



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

Date: September 21, 2021 @ 5:00 p.m.

Meeting Started at 5:01PM

1. ROLL CALL

	Present	Absent
Matias Cumsille (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>
Bill Lucero	<u> X </u>	<u> </u>

Quorum Established

2. OLD BUSINESS

3. NEW BUSINESS

Review of Redevelopment of Ian Steyn Property

- This is a courtesy meeting since fees have not been paid, just looking over the project but not making any decisions.
- Rick Weed, APPA Group, who represents Sun Communities presented for the project. Originally tried to buy the property from Ian Steyn, but he was not ready to sell as he was still living there. His property was included during the original annexation but was a separate planning area in the planned development zoning. Ian has now come to Sun Communities and is ready to sell his property.
- Plan is to add more glamping units to the property with Ian Steyn's Property. However, the property can only have specific limitations due to the zoning, certain buffers for spacing and limiting camping without utility hookups, etc.

- They want to add Water/Electric/Sewer to the uses of the property. And get advice from the council on changing the setbacks.
- Rick had a lot of technical questions/discussion for and with the planning commission including setbacks, property lines, and roads.
- They are also looking at increasing the number of units in the planned development by about 1-5.
- The commission didn't see much problem with this proposal, however they said that due to them taking out trees during the original annexation they highly recommended to do as much as possible to show they are not removing any more adult trees than necessary.
 - The idea was thrown around to take the planning commission up to see what trees are required to be removed when they know from the engineers.
- Kirk Valek – program manager Sun Communities, John Bowman – construction manager across the county, Blaine Garret – local construction guy. All spoke a little at the end and will be working on the project.
- After the presentation ended the commission discussed their concerns and lack of concern, thinking if they make sure the trees don't get cut down and the properties nearby in Perry Park are unaffected that it means more revenue for the town in the long run.

Review of Phase 1 Sidewalk Plan

- Plan A: West vs Plan B: East
- Plan on connecting sidewalks to cabins outside of town hall
- Aksel was for Plan A, as it would help open the entire town to pedestrian traffic, since Plan B goes over places that there are already paths. Jacob agreed with Aksel.
- Bill disagreed, that all the traffic is on the west side with the park, and that if the town did the sidewalk on the west you would go through two parking lots.
- Matias proposed making two paths near the cabins and park on the north side of town so that Bill's concerns are addressed, and the main path is still connecting down the west side.
- Most were for the idea of both because it frames the parking lot and wouldn't be too expensive.

- Motion from Bill Lucero proposing a sidewalk all the way from the cabins all the way on the east side through the park down to the baseball field and across opposite the liquor store, and if there's enough money put a sidewalk on the west side of the cabins all the way to the parking lot curve. Seconded by Jacob Gump. 5-0 in favor of the proposal.

4. BOARD MEMBER CONCERNS & COMMENTS

5. OTHER ISSUES

6. ADJOURN

Motion to Adjourn made by Aksel. All in favor.

Meeting adjourned at 6:00PM