

TOWN OF LARKSPUR



MINUTES OF THE PLANNING COMMISSION MEETING NOVEMBER 10th, 2008

MEETING CALLED TO ORDER: Chairwoman Shannon Buss called the meeting to order following the Spruce Mountain Development Public Hearing at 6:54 P.M.

ROLL CALL:

<u>PRESENT</u>	<u>ABSENT</u>	<u>NON-VOTING</u>
Shannon Buss, Chairperson		Town Clerk/Manager-
Kathleen White		Matt Krimmer
Cindy Cramer		
Anne Rock		

OTHER ATTENDEES: Suzanne Smith, Ian Steyn

Concept Review of Bear View Annexation: Ian Steyn presented an overview of the campgrounds conceptual plans for development. Included were options for phased development around different camping scenarios, creation of a center for outdoor hospitality to include small retail businesses representing the camping and RV industries, and several possible recreational activities such as a whitewater rafting experience. Commission members asked many questions which Ian addressed however many answers were based on conceptual ideas rather than firm plans.

Commission members expressed concern about road access to and from the campground and the extension of the old territorial road to the Town suggesting a traffic study and traffic forecast be done, establishing residency requirements, more information about water and sewer proposals, and determining land dedication or equivalent requirements. Ian noted his desire to work with the Town as zoning and infrastructure requirements are prepared and presented.

The Commission also suggested the Town Council consider a town planner to review the proposed development.

Shannon agreed to provide Ian with a checklist and schedule for the annexation process.

PLANNING COMMISSION CONCERNS: None.

ADJOURN: A motion to adjourn the Commission meeting was made by Kat White and seconded and approved by unanimous voice vote. Four (4) in favor, zero (0)

against; motion passed. Chairperson Shannon Buss adjourned the Planning Commission meeting at 8:10 PM.

Respectfully submitted,
Matt Krimmer
Town Clerk/Manager