and gardens
- Discussed the need for flexibility in the code regarding open space uses.

6. Future Agenda Items

- Provide visual examples to illustrate the step-back criteria and private open space discussions.
- Analyze the private open space definition and permitted/non-permitted uses list, and bring recommendations for potential updates to the commission.
- Evaluate allowing some credit for above-grade patios/gardens as part of the private open space requirements, while ensuring compatibility with the overall intent.
- Clarify the criteria for counting private open space on adjacent parcels as part of a development plan.

7. Adjourn Meeting

Commissioner Sobon moved to adjourn the meeting, and Commissioner Murray seconded.

This meeting of the Grand Lake Planning Commission was adjourned at 8:46 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk