

TOWN OF LAKE CITY, CO PLANNING COMMISSION

RECORD OF PROCEEDINGS

February 27, 2025

Andy Dozier called the Lake City Planning Commission meeting to order at 5:02 pm. Members present were Andy Dozier, Harry MacKendrick, Michelle Pierce, Mary Nettleton, Bruce Vierheller, and Dave Roberts. Also joining was Lex Mulhall, Mike Coffin, and Jody Reezer. Jud Hollingsworth attended on behalf of the town's historic preservation commission.

Planning Commission Business:

Minutes were reviewed from the previous January 23, 2025 meeting. Michelle Pierce moved to accept the minutes and Mary Nettleton seconded the motion. All in favor.

Additions to the agenda:

None

Action Items:

A. Public Hearing - Coffin Residence Setback Variance Request – 521 Gunnison Ave.

The applicant Mike Coffin and the architect Jody Reezer presented their case for a variance request to have the new house setback in the front to be 8 feet instead of the 15 feet setback required in the code. During the open session of the public hearing letters of support were provided by Damon Segler, Camille Richard, Liz Howard, Kenneth J Howard, Tim Stephens, and Holly Stephens. Additional in person support was provided by Jud Hollingsworth on behalf of the town's historic preservation commission. After the public comment portion was complete, Andy Dozier closed the public comment portion of the meeting. Planning Commission member discussions were held next with input from the following:

Michelle Pierce – Michelle referenced the code, in particular the section pertaining to variances and the requirement that practical difficulties or an unnecessary hardship exists that makes the variance request valid and necessary. In this instance, Michelle does not see any such evidence and feels the requirements to grant a variance have not been met. No support for a variance.

Andy Dozier – Andy agreed that the standards of a variance have not been met. No support for a variance.

Bruce Vierheller – Bruce feels that no hardship has been demonstrated. No support for a variance.

Harry MacKendrick – Harry was in agreement that no hardship has been demonstrated and that ample opportunity exists for re-positioning the house and meeting the requirements of the legal setbacks. Since the house was completely deconstructed, this is considered new construction. No support for a variance.

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1. $\mathcal{H} = \{H_1, \dots, H_n\}$ is a family of n half-spaces in \mathbb{R}^d such that $\bigcap_{i=1}^n H_i \neq \emptyset$.

 $\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

Второй вариант - это вариант, который не требует никаких дополнительных действий. В этом случае, если вы не хотите, чтобы ваш компьютер автоматически обновлялся, вы можете отключить эту функцию. Для этого вам нужно зайти в меню «Панель задач» и выбрать пункт «Настройка». Затем вам нужно выбрать пункт «Обновление» и отключить функцию «Автоматическое обновление».

1. *Journal of the American Statistical Association*, 82(399), 281-290 (1987).

Journal of Management Inquiry 16(4)

2000

100-443887-100

1) *Wiederholung* (repetition) ist ein zentraler Bestandteil der Kommunikation. Durch die Wiederholung von Aussagen oder Handlungen wird die Aufmerksamkeit der Zuhörer auf das Gesagte gelenkt und die Wahrscheinlichkeit, dass die Botschaft verstanden wird, erhöht. Dies ist besonders bei komplexen oder wichtigen Informationen der Fall.

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Mary Nettleton – Mary was in agreement with the rest of the Commission. No support for a variance.

Michelle Pierce moved that the request for a variance be denied based on the code requirements for demonstrating practical difficulties or unnecessary hardship has not been shown. Harry MacKendrick seconded the motion. All members of the Commission voted in favor of the motion. Variance request denied.

B. Review of proposals for Lake City and Hinsdale County Housing Strategic Plan

Two proposals were received for review for the strategic plan. Root Policy Research and the consortium of Western Spaces LLC, Dynamic Planning + Science, and Triple Point Strategic Consulting were the two applicants. Both proposals were within \$400 of each other. The Commission felt that the Western Spaces consortium presented a more professional proposal, a shorter timeline, and are more local on the western slope with a better feel of the pulse of our location. Additionally, members of the consortium have visited Lake City prior and are familiar with the area and its challenges and needs and have performed previous work in the town of Lake City. Bruce Vierheller made a motion that the consortium of Western Spaces LLC be recommended to the Board of Trustees to accept their proposal and be put under contract. Mary Nettleton seconded the motion. All in favor of recommending acceptance of the contract. The Town of Lake City Board of Trustees will review the recommendation of the Planning and Zoning Commission and decide whether or not to retain Western Spaces LLC.

Adjournment:

The meeting adjourned at 6:33 pm.

Chairman, Andy Dozier

ATTEST

Secretary, Harry MacKendrick

