



May 15th, 2024

To: Chairman Shockey and Planning Commissioners
From: Kim White, Community Development Director

RE: Recommendation of a public hearing for a Conditional Use Permit for a inclined elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake



Purpose

The applicant is requesting to construct an inclined elevator (a.k.a “Tram”) for transportation from the existing house to the proposed boathouse. This is not a permitted use in the Single Family Residential, High-Density, zoned area.

Background

The applicants request is due to the steepness of grade from the house to the proposed boathouse, in addition to the distance. Currently the drop in grade is about 45 feet for about 85 feet in distance and the total length of the property is approximately 255’.

The proposed Tram would run on a track system. The rail width is 3 feet. The railing is assembled on-site. Cement piers will be installed into the ground to hold the track/rail in place.

The entire Tram system is operated by electricity.

Municipal Code Procedure:

- (a) Procedure Before the Planning Commission. The applicant may propose a Conditional Use Permit request by submitting, to Town Staff, written material outlining the proposed use.



Included in this narrative should include (but not be limited to: operational hours and functions, management responsibilities, assessed neighborhood compatibility and impact). Written material must be accompanied by supporting documentation, including (if applicable) but not limited to:

1. A site plan depicting the layout of the structure with the proposed use, ingress and egress point, parking and vehicular ingress and egress points, snow storage, trash receptacles, and any other item that may be pertinent to the site plan of the property and proposed use.
2. *Landowner or Homeowners Association approval.*
3. Application and supporting materials, including a CD of all drawings in PDF format, must be submitted at least twenty-one (21) days prior to the next regular Planning Commission meeting. Within fourteen (14) days, staff will determine if the submitted application, and supplemental materials, are complete and schedule the Conditional Use Permit request for the next Planning Commission. The Planning Commission shall either:
 - A) Formulate a recommendation concerning the Conditional Use including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees, or
 - B) Schedule a Public Hearing for a later date but no sooner than twenty-eight (28) days from receipt of the application. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the CUP Public Hearing and certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the CUP Public Hearing.

Staff Comments:

A Conditional Use Permit may require a Public Hearing. Decision to hold a Public Hearing is at the discretion of the Planning Commission; staff recommends setting a public hearing date for Lot 37-38, Block 3, Sunnyside Addition to Grand Lake, for June 19th. This public hearing would be held in conjunction with a Shoreline setback variance request on the same property.

Suggested Motions:

1. **I motion to have staff prepare a Public Hearing to consider the conditional use permit for 1532 Grand Ave.**