



Grand Lake Planning Commission

Wednesday, August 06, 2025 at 6:30 PM

Online via Goto Meeting

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

AGENDA

1. Call to Order

Chairman Shockey called the Planning Commission meeting to order at 6:30 P.M. in the Town Hall Board Room.

2. Roll Call

Chairman Shockey confirmed all commissioners are present.

3. Unscheduled Citizen Participation

None.

4. Conflicts of Interest

None.

5. Items for Discussion

A. QUASI JUDICIAL – Resolution 07-2025 - Consideration of a Design Review for a remodel and deck addition to an existing structure on Tract B, Block 20, Town of Grand Lake, more commonly known as 620 Grand Avenue.

The Planning Commission reviewed a proposal submitted by CLCO 620 LLC to remodel and add a deck to an existing mixed-use building located at 620 Grand Avenue. The project includes a commercial unit on the main level and two residential units above, with approximately 53.5% of the total area designated for residential use. The applicant proposed four regular parking spaces and one EDA space on-site, with additional on-street parking available.

During the presentation, Emily Weber of Ayres Associates outlined the proposed design elements and confirmed that the existing cedar siding would be retained and re-stained to match the current color. The foundation would be extended and stained to match the existing exterior. She reviewed design standards from the Grand Lake Town Code, emphasizing the requirement that roofs and overhangs be designed to prevent rain or snow from depositing on public or private walking areas, particularly noting the west side of the building.

Staff analysis concluded that the application complies with Chapter 12, Article 2 (Zoning Regulations) and Article 7 (Design Standards) of the Grand Lake Town Code, with specific conditions. Discussion among Commissioners focused on the roof design, snow shedding, snow storage, landscaping, and the ratio of commercial to residential space. Concerns were expressed about snow potentially sliding onto the patio area and the need for a shed roof design

to mitigate that risk. Commissioners also discussed parking layout, accessibility, and the potential for a continuous boardwalk along Grand Avenue in future developments.

Public comment was opened, but no members of the public spoke. Commissioners raised additional questions regarding the feasibility of paving the parking spaces, ensuring sufficient snow storage, and managing potential conflicts between the loading/unloading area and snow storage areas.

Commissioner Finch made a motion to approve Resolution 07-2025 with the conditions that the applicant revise the plans to ensure at least 50% of the total square footage is designated for commercial use or apply for a conditional use permit. The roof design on the west side of the building should also be modified to prevent snow or rain from shedding onto the patio area. Staff will review and provide recommendations regarding the final landscaping plan, paving of the Grand Avenue frontage parking spaces, snow storage, and loading area considerations.

Commissioner Bishop seconded the motion. The motion carried, with all in favor except Commissioner Burke.

6. Future Agenda Items

To be determined.

7. Adjourn Meeting

This meeting of the Grand Lake Planning Commission was adjourned at 8:03 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk