



**TOWN OF LARKSPUR
PLANNING COMMISSION REGULAR MEETING
Town Hall - 8720 Spruce Mountain Road
AGENDA**

Date: February 23, 2021 @ 5:00 p.m.

1. ROLL CALL	Present	Absent
Matias Cumsille (Chair)	<u> X </u>	<u> </u>
Lynn Pfaff (Co-Chair)	<u> X </u>	<u> </u>
Doyle Slack	<u> X </u>	<u> </u>
Aksel Suvari	<u> X </u>	<u> </u>
Jacob Gump	<u> X </u>	<u> </u>

Jacob Gump was absent at roll call but arrived shortly after.

Mayor Marvin Cardenas and Councilmember Sandy McKeown are in attendance as well.

2. OLD BUSINESS:

Commission Secretary Update.

-Town Council appointed Reed Lutter (from town staff) to be the Planning Commission Secretary and take the meeting minutes

Larkspur Downtown Streetscape.

-Jacob Gump gave an update on deciding not to make trails on the westside of the railroad track due to needing too many peoples' permission to go forth with that project. It is something that Jacob Gump, Mayor Marvin Cardenas and Councilmember Sandy McKeown want to return to and make a reality, but Jacob Gump said that his efforts are more focused on the project on the west side of the creek.

-Councilmember Sandy McKeown hoped to pursue making the trail on the west side of the creek. She also wanted to create a Liaison between the town and the Jellystone Campground to help pursue the project on the west side of the creek to connect Jellystone to town. Communication with the campground being stated as very useful since they may want.

-Lynn Pfaff asked about how much private land would need to be gone through for the trail on the westside

of the railroad track. Mayor Marvin Cardenas answered that it is the Mandell's and the Church's land that would need to be gone through.

-Matias Cumsille asked about what next steps needed to be taken and Mayor Marvin Cardenas said that the two next steps that need to be made were to contact the army corps of engineers to allow the town to go underneath the bridge on lake gulch road, and that he has a Thursday meeting setup with Joe Yorvarki to talk about the easement through his property which would allow the town to complete the trail with no bridges at all, leaving the east side of the creek for the wildlife. Also saving the town a ton of money since bridges are incredibly expensive.

-Matias Cumsille discussed more about the landscape project being liked by council but that they added that they wanted sidewalks down Frink Road and Frank Road and wanted to see quotes for that part of the project. In order to get this process moving forward he has sent emails to 3 different concrete companies to get quotes and estimates for costs. Engineering costs are expected on each of the phases on the landscape project.

-Councilmember Sandy McKeown discussed how GMS (the town engineers) had a great capability to get grants for us, they might be able to seek out more grants for this project

-Mayor Marvin Cardenas added that Douglas County told him that they would be able to help with this project and do it much cheaper and more efficiently than anyone else since they already have crews and the know-how. Mayor Cardenas went on to provide some more information, saying that in 2022 the town can get \$400,000 through a federal grant, from a couple different agencies, and that the county said if the town agrees to use the county to do the construction in 2021 (adding that it might be too late already) that they would give us the \$400,000 which would alleviate the town from having to do a lot of federal paperwork in 2022.

-Doyle Slack drew attention to the Frink & Frank Road project to be substantial project since the bridge that is a part of these roads is not large enough for pedestrian crossing, and Matias Cumsille said that the town is already looking to replace the bridge in question so that may not be the commissions' problem to solve

-Matias Cumsille is going to contact the companies to get quotes since he wants to put together something more concrete to be able to show since it is a very big project

3. NEW BUSINESS:

Review of Zoning Maps and Rights by Use.

-Matias Cumsille was proposing updating and changing the Rights by Use (what can be built on a plot of land based on what it is zoned as so that the town can have what they want built. Anything under the rights by use list for a specific zone can be built no questions asked, but if it is under special review then the council would have to approve of the project before a plot of land is used in such a way.

-Matias Cumsille and Mayor Marvin Cardenas walked through the zoning map that the town has but pointed

out many spots in the zoning are outdated, and it would be very useful to update.

-Matias Cumsille added that there should be a list of PUD's (Planned Development) since you cannot look at a zoning map and tell what the PUD is zoned for, that is special zoning which is a deal made with the town. Indicating some of the deals are good and some of the deals are bad, but either way the town needs a list of the PUD's and their special zoning.

-Matias Cumsille led through commercial and business districts of rights by use list for review and discussion:

Commercial

Remove the following: Mini-warehouses, Office Warehouses, Car Sales, Parking Lots, Theaters, Transit Passenger Terminals, Tire Supply and Repair Stores, Variety Stores, Building Materials (wholesale and retail), Bottling Works, Food Lockers, Department Stores, Shopping Centers, Amusement and General Recreational Facilities, Appliance Sales, Motor Vehicles and Motorized Equipment Service and Repairs, Radio and Television Station Offices, Photographic Equipment, and Duplicating Services were all highlighted as being moved from commercial to special review.

-Under Special Review: Commercial Storage Areas; Radio, Television and Telephone were highlighted to be removed entirely

Business

Remove the following: Commercial Parking Garages or Lots; Food Locker Plants; Hospitals; Hotels; Motels; Accessory Uses and Buildings were all highlighted to be moved to special use.

-Liquor Store was debated because of the legality behind refusing someone their right to a license/store.

-Brewery/Distillery was brought up to be added to the rights by use.

-Industrial zoning rights by use were tabled for the next meeting.

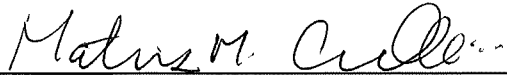
-Aksel Suvari made a point that other municipalities in the country have a rule where national chains must request to build, and Matias said it does not fall under Rights by Use but is a good idea.

4. BOARD MEMBER CONCERNS & COMMENTS:

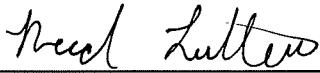
-Councilmember Sandy McKeown and Matias Discussed how updating the zoning map would progress over the course of the following meetings, and Matias said it will be an ongoing and long process since they will need to gather the deeds. Matias Cumsille said that the long process will be due to there being a lot of PUD's that exist across the town, which Mayor Marvin Cardenas followed up by listing them all.

5. OTHER ISSUES: None.

6. ADJOURN: The Meeting adjourned at 6:15 p.m.

Handwritten signature of Malcolm M. Cullen in cursive script, positioned above a horizontal line.

Chairman of the Planning Commission

Handwritten signature of Neal Lutton in cursive script, positioned above a horizontal line.

Secretary