

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 06 – 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT
FOR A BOARDING FACILITY LOCATED AT BLOCK 28, LOT 9-10, TOWN OF GRAND
LAKE; MORE COMMONLY REFERRED TO AS 304 WEST PORTAL RD.**

WHEREAS, the Town of Grand Lake (the “Town”) received an application for a conditional use permit to operate a boarding facility (the “Application”) at 304 West Portal Rd (the “Property”); and

WHEREAS, staff reviewed the application and found it to be complete and comply with the requirements of the Section 12-2-31(B)(3); and

WHEREAS, the Town of Grand Lake Municipal Code (the “Municipal Code”), Section 12-2-18: Regulations for Commercial District allows for conditional uses including “*fixed-business kennels, boarding facilities, horseback riding facilities, and other businesses that generate income from the use and utilization of animals*”; and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits, allows the Planning Commission the option of scheduling a Public Hearing prior to consideration; and

WHEREAS, the Planning Commission properly noticed and conducted a public hearing on the Application on April 3, 2024; and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits states:

The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

- 1. Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.*
- 2. Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.*
- 3. Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.*

WHEREAS, the Town of Grand Lake has made efforts to support local “brick and mortar” businesses; and

WHEREAS, the Zoning Regulations limits the location of boarding facilities to the Commercial District; and

WHEREAS, the Property is located within the Commercial District.

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

THAT, the Planning Commission has reviewed the Conditional Use Permit application for a boarding facility located at Block 28, Lot 9-10, Town of Grand Lake during a properly noticed public hearing; and

THAT, after taking into consideration the expected relationship, probable effect, and anticipated impact of the proposed use on the Town of Grand Lake; the Planning Commission forwards a favorable recommendation for approval of the Conditional Use Permit application limited by the following conditions to the Board of Trustees:

1. The applicant comply with the requirements of Municipal Code Chapter 8: Regulation of Animals; and
2. The applicant is the considered the responsible party and/or “person” of the animals relating to Municipal Code Chapter 8: Regulation of Animals; and
3. The applicant obtain all permits and comply with inspections required by the State of Colorado; and
4. The outdoor operating hours are limited to _____; and
5. If a written noise complaint is received by the Town, the applicant will be required to timely install acoustic tiling inside the kennel; and
6. The breeding of animals is NOT permitted; and
7. The applicant is responsible for maintaining a clean facility including the area immediately surrounding the premise, as determined by the Town; and
8. The play area shall graded, drained and maintained by the applicant to prohibit off premise discharge of any and all animal waste; and
9. All animal care activities such as grooming and washing shall be conducted inside the facility; and
10. The applicant install a wood privacy fence; and
11. All structures, including shade shelters, shall be constructed less than 6’ in height and in accordance with the Municipal Code; and
12. The applicant shall adhere to the site plan provided in Exhibit A; and
13. All permits necessary to comply with the Municipal Code shall be obtained by the applicant.
14. The Town shall review the Conditional Use Permit if two (2) or more written complaints, including citations, which are received by the Town in any twelve (12) month period. The review shall be conducted according to Municipal Code 12-2-18(B);

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 1ST DAY OF MAY, 2024.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey
Planning Commission Chairman