



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

Date: January 25, 2022 @ 5:00 p.m.

Meeting Started at 5:08PM

1. ROLL CALL	Present	Absent
Matias Cumsille (Chair)	<u> X </u>	<u> </u>
Doyle Slack (Vice Chair)	<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>

2. READING OF THE MINUTES:

There were no minutes to approve.

3. PUBLIC APPEARANCES:

- LONE TREE TRUST LLC

-Mr. Ken Marsh brought with him an array of specialists: real estate agent, accountant, engineer to talk about a proposed development on Fox Farm Road.

-Commissioner Matias Cumsille expressed the concerns the Town Council and residents would have with the project:

- 1. Consider asking Council to take the development to a vote of the people before investing too much money in the project.**
- 2. Water/ wastewater is a very big concern of the town.**
- 3. Present to the Council in late April.**
- 4. Keep the site as natural as possible in regard to keeping most of the trees intact.**
- 5. Consider septic systems for the 40 acre development.**

-Instead of the septic system, Mr. Marsh wants to connect to the water and sewer of the town. The 32 home sites will be 2,000-2,500 square feet in size, ranch style without

basements. The streets will not have curb and gutter.

-Once the Planning Commission explained the capacity of the Wastewater system and the desire to keep as many trees as possible throughout the development, Mr. Marsh realized his need to help the town. He proposed creating a Water Metro District for the 32 homes to help the town pay for upgrading its system. He appeared receptive to assisting in this endeavor.

4. OLD BUSINESS:

-Sidewalk Project Update

-The Town Council voted to approve Archer of Castle Rock to survey the area for the proposed sidewalks in the park for a maximum of \$2000, but they did not approve the \$8,000 by Archer for the engineering. The grant for the sidewalks will not reimburse the \$8,000 so the Council decided to wait to get the work done.

-Planning Commissioner will speak at the next Town Council meeting to encourage the Council to vote in approval of spending the \$8,000.

-Review Residential Site plan requirements

-The Planning Commission made their final edits of Article 6 Site Plan Procedures and Standards.

-Motion by Doyle Slack, Second by Aksel Suvari to provide the Council with the Planning Commission recommendations on Article 6 Site Plan Procedures and Standards.

5. NEW BUSINESS

6. BOARD MEMBER CONCERNS AND COMMENTS

7. ADJOURN

-Motion to adjourn from Askel Suvari, Second from Jacob Gump. Roll call vote 5-0

Meeting adjourned at 6:35 p.m.