



## MEMORANDUM

**TO:** Board of Trustees

**FROM:** Brian Kracke/Code Enforcement Officer & Permit Technician, Administration

**DATE:** 08/20/2025

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**SUBJECT:** Request for Review and Approval – Proposed New Boathouse on Shadow Mtn. Reservoir at 377 Lake Kove Dr., Grand Lake, Colorado

### Purpose:

This memo is submitted for the Grand Lake Planning Commission's review and consideration for construction of a proposed new private boathouse intended for the storage and maintenance of one watercraft on the property located at **377 Lake Kove Drive, Grand Lake, CO owned by Ryan Oliver, of Centennial Colorado**. The property is situated along the Shadow Mountain Reservoir shoreline.

### Project Description:

The proposed boathouse will be a single-story structure designed for the storage of a single personal watercraft and recreational equipment, similar in size and dimension to other boathouses on Shadow Mountain Reservoir.

- Proposed Dimensions:
  - Length: 31'6"
  - Width: 18'
  - Height: 16' from waterline
  - Total Building Footprint: 567 sq.ft.
- Materials: The boathouse will be constructed with materials chosen to match the residence.

### Zoning Compliance and Considerations

The proposed boathouse has been designed to comply with the relevant sections of the Grand Lake Municipal Code and the 3 Lakes Design District guidelines, specifically those pertaining to accessory structures and shoreline development including: Setbacks (35' from shoreline), Height Restrictions (16' from the water surface), Surface Area Coverage (< 600 sq.ft.), Water Quality/Environmental Protection. In addition, the owner also holds a permit from the U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE and has delivered an Indemnification letter for the Town of Grand Lake.

### Justification and Benefits

The construction of this boathouse will provide secure and protected storage for watercraft, extending their lifespan and reducing wear from exposure to the elements. It will also help maintain a tidy shoreline by providing a dedicated space for equipment. The design is in keeping with the character of lakefront properties and represents a responsible development of the property.

### Request and Conclusion

We respectfully request the Grand Lake Planning Commission's review and approval of the proposed new boathouse at **377 Lake Kove Dr.** We believe this project is consistent with the town's vision for lakefront development, adheres to applicable zoning regulations, and will be an aesthetically pleasing and functional addition to the property.



We are available to answer any questions the Commission may have and look forward to discussing this proposal further.

VIII. Attachments

1. Site Plan
2. Architectural Drawings/Renderings
3. Photo of residence with Materials & Finishes Legend
4. Permit from the U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE
5. Indemnification letter



**Recommendations for Board Action:**

- That a motion be introduced and adopted to approve in their entirety all variance requests as submitted by Yarmony Music in relation to the Colorado Headwaters Festival.
- That a motion be introduced and adopted to approve the variance requests submitted by Yarmony Music in relation to the Colorado Headwaters Festival, contingent upon the fulfillment of the conditions as determined by the Board.