



Joint Board of Trustees and Planning Commission Workshop prior to Regularly Scheduled Planning Commission Meeting

Wednesday, May 01, 2024 at 4:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

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

Joint Planning Commission and Board of Trustees Workshop (4:30pm)

Pre-Application Meeting with Developer about 1001-1007 Lake Dr. and 1016 Grand Ave. to get direction on Proposal

At the 4:30p joint Planning Commission and Board of Trustees workshop, Jim Kreutzer presented a proposed new development at 1001-1007 Lake Dr. and 1016 Grand Ave. This joint workshop was in response to a pre-application meeting with the previous Town Manager, John Crone, Community Development Director Kim White, MA Studios, and business partner Mr. Sloan. The joint meeting was to get direction from the commissioners and Trustees on items of the project such as the question of the retaining wall in the alley to allow for parking under the buildings on the property, but cutting off a circulation route on the alley for through traffic, snow mobiles, and pedestrians, etc.; open space located off-site to count towards open space requirements and increased density onsite; allowing residential condos in place of commercial units on Lake avenue; and 16-24 private docks for the proposed condos on the public shoreline.

Each Commissioner was asked about these four items:

Commissioner Murray stated that he liked the idea of alley beautification, He liked the open space and walkway to the off-site location; no comment on commercial use; no comment on private docks

Commissioner Bishop: didn't like the idea of putting the retaining wall in the alley; was okay with open space percentage to provide a pocket park close by; residential versus commercial didn't see a problem keeping it the same usage, turning them into condos is not a problem don't have enough public dock spaces as is, seriously increase the public dock space

Commissioner Burke: alley- encourage the developer to keep alley open; open space- wants to see 825 Lake ave. as parking, not a park; that corner is dangerous and suggested that it could be parking with boardwalk; Suggested that someone look up what happened with Eagles landing and their private/public boat and how that worked. She suggested that more public docks be added, but then cited issues with leaving boats overnight or long periods of time and suggested parking meters- sheriff. She like how the plans look, and like that there was a plaza connecting Grand and Lake to keep people from walking down Garfield and stopping in the road to take photos. She asked where the road closure would be on Lake.

Commissioner Finch: Wants to see a provision for commercial; Thinks that having the open space off site is fine; thinks it is okay to switch from commercial to residential as it is a better use for the space; says that private boat slips are a negotiation.

Trustee Casteau: The marina boat docks are a large asset to town. giving them away would limit our ability to benefit the town; lake avenue- tbd to closing it; residential to commercial - to condos to be sold to others; more

commercial. lake avenue as a one way. Does not agree to cutting off the alley, it would be taking away two roads with Lake Ave. being pedestrian.

Trustee Bishop: does not want a retaining wall in the alley, would like the road kept open; would like to see Lake Ave shut down to pedestrian only traffic; private slips- if the Town sells slips to a private buyer, there will be lots of backlash; open space- pocket parks are great. okay with the trade off

Trustee Arnston- Thinks that the images of the retaining wall look nice- but is not sure if it will work because the developer will hit a lot more boulders than imagined, but doesn't mind the retaining wall idea. boat docks- leaning towards probably not. maybe max of 16. He foresees a lot of grief and would suggest that there be an expansion of public use if it were approved. Open space: he is fine with the off site for park or parking however you will use it. There are many parking issues with the project. He questioned whether Garfield will count towards parking, since it is a dead end. In general, the images look pretty good, if it's blended in, it's ok

Commissioner Bergquist: on the alley, stated no closure; open space trade off- negotiable residential vs commercial. issue filling our comm. (but if you give it away, it will never get there.) for the closure of lake safety with more space to congregate; private docks- tough one. it's public. it's our greatest asset, private gates will cut off shore line for tourism; no contemporary- pitched roofs

Mayor Kudron: off site pocket park- good idea.; town invests in trail connections, lake ave as a one way street. alley wall- access problems in the winter already; if there were parking improvements made for each owner maybe there could be concessions; waterfront building- commercial tax revenue-commercial use allocated.- employee housing. 560sf studios- could be 80-200 AMI rentals long-term; Garfield property - aspen trees; Can lake ave. be open in the winter? Could we get a pier at the end of Garfield? How about improving the use of the marina with a restaurant on top? We will need a turn around for the lake at Garfield when Lake Ave is closed. How about vertical instead of horizontal docks? move docks from in front of private property so as not to block the view of the property owners. Fencing- 30 slips inside a fenced units. maybe 15 units have a 30yr lease... etc; but also, public provision through lottery for private; need opportunity for public to access long-term boat parking

Jim Kreutzer

After hearing the commissioners and trustees speak, he said that he will not move forward with the retaining wall in the alley, which means that there will be less under building parking. He will not pursue the private boat docks on the public land at this time, but will work on it later. He heard that open space off-site might be doable and will work towards that, and he is working on affordable housing, not next to the condos, but elsewhere.

Trustee Casteau added that there is a difference between affordable rentals and affordable units for sale.

Regular Meeting of the Planning Commission (6:30pm)

1. Call to Order: 6:36pm

2. Roll Call

PRESENT

Commissioner John Murray

Commissioner Judy Burke

Commissioner Heather Bishop

Commissioner Greg Finch

ABSENT

Chairman James Shockey
Board Liaison Mike Sobon

3. Consideration to approve Meeting Minutes: 4-17-2024

Motion made by Commissioner Murray to approve minutes, Seconded by Commissioner Finch.
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

4. Unscheduled Citizen Participation

Michael McDonald stated that the staff was underappreciated and wanted to thank them.

5. Conflicts of Interest: none

6. Items of Business: No public comment for this Public Hearing.

- A. Resolution 06-2024, Review of a Conditional Use Permit business that generates income from the use of animals, also known as a dog boarding and training at Subd: Grand Lake Lots:9-10, Block 28, more commonly referred to as 304 West Portal Rd.

No public comment for this Public Hearing.

Motion made by Commissioner Burke to approve the Conditional Use Permit as written, striking the 5th condition, Seconded by Commissioner Murray. **Motion passed 4:0**
Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

- B. Resolution 04-2024, Reviewing a Conditional Use Permit for a Marijuana Business Located at Block 26, Lots 15, Town of Grand Lake; More Commonly Referred to as 525 Grand Avenue

Public Hearing: Jim Kreutzer, owns the neighboring property owner, stated that he spoke with the Marijuana store owners and have come to an agreement on a few items:

They will participate with neighbors on east and west side to submit an application to the town to do asphalt work, they will work together on property line construction easement to drain surface water through their property into landscape space buffer. He offered to buy plants and trees at wholesale prices to put up in the green areas.

Gothard Lane asked when the MJ store could open in regards to the conditions.

Mary Lou Lane stated that the store was not in the character of Grand Lake, and the Town doesn't allow chains.

Gretchen Reynolds- didn't like it across the street from her business, and is afraid it will affect her property value.

Motion made by Commissioner Murray to approve the Conditional Use permit including the installation of a Boardwalk, greenspace, and improved parking surface adjacent to the frontage of the property, Seconded by Commissioner Finch.

Voting Yea: Commissioner Murray, Commissioner Finch

Voting Nay: Commissioner Burke, Commissioner Bishop

2:2 Motion did not carry a majority of the vote.

7. Items for Discussion: none

8. Future Agenda Items: none

9. Adjourn Meeting: Motion made by Commissioner Murray to adjourn at 7:56pm , Seconded by Commissioner Finch.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk