



Grand Lake Planning Commission

Discussion of ADU code

TO: Chairman Shockey and Commissioners
FROM: Kimberly White, Planning Department
DATE: 6/01/2022
RE: Discussion of ADU Municipal Code

Purpose:

Town staff has been directed to direct a discussion on current code dealing with accessory dwelling units (ADU's).

Background: At the 5/18/2022 planning commission meeting, the commissioners asked that a discussion be scheduled for ADU's and the rules surrounding them. The municipal code is listed below.

Directed Discussion:

Current rules state that ADU's must share a wall with the primary structure:

- What is the unintended consequence of separating the ADU from the primary structure?
- What is the positive outcome of separating the ADU from the primary structure?
- What was the original goal in requiring the shared wall?
- Is an additional water tap required for the ADU?
- Would an additional water tap be required if it were a mobile ADU?
- Would a tiny home (defined as a mobile unit on a trailer) require a tap?

Temporary ADU's:

- Because of the Housing crisis declaration, could the Town allow temporary summer camping on private property for more than 7 days for people employed within Town limits?
- Could the camping be in a camper? Or a tiny home?
- What design code would apply to such campers or tiny homes or tents?
- What verification would be required? Proof of employment from a local business?
- License could be acquired by the property owner for the summer to allow for the camping by local employees?