

TO: Town Manager, Town of Lake City

FROM: Douglas Franz, Alpine Loop Outpost

DATE: 21 MAY 2026

SUBJECT: Request to Review and Modify Code of Ordinances

Dear Lex,

Thank you for your outreach on May 4 regarding the upcoming conditional use permit review for my business. In response, I asked about modifying the zoning ordinance, and I appreciate your direction to Sec. 23-20 outlining the process for amending zoning regulations.

Because it had been a year since I last reviewed the zoning regulations, I revisited the zoning districts and conditions applicable to my business and its conditional use. Much of last year's discussion focused on the visibility of OHVs from the street. Section 23-14 states: "Screening in the form of a hedge, wall or fence at least six feet high shall be required for all exterior storage of equipment, inventory or goods, except items displayed for sale." While this requirement may suit some businesses, it is not well aligned with a rental operation, where visible equipment is an important part of marketing.

To better understand how Lake City interprets and enforces its zoning standards, I conducted a comparative review of my business in the Central Business District and Lake City Auto, my largest OHV rental competitor, located in the General Business District. Lake City Auto operates as an authorized Polaris dealer, service center, gas station, and OHV and Jeep rental business.

As I considered the distinctions between the Central Business District and the General Business District, as well as uses by right, conditional uses, and performance standards, several questions arose for the Lake City Trustees and Zoning Board members.

The performance standard in Sec. 23-15 (GBD) is the same as in Sec. 23-14 (CBD): "Screening in the form of a hedge, wall or fence at least six feet high shall be required for all exterior storage of equipment, inventory or goods, except items displayed for sale." Conditions at Lake City Auto do not appear to comply with this standard. Although equipment for sale is excluded from the screening requirement, many rental OHVs remain unscreened, and Jeep rental signage and vehicles are visibly positioned along the roadway for marketing.

During last year's conditional use meeting, I was advised that I could place a limited number of machines near the street for marketing purposes, which I do. However, I do not place my entire rental fleet there; most of my equipment remains on the rear lot behind the restaurant.

With the County's recent adoption of the Highway 149 ten-year OHV permit for the period of June 1 through September 30, Lake City will continue to be an OHV destination. Businesses such as mine and Lake City Auto support tourism and contribute to the local economy. I respectfully request that the Lake City Trustees and Zoning Committee review the related ordinances, particularly the screening requirement, and consider appropriate revisions. In my view, my business and Lake City Auto operate in materially similar ways, and neither should be required to conceal rental equipment behind screening when visibility is integral to marketing in a community known for OHV tourism.

I look forward to discussing this in greater detail at the conditional use review on the 28th. If my interpretation of the regulations or my assessment of Lake City Auto's operations is incorrect, I welcome that clarification. However, the ordinance language appears clear, and Lake City Auto's continued operations without screening suggest an existing precedent.

Because of my military deployment and current location in Colorado Springs, I will need to attend by Zoom. Thank you for your time and consideration.

Doug Franz

Alpine Loop Outpost