



**TOWN OF LARKSPUR
MINUTES OF THE
TOWN COUNCIL PUBLIC HEARING
BEAR VIEW ANNEXATION AND PLANNED DEVELOPMENT
December 17, 2009
5:15 P.M.**

PUBLIC HEARING CALLED TO ORDER: Mayor Sherilyn West opened the hearing at 5:20 P.M.

ROLL CALL:

<u>PRESENT</u>	<u>ABSENT</u>	<u>NON-VOTING</u>
Kristin Cutbirth		Town Attorney-Scotty Krob
Sheryl Jones		Town Clerk/Manager-
Eve Curry-Harbison		Matt Krimmer
Joseph Jeske		
Lana Wagner		
Mayor Pro-tem Steve Smith		
Mayor Sherilyn West		

PLEDGE OF ALLEGIANCE: Recited.

PUBLIC ATTENDEES: Multiple

REPRESENTING BEAR VIEW CAMPGROUND: Ian and Sally Steyn, Jack Reutzel, Karen Henry, Kevin Archer

APPLICANT'S COMMENTS: Mr. Steyn emphasized the importance of the campground becoming a destination platform to educate youth, their families and friends in good stewardship of the environment and affording educational opportunities while balancing the campground experience with preservation of the environment and wildlife. He respects concerns voiced by the opposition and appreciates having received all their comments and will continue to work with Town to mitigate issues identified. He also noted there was overwhelming support from the silent majority of Town residents, non profits, educational organizations, and other Government agencies.

Mr. Reutzel discussed several memos and emails between himself and the Town Planner regarding the PD Guide and related Exhibits which addressed previously raised questions and inconsistencies. Several Council members commented on aspects of the discussion.

Town Attorney Scotty Krob reviewed the latest December 17, 2009 version of the annexation agreement describing changes made from the preceding version. There was very little Council discussion regarding the changes.

Attorneys Reutzel and Krob walked Council through the PD Guide and annexation agreement to validate Council understanding and agreement with the contents and wording of these documents.

COUNCIL DISCUSSION:

Council member Eve Curry-Harbison asked to see the map of the campground showing the distance of the campground from other properties. Mr. Reutzel complied.

Mayor West offered the applicant the opportunity to make final remarks. Mr Steyn asked Council for their yes vote on the annexation agreement and PD Guide and thanked the Council and Planning Commission for their hard work in bringing the process to this point.

Sheryl Jones asked Mr. Steyn why the share back incentive of \$300,000 was so important to him since millions of dollars will be spent to develop the property. Mr. Steyn replied \$300,000 was not insignificant and any amount of money which can be recovered is important.

Eve Curry-Harbison asked Mr. Steyn to mention some of the people and organizations supporting the project. He identified several and discussed how they were supporting and participating in providing the outdoor experience to the campground. She then asked Mr. Steyn to provide the Town with a list of all organizations and private individuals supporting this project.

COUNCIL DECISION: The Town Attorney presented Resolution 09-13, Ordinance 3.101, and the minor plat subdivision to the Council for approval. Council reviewed the documents and selected conditions to be applied. Mayor West called a vote on these actions.

A motion to approve Resolution 09-13, A Resolution Regarding the Eligibility of Certain Lands to be Annexed to the Town, was made by Eve Curry-Harbison and seconded by Joseph Jeske. A roll call vote was taken. Seven (7) in favor, zero (0) against; motion carried.

Mayor West noted that a technical cleanup of the PD Guide and Annexation Agreement will be made by Town Staff and the Annexation Agreement will take precedence if there are differences.

A motion to approve Ordinance 3.101, An Ordinance Annexing Certain Lands to the Town of Larkspur, Authorizing the Execution of an Annexation Agreement in connection therewith, and Zoning such Lands by Approving the Planned Development Plan and Guide for Bear View Planned Development and directing that the Larkspur Zoning Map be Amended accordingly, with changes to Council findings paragraphs 4 and 6 and Council ordainment paragraph 4, as agreed, was made by Eve Curry-Harbison and seconded by Joseph Jeske. A roll call vote was taken. Seven (7) in favor, zero (0) against; motion carried.

Council members Eve Curry-Harbison, Lana Wagner, and Stephen Smith, and Mayor West each made final remarks before the vote on Ordinance 3.101 was taken.

A motion to approve the Bear View minor plat subdivision, also known as the ARVC site, was made by Sheryl Jones and seconded by Stephen Smith. A roll call vote was taken. Seven (7) in favor, zero (0) against; motion carried.

ADJOURN: A motion to adjourn the Public Hearing was made by Sheryl Jones and seconded by Joseph Jeske. The hearing was adjourned by unanimous voice vote seven (7) in favor, zero (0) against.

Mayor West adjourned the Public Hearing at 7:28 PM.

Respectfully submitted,
Matt Krimmer
Town Clerk/Manager