



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

Date: April 27, 2021 @ 5:00 p.m.

Meeting begins at 5:06

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>

Quorum Established

2. OLD BUSINESS

Meeting Minutes to edit and approve.

- February 23rd, 2021, meeting minutes were read. Motion to approve minutes as read was made by Doyle Slack and was seconded by Aksel Suvari. The minutes were approved unanimously.
- March 30th, 2021, meeting minutes were read. A motion was made by Aksel Suvari to approve the minutes as corrected and was seconded by Doyle Slack. The minutes were approved unanimously.

Water/Sewage Tap Fees

- Councilmember Sherilynn West asked about why they were only looking at increasing the tap fees for 2" taps and larger. Further advising that the 1.5" taps should be increased as well in accordance with town plans of controlled growth.
- After discussion the consensus was that to encourage small businesses, the larger

taps should cost more and the 1.5” tap was recognized as a large enough tap to increase the cost.

- Motion made by Lynn Pfaff and seconded by Aksel Suvari to amend the recommendation to town council so that the 1.5” tap is increased by 50% and those larger are increased by 100%, vote is 4-1 in favor. Jacob Gump said nay, and that they should just stick with the original recommendation.

Finalize review of Zoning Maps and Rights by Use.

- Multifamily Residential District: Uses by Right & Uses by Special Review was reviewed. The focus was on the maximum dwelling units per gross acre.
 - A number between 4-6 dwelling units per gross acre was discussed and 5 was settled on as a good number. With a project of a density more than 5 dwelling units per acre being put under special review.
- The revisions to the other zoning areas discussed in February were reviewed.
- Councilmember Sandy McKeown asked about making a central business district that did not allow single family residences, particularly for the main strip of the town. Chairman Matias Cumsille responded that it was possible, believing it was called a metro district, but that special zoning districts would require a lot of work and may not be easily accomplished.
- Motion by Aksel Suvari and seconded by Lynn Pfaff to recommend the zoning changes based on the work the commission has done to be more in line with the town’s vision statement and recommend a public hearing for these changes before the town council makes their decision. Unanimously in favor.

3. NEW BUSINESS

4. BOARD MEMBER CONCERNS & COMMENTS

5. OTHER ISSUES

6. ADJOURN

- Motion was made to adjourn. Unanimously in favor.

Meeting is adjourned at 6:19PM

Matus M. Cullen

Chairman of the Planning Commission

Reed Lutter

Secretary