



**PLANNING COMMISSION  
PUBLIC HEARING FOR PUBLIC COMMENT  
REGARDING REZONING OF 233 PERRY PARK AVE**

**MINUTES**

**Date: July 12, 2023 @ 5:00 p.m.**

**Location: 8720 Spruce Mountain Road**

**1. ROLL CALL**

	Present	Absent
Matias Cumsille (Chair)	X	
Doyle Slack (Vice Chair)	X	
Aksel Suvari	X	
Jacob Gump		X
Bill Lucero	X	
Shannon Buss (Associate)		X
Patricia Calderon (Associate)	X	
Heather Yanda (Secretary; Non-Voting)	X	

**2. PLEDGE OF ALLEGIANCE**

**3. STAFF ANALYSIS REVIEW**

Heather Yanda read the staff analysis into the audio record. All requirements have been met. Three agencies responded to the referral requests – CORE Electric, Larkspur Fire Protection District, and Douglas County Planning Department. CORE wanted to make sure there was a dedicated easement, which was addressed in the draft of the annexation agreement. LFPD had no issues but wanted to make sure that the property owners have occupancy classifications determined, which was also addressed in the annexation agreement. And Douglas County Planning had a list of items for us to consider, all of which were addressed in the annexation agreement or within our existing code.

Bil Lucero would like it noted that an updated version of the staff analysis was given to the planning commission after the five day mark. (This was done because Douglas County Planning Department gave a late response to the town.) In the future Mr. Lucero would like us to postpone the public hearing to allow more time for additional information to be reviewed.

**4. APPLICANT'S COMMENTS**

Tim Wilbanks touched on concerns outlined by CORE and Douglas County. He gave an update on the property with regard to electricity and working with CORE to get that issue resolved. There are two residential buildings on the property – primary residence and “carriage house” that they use as a rental. There is one horse on the property. They will comply with any official setback. Their traffic will be nothing in comparison to the Renaissance Festival. They anticipate 60 to 70 cars at most. Will comply with getting occupancy permit after the fact and has already spoken with SAFEbuilt.



5. **PUBLIC COMMENTS** (Per Resolution 2022-27, each person will have 3 minutes to speak. If there are more than 15 people signed up to speak, the time limit may be lowered to 90 seconds per person.)

Commissioners and the public asked questions and Tim responded to each question. All issues brought up by referral agencies were answered satisfactorily and either already addressed in the town code and/or within the annexation agreement.

6. **PLANNING COMMISSION DISCUSSION**

Commissioners continued discussion and looked up specifics in our code to make sure that everything was within our code specifications.

7. **PLANNING COMMISSION RECOMMENDATION**

**MOTION:** Doyle Slack made a motion to accept the annexation agreement to be recommended to the town council as is. Aksel Suvari seconded. No discussion. Four (4) ayes, zero (0) opposed. Motion passed.

**AUDIO TIME STAMP:** 51:38

**MOTION:** Doyle Slack made a motion that as part of the annexation this property would be zoned Business (B). Aksel Suvari seconded. No discussion. Four (4) ayes, zero (0) opposed. Motion passed.

**AUDIO TIME STAMP:** 52:58

8. **ADJOURN**

**MOTION:** Patsy Calderon made a motion to adjourn. Doyle Slack seconded. No discussion. Three (3) ayes, one (1) opposed – Bill Lucero. Motion passed.

**AUDIO TIME STAMP:** 56:14