

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 15 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF AMENDING TOWN CODE
SECTIONS 12-2-26, 12-7-2, 12-7-3, AND 12-7-4 REGARDING THE CENTRAL
BUSINESS DISTRICT AND APPLICABLE DESIGN STANDARDS**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (“The Town”); and

WHEREAS, the Board of Trustees has requested to pursue amendments to the Town Code to further the intent of the design standards; and

WHEREAS, the Town of Grand Lake Municipal Code Chapter 12, Article 2, Section 26 governs the regulations for mixed-use development; and

WHEREAS, the Town of Grand Lake Municipal Code Chapter 12, Article 7 governs the Design Review Standards for development within the Town; and

WHEREAS, the Town of Grand Lake Municipal Code Chapter 12, Article 7 defines the Central Business District within the limits of the Town of Grand Lake; and

WHEREAS, the Planning Commission, at its regular meeting on December 3, 2025, discussed amending the definition of the “Central Business District” to modify its boundaries and incorporate the supplemental Central Business District Design Standards guidebook; and

WHEREAS, the Planning Commission reviewed and recommended amendments to Town Code Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 to revise the definition of “Central Business District” and update applicable design guidelines; and

WHEREAS, the proposed amendments are consistent with the goals and policies of the Town of Grand Lake Comprehensive Plan and promote the public health, safety, and welfare.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

1. The Planning Commission recommends approval of amendments to Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 of the Town Code, as presented in Exhibit A, and further

recommends that the Board of Trustees adopt said amendments.

2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 3RD DAY OF DECEMBER 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

Votes Approving:
Votes Opposed:
Absent:
Abstained:

EXHIBIT A

1. Section 12-2-26 (A) of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

1. Mixed-use developments in the above listed districts will be subject to the following supplementary regulations. These regulations are minimum requirements and will also apply to Planned Developments within these districts.
2. Multiple family dwellings may be constructed above commercial uses provided:
 - (a) Access to dwelling units is not through commercial establishments.
 - (b) Trash, service and loading areas shall be screened from view from the dwelling units and from street entrances to dwelling units.
 - (c) Outdoor lighting associated with commercial uses within the structure, including lighting for parking, service and loading areas, shall be designed and located such that the direct source is not visible from any dwelling unit within nor shall there be any glare.
 - (d) At least two (2) means of ingress and egress from each floor of dwelling units shall be provided and that all other regulations as may pertain to fire protection be met.
3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

Group	Gross Square Footage of Floor Area Of Structure or Land Use Area	Land Use or Floor Area	Minimum Open Space Land Area Required
I.	75%—99%	Commercial (C.)/ Office (O.)	20%
	25%—1%	Residential (R.)	
II.	50%—75%	C. & O.	25%
	50%—25%	R.	
III.	25%—50%	C. & O.	35%
	75%—50%	R.	
IV.	10%—25%	C. & O.	45%
	90%—75%	R.	
V.	1%—9%	C. & O.	50%
	99%—91%	R.	

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.

5. **When a mixed-use development is located within the Central Business District, it must comply with all applicable design standards outlined in the *Central Business District Design Standards* guidebook.**

2. Section 12-7-2 - Purpose of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the "historic western" feel of the Town. A creative and rigorous approach to the best selection and application of building materials will generate a more inviting, vibrant and harmonious appearance to the Town.

As Grand Lake becomes more densely built, there is a need to create a symbiotic relationship between buildings and public and open spaces. The Town of Grand Lake seeks to preserve the historical, rustic, and unique western small-town character of Grand Lake while also integrating its preservation with new and pioneering creative designs. Intending to help enhance quality and strengthen visual continuity while preserving historically significant properties, allowing innovation and encouraging creativity, the purpose of these standards is to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake.

A successful project will combine the design elements of composition, scale, proportion and rhythm in proposed materials, surfaces and massing, designing buildings, open and public spaces that are timeless and in character with our Town and harmonious to the human eye. In addition, materials, surfaces and massing create a sense of entry and a desirable sense of place.

The provisions of this Article shall apply to any structure, including temporary facilities, within the Town limits on or after the effective date of the Ordinance for the following:

- (A) New construction of any building.
- (B) Exterior remodeling or painting of any existing building, even if a Town of Grand Lake Building Permit is not required.
- (C) Re-roofing, enlargements, expansions of or additions to any existing building.

Where a property is located within the Central Business District and meets the above criteria, both the design standards in this Article and those in the *Central Business District Design Standards* guidebook shall apply. If a conflict arises between the provisions of this Article and the *Central Business District Design Standards*, the more stringent shall apply. Where the *Central Business District Design Standards* guidebook is silent, the provisions of this Article shall apply.

3. Section 12-7-3 - Definitions of the Municipal Code of the Town of Grand Lake with the removal of the ~~strickethrough~~ language and the addition of the **bold underlined** language as follows:

Central Business District — Commercially zoned, or commercial transitionally zoned lots **generally** located **between Broadway Street and Hancock Street and between Park**

Avenue and Lake Avenue. Properties within the CBD are subject to the *Central Business District Design Standards*, a supplemental guidebook that establishes specific design requirements and development goals for this district. The guidebook also provides a map identifying the exact boundaries of the Central Business District. ~~on or between Hancock Street and Haskell Street, on Grand Avenue, and between Hancock Street and Vine Street on Park Avenue, and between Hancock Street and Ellsworth Street on Lake Avenue.~~

4. Section 12-7-3 (C) (3) (e) of the Municipal Code of the Town of Grand Lake with the removal of the ~~strikethrough~~ language and the addition of the **bold underlined** language as follows:

(e) *Infill/building additions in the central business district.*

1. When a new use (infill)/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.
2. New additions should match the existing approved architecture of the existing central business district. See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town. The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
3. Large setbacks from the street rights-of-way should be discouraged for new building construction.
4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern, repetition, rhythm, and proportions to achieve architectural unity.
5. **All properties within the Central Business District shall meet the standards established in the *Central Business District Design Standards* guidebook.**