



**TOWN OF LARKSPUR
MINUTES OF THE
JOINT TOWN COUNCIL – PLANNING COMMISSION
WORKSHOP MEETING
JANUARY 26th, 2009**

MEETING CALLED TO ORDER: Mayor Sherilyn West called the meeting to order at 6:00 P.M.

ROLL CALL:

<u>PRESENT</u>	<u>ABSENT</u>	<u>NON-VOTING</u>
<u>Council Members</u>		
Kristin Cutbirth		Town Attorney-Scotty Krob
Sheryl Jones		Town Clerk/Manager-
Lana Wagner		Matt Krimmer
Eve Curry-Harbson		
Joseph Jeske		
Mayor Pro-tem Steve Smith		
Mayor Sherilyn West		
<u>Commission Members</u>		
Cindy Cramer	Ann Rock	
Shannon Buss, Chairperson	Kat White	

PLEDGE OF ALLEGIANCE: Recited.

OTHER ATTENDEES: Gary Abel, Laura Kronick, Ian Steyn, Jack Reutzel, Bill Fischer, Sheryl Smith (ARVC Education Director), Karen Henry (Planner)

DISCUSSION ITEM: Bear View Annexation

Ian Steyn, Bear View Campground owner and annexation petitioner, opened the discussion with a brief synopsis of the plans for the campground and introduced Sheryl Smith from ARVC. Sheryl Jones asked Ian why he wanted to annex into Larkspur. Ian explained that after months of study and a recommendation from the County Commissioners a task force was formed to evaluate options and provide him with a recommendation. The task force recommended annexation to Larkspur based on findings that working with the Town would be more efficient, produce faster results, and be less expensive.

Jack Reutzel, attorney for Ian Steyn and the campground, presented a concept of annexation with a PUD using “super blocks” for zoning and subdivision determinations. As presented, there would be five super blocks, 31 acres, 27 acres, 26 1/2 acres, and two 5 acre parcels. One 5 acre parcel now owned and occupied by ARVC headquarters would be sold to ARVC as soon as approval is granted. The remaining parcels would be retained by Ian and developed into camping sites and an outdoor hospitality center which would serve camping industry vendors and provide educational events and recreational opportunities to campers, community residents, and visitors.

Discussions were held and questions asked and answered regarding issues and concerns around water and sewer, residential properties, potential sales to other developers, land dedication or cash in lieu of, old territorial road, campground access, railroad crossings, etc.

Planning Commission and Council members agreed that a Town Planner was required to provide professional services in review, evaluation, and coordination with the petitioner regarding the planning for zoning and land use to remain within the guidelines of the Town's Master Plan. The Planners services would also be employed to update the Master Plan as required.

Sheryl Smith, ARVC Education Director, briefed the Council and Commission on the work of ARVC in providing reading programs to schools and working with special needs children. She noted that a program has been started with Larkspur Elementary School which is proving to be very successful and rewarding.

COMMISSION COMMENTS: None.

COUNCIL COMMENTS: None.

ADJOURN:

Mayor West adjourned the joint Town Council – Planning Commission workshop meeting at 7:30 P.M. by Mayor West.

Respectfully submitted,

Matt Krimmer
Town Clerk/Manager