



PLANNING COMMISSION STAFF MEMORANDUM

DATE: March 19, 2025
TO: Planning Commission
FROM: Steve Kudron, Town Manager
Angela Snyder, Contract Staff - Planning Department
SUBJECT: **QUASI-JUDICIAL (PUBLIC HEARING)** - Resolution 04-2025 – Consideration to Recommend Establishing Single Family Residential - High Density Zoning for an unincorporated tract of land located in the NE4NW4, Section 5, Township 5 North, Range 75 West of the 6th P.M., Grand County, More Commonly Referred to as 120 County Road 663

Town of Grand Lake Planning Commission Public Hearing Process

Public hearings are typically conducted as follows:

1. The Chair opens the Public Hearing
2. Staff present the request and staff's analysis
3. The applicant addresses the Commission
4. The Chair invites public comment
5. The Commission discusses the request and asks questions of staff and the applicant
6. The Chair closes the Public Hearing
7. The Commission makes a motion and votes on their recommendation to the Town Board of Trustees

Overview

- **Property Owner and Applicant:** Michael P Ruger Trust & Linda Ashley Randall Trust c/o Michael Ruger and Linda Randall.
- **Location:** 120 County Road 663 (aka Summerland Park Road)
- **Legal Description:**
- **Size:** 4.88 acres
- **Proposed Zoning:** RSH, Single Family Residential High Density
- **Attachments:**
 - Annexation Petition
 - Draft Annexation Plat
 - Resolution

The property proposed to be annexed is adjacent to town limits, specifically the Cairns addition. Michael Ruger, manager of Michael P Ruger Trust, and Linda Randall, manager of Linda Ashley Randall Trust, filed the petition for annexation of the "Ruger Property" on January 24, 2025. The property was deemed eligible for annexation and the petition was accepted by the Board of Trustees on February 10, 2025.

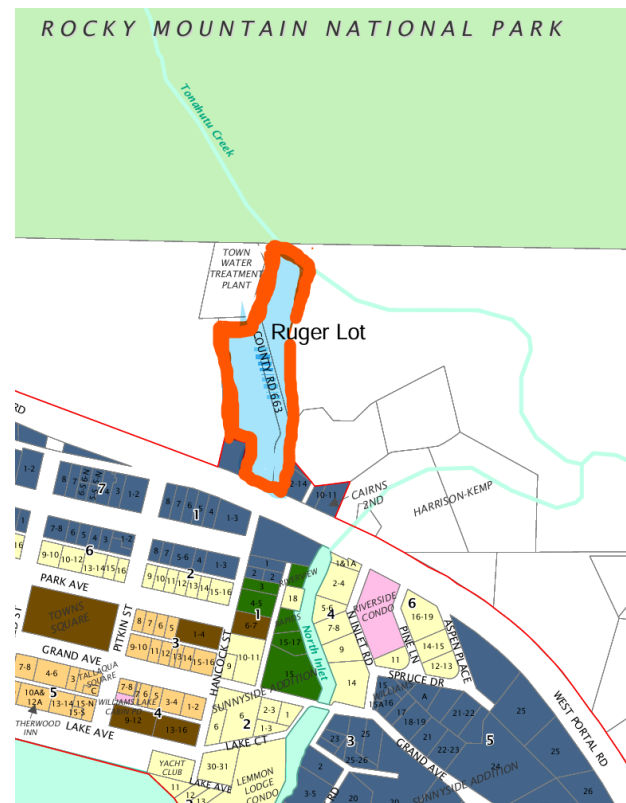


Figure 1 Location of the proposed annexation in relation to other annexations.



Zoning Request

The next step in the annexation process is for the Planning Commission to consider the requested zoning of the proposed annexation. Section 12-2-7 (E). of the Grand Lake Municipal Code provides instruction for the zoning of newly annexed property:

Annexation of Additional Territory. Whenever any territory is added to the city limits of the Town of Grand Lake, plans for said annexation shall be presented to the Planning Commission for land use and zoning recommendations and the Board of Trustees in the Article providing for its addition to the City shall designate the district or districts in which it is included and it shall be governed by the provisions of the section governing the district to which it is attached and in the absence of the adoption of such resolution, such territory when annexed shall automatically become a part of the O—Open District.

The Planning Commission does not make a recommendation on the annexation itself, but recommends, if the Board of Trustees chooses to annex a certain property, which zone to assign the property. The applicant has requested to be incorporated into the Single Family Residential – High Density (RSH) Zone District.

While the Town is not in possession of a subdivision application, the applicant has indicated an interest in dividing the property into seven (7), roughly half-acre lots. The draft annexation agreement limits the number of lots allowed to nine (9). This configuration would fall into the Residential Single-Family Low Density or a higher density zoning category.

See the comparison below of differences between low, middle, and high-density single-family districts.

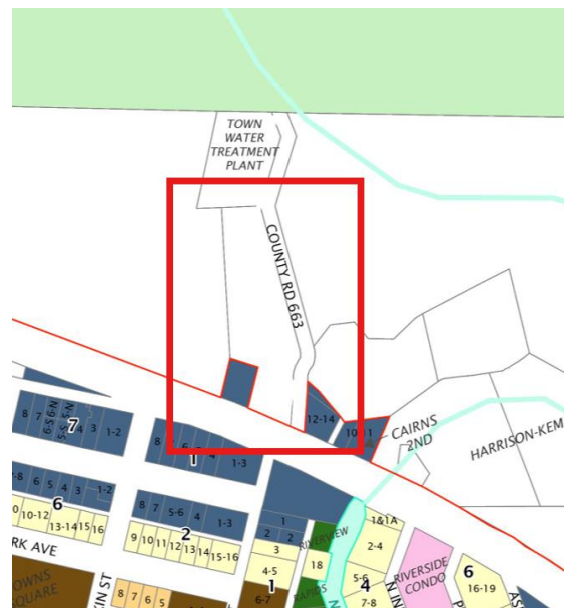


Figure 2 Grand Lake Zoning Map featuring the proposed area to be annexed. The dark blue indicates the Single Family Residential - High Density Zone District.

Measurement	RSL	RSM	RSH
Minimum Lot Area	14,000 SF per home	8,500 SF per home	5,000 SF per home
Minimum Lot Frontage	60'	60'	50'
Minimum Floor Area	1,000 SF (500 SF for ADU)	800 SF (500 SF for ADU)	800 SF (500 SF for ADU)
Maximum Floor Area	NA (1,000 SF for ADU)	NA (800 SF for ADU)	NA (800 SF for ADU)
Front Setback	25'	25'	25'
Side Setback	15'	10'	10'
Rear Setback	15'	10'	10'
Maximum Height	32'	32'	32'

Staff Recommendation

The adjacent properties are all zoned RSH. So, while a lower density zone could be justified, it is better to



be consistent with the zoning of the adjacent properties. The applicant's desired configuration of lots is allowed in the RSH zone, since there is no maximum lot area limitation. Though topographically challenging, the property is conducive to residential development, as the property has Town of Grand Lake sewer and water lines running through it. The Town of Grand Lake already maintains County Road 663, as it is the road to the water treatment plant. Staff encourages the Planning Commission to recommend RSH zoning to the Board of Trustees for this annexation.

Sample Motions

Approval

I move to approve Resolution 05-2025, a resolution recommending Single Family Residential – High Density zoning for the Ruger Annexation.

Amendment

I move to approve Resolution 05-2025, a resolution recommending [a different zone district] zoning for the Ruger Annexation.