



Date: 09/21/2022

To: Chairman Shockey and Commissioners
From: Kim White, Town Planner

RE: Consideration to allow a Temporary Uninhabited Storage Facility per Municipal Code 12-2-6 on Commercial Property Located at Block 5, Lot 4-6, Town of Grand Lake.





Purpose

The Town has received a request by 2022 Special Use Permit Holder TruePenny Pitstop, LTD. to keep the winterized food truck on occupied commercial lots 4-6 Block 5, Town of Grand Lake, more commonly known as 1016 Grand Avenue. The request would require the Planning Commission to grant the structure to be stored until Spring of 2023, at which point the business will apply for another Special Use Permit to operate for the 2023 summer season. Total timeframe would be around 7.5 months. The primary landowner is Buck Blessing and has given his permission for the use.

Background

Blake Barbiche of TruePenny Pitstop LTD. has received a special use permit to run a seasonal stationary food truck business at the 1016 Grand Ave. lot for the summer of 2022. No complaints have been received for this business. The owner would like to winterize the food truck from October 15th, 2022 through June 1, 2023 (or memorial day weekend, weather dependent) and hopefully be granted a permit to operate the food truck in 2023.

Municipal Code

12-2-26 Definitions-Temporary Facilities. Facilities (including construction trailers, uninhabitable storage facilities, approved food/beverage service units) that are placed onto a parcel, complaint with the Regulations set forth herein, for temporary use for no greater than six months, unless allotted a greater time period by Planning Commission Resolution.

Staff Comments:

Granting this request would reduce the wear on the boardwalk to remove the truck, if the renewal SUP is granted in the spring.

Removing the food truck would leave an empty space on Grand Ave.

Leaving the food truck would lead the public to believe it will be in service in the Spring.

Commission Action

The Commission has the following options:

1. Allow the food truck to overwinter on the lot as an uninhabited storage facility by directing staff to draft a resolution indicating permission to store the truck for more than the allowed 6 months.
2. Not allow the food truck to remain over the winter.