



BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: April 13, 2026
TO: Mayor and Board of Trustees
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 33-2026– Design review of a covered boat dock located at 424 Lakeside Drive.

Overview

- **Property Owner and Applicant:** Scott Durland
- **Applicant's Representative:** Mitchell Gilbert, Contractor
- **Location:** 424 Lakeside Drive
- **Zoning:** Single Family Residential
- **Request:** The applicant is proposing to construct a deck over an existing dock, resulting in a covered boat dock at 424 Lakeside Drive.



Background

Per Town Code Section 12-2-29, within the Town of Grand Lake, the construction of boathouses and covered boat docks is considered a unique case and requires a public hearing prior to the issuance of a Building Permit. While boathouses and covered boat docks do not require a special use permit or conditional use permit, any conditions imposed on such development shall be conditions of the Building Permit.

The applicant has submitted a Building Permit application to construct a deck over an existing dock. Because this results in a covered boat dock, the proposal requires a public hearing.

Staff Analysis

The application has been reviewed for compliance with the Shoreline and Surface Water Regulations of the Town Code. All property owners within 200 feet of the subject site were notified by certified mail, and a public notice was published in the newspaper. As of April 9, 2026, no public comments have been



received.

Height Limit: Per Town Code, no boathouse or covered dock shall exceed 16 feet in height as measured from the mean water line to the highest point of the structure. The mean identifiable high water mark is located at an elevation of 8,367 feet. The proposed structure has a maximum elevation of 8,383 feet, which complies with the maximum height requirement.

Width Limit: Per Town Code, no boathouse or covered dock shall exceed 30 feet in width. This measurement excludes any uncovered dock or decking that is physically attached to the structure. The covered portion of the proposed structure, excluding the uncovered dock segments, measures approximately 18 feet in width and complies with the width limitation.

Setbacks: The existing dock structure is located within the required 10-foot side setback of the property.

Extension Beyond Shoreline: Per Town Code, structures shall not extend more than 35 feet beyond the shoreline. The proposed structure does not exceed this limitation and complies with the applicable requirement.

Planning Commission Recommendation

The application was reviewed at the April 1, 2026 Planning Commission meeting, at which time the Planning Commission unanimously recommended approval of the application to the Board of Trustees.

Board of Trustees Discussion and Determination

The Board of Trustees is asked to discuss the request with consideration of staff's analysis, public comments, the applicable review criteria in the municipal code, and the recommendation of the Planning Commission, and to vote to approve, modify, or disapprove the Commission's recommendation.

Sample Motions

Approval with or without conditions

I move to approve Resolution 33-2026, a resolution to approve the design review of a covered boat dock located at 424 Lakeside Drive.

OR... with the following conditions:

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Denial

I move to approve Resolution 33-2026, a resolution to deny the design review of a covered boat dock located at 424 Lakeside Drive, based on the following findings of fact:

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Attachments

Site Plan