

2020 Comprehensive Plan - Action Items

i- need more information; x- complete; p-partnership required; w- working on it currently

Theme: A Natural Environment

Open Space & Trails	
i	Update and adopt the draft Parks, Trails and Open Space Master Plan to include all lands designated as Open Space on the Land Use Plan and an evaluation of potential pocket parks on Town properties.
i	Update Chapter 12 Article 9 of the Town’s Land Use Regulations to clarify and enhance land dedication requirements for open space.
i	Update the proposed trail network section in the draft Parks, Trails and Open Space Master Plan to be consistent with recommendations in the HTA Strategic Trails Plan.
w	Implement directional signage for locating and identifying trailheads in accordance with the Wayfinding Master Plan.
w	Develop a multi-use trail from Grand Lake to the Arapaho-Roosevelt National Forest/Arapaho National Recreation Area.
w	Design a cross-country ski trail on Grand Lake.
Viewshed Protection	
	Negotiate an intergovernmental agreement with Grand County that provides for joint review of land development proposals.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to create a scenic overlay zoning district and associated supplemental regulations for viewshed protection.
x	Update Chapter 12 Article 7 of the Town’s Land Use Regulations to discourage flat roofs.
x	Update Chapter 12 Article 9 of the Town’s Land Use Regulations with “Dark Sky ” compliant lighting standards for protecting the natural quality of the night sky.
Watershed Protection	
x	Update and/or extend the 2016 Grand Lake Clarity Stakeholders Memorandum of Understanding (MOU) prior to its expiration in 2021.
i	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to clarify and enhance the shoreline and surface water regulations.
Hazard Mitigation	
i	Update Chapter 12 Article 9 of the Town’s Land Use Regulations to integrate the recommendations of the Colorado Water Conservation Board for flood damage prevention.
p	Update the Town’s Fire Mitigation Regulations to integrate the recommendations of the Grand Lake Fire Protection District for increasing defensible space and reducing structural ignitability.
p	Educate residents on Ready-Set-Go and other evacuation plans prepared by the Grand Lake Fire Protection District and the Grand County Office of Emergency Management.
Theme: An Authentic Place	
Community Design	
x	Update the Design Review Standards in Chapter 12 Article 7 of the Town’s Land Use Regulations to include recommendations from the Design Guidelines for the Central Business District and the Streetscape Master Plan.
i	Continue to implement the Action Items listed in the Streetscape Master Plan.
p	Explore opportunities to revitalize existing building frontages in the central business district that are inconsistent with the Town’s rustic western style.
p	Update and implement Lake Front Park design concepts.
Land Use	
i	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to add purpose and intent statements for each of the eighteen zoning districts, and consolidate permitted uses into a single table for ease of reference.
i	Update Chapter 12 Article 9 of the Town’s Land Use Regulations to streamline development review procedures and consolidate application types into a single table for ease of reference.
i	Update Chapter 6 Article 2 of the Town’s Sign Code to be legally compliant with content-neutrality standards.
i	Integrate all relevant Articles from Chapters 6, 11, 12 and 13 of the Town Municipal Code into a unified land development code and resolve any discrepancies or redundancies.
i	Update the Town’s Official Zoning Map consistent with the Land Use Plan’s color code and any rezoning or other corrections since 2012.
Managing Growth	
2020 x	Adopt a Three Mile Area Plan in accordance with CRS 31-12-105.

Implementation date
(date to bring to PC)

23/2024 season

design review ord 06-21
mentorship 2024 and 07-2024
passed 9/23/24

May-2021 06-2021;
04-2022 CBD

commissioners
requesting

JM

JS

JM

JS

JS

HM

2021, 2023

x	Annually adopt a resolution updating the Town’s Three Mile Area Plan in accordance with CRS 31 -12-105.
i	Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23 212 and 213.
	Theme: A Healthy Economy
	Economic Recovery
i	Encourage property owners to animate any vacant storefronts using pop-ups and other shared retail concepts.
	Create temporary parklets on Grand Avenue between Hancock Street and Vine Street to add usable outdoor space and
i	expand business capacity.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to create an administrative temporary use permit with
i	specified temporary use provisions for commercial zoning districts.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to expand vehicle stacking space design requirements
i	for commercial drive-through and pickup services.
	Update Chapter 6 Article 2 of the Town’s Sign Regulations to provide greater flexibility for the commercial use of
i	temporary signage, including elimination of the seven consecutive day limitation.
	Economic Development
	Create a strategic plan for diversifying the local employment base, increasing the retail mix and making other long-term
i	adjustments to improve economic resiliency.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to reduce obstacles associated with attracting new
i	businesses by streamlining development review and permitting procedures.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to create a Historic District zoning category along Grand
	Avenue between Hancock Street and Vine Street that emphasizes retention of ground floor retail and restaurant uses.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to combine the Commercial Transition and Commercial
i	Zoning districts into a new Commercial Mixed-Use Zoning District that provides for developing a full range of retail, office, artisan industry, high density residential, institutional and civic uses.
	Update the Town’s Zoning Map to reflect the new Historic District and Mixed-Use Commercial zoning categories.
	Attainable Housing
	Update Chapter 12 Article 10 of the Town’s Land Use Regulations to clarify and enhance the affordable housing
	requirements.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to lessen restrictions that create a disincentive for the
	development of Accessory Dwelling Units (ADUs) and tiny homes.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to provide density bonuses for deed-restricted multi-
	family housing development.
	Adopt criteria and funding priorities for use of the Town’s Housing Fund.
	Develop and purchase land as needed for workforce housing.
	Explore public/private partnerships to develop rent-restricted multifamily housing.
	Theme: A Connected Community
	Mobility
w	Update design concepts for a pedestrian crossing and potential stop light at Highway 34 and West Portal Road.
	Prepare a multi-modal transportation master plan for Grand Lake and its surrounding area.
	Update design concepts for a system of coordinated intersection improvements from US 34 and West Portal Road to
	Upgrade alleys to improve functionality.
i	Connect the East Inlet Trail and East Shore (Shadow Mountain Lake) Trail.
	Improve the multi-use trail from Highway 34 to boardwalk.
	Wayfinding
	Update the Wayfinding Master Plan.
	Update Chapter 6 Article 2 of the Town’s sign regulations consistent with recommendations in the Wayfinding Master
	Plan.
	Develop bid documents for the fabrication and installation of wayfinding signage consistent with the Wayfinding Master
	Plan.
	Parking
	Prepare a parking study that addresses expanding on-street and off-street parking capacity, RV parking and turnarounds,
	employee parking, and shared parking opportunities.
	Update design concepts for converting surface parking at Hancock Street and Park Avenue into a parking garage , multi-
	use parking facility, and/or transit center.
	Community Services and Facilities
w	Upgrade existing performance and gathering spaces.
i	Evaluate the use and potential expansion of outdoor spaces and venues for sculptures, performances and other cultural
	activities.
	Provide on-going, sustained opportunities for in-town outdoor recreational activities, including a skate-ski track, a tubing
	hill, and sledding.

JB

21-acres, Mary Dr.

paved 1 in 2024

lights & sound CH, lake park

lake&park skating, warming huts

CLG
child summer camp

link to plan:

60 items

i	23
w	6
x	6
p	4
	39

w	Establish a local designation process to work with local landowners and Town government to protect important historic properties.
w	Facilitate access to specialized services, including child care, senior care and mental health care.
i	Enhance internet and telecommunications service coverage, speed, and strength within the community.

<https://tinyurl.com/23b95a8x>