



PLANNING COMMISSION REGULAR MEETING

Town Hall - 8720 Spruce Mountain Road

MINUTES

Date: March 8, 2023 @ 5:00 p.m.

1. ROLL CALL

	Present	Absent
Matias Cumsille (Chair)	X	
Doyle Slack (Vice Chair)	X	
Aksel Suvari	X	
Jacob Gump	X	5:06pm
Bill Lucero	X	
Shannon Buss (Associate)		X
Patricia Calderon (Associate)	X	5:13pm
Heather Yanda (Secretary; Non-Voting)	X	

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES

- From January 11, 2023 regular meeting

MOTION: Aksel Suvari made a motion to approve the minutes from January 11, 2023. Doyle Slack seconded the motion. No discussion. Three (3) ayes, zero (0) opposed, two (2) abstained. Motion passed.

AUDIO TIME STAMP: 2:03

- From February 23, 2023 public meeting with Town Council – Lone Tree Trust concept review

MOTION: Aksel Suvari made a motion to approve the minutes from February 23, 2023. Doyle Slack seconded the motion. No discussion. Three (3) ayes, zero (0) opposed, two (2) abstained. Motion passed.

AUDIO TIME STAMP: 3:24

4. PUBLIC APPEARANCES

5. NEW BUSINESS

- Letter to Town Council regarding Lone Tree concept review

AUDIO TIME STAMP: 5:23, Discussed the points of concern, including the following:

- Lack of details regarding proposed metro district
- Density of housing
- Change in demographics to Town
- Planning Commission would like to see the following items:
 - Traffic study
 - Input from Larkspur Fire Protection District
 - Input from Douglas County Sheriff

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- Tree removal plan
- Input on leach field practice and environmental impact of leach field from Town engineer GMS
- At least three years of financial statements
- Input on effect on wildlife by Colorado Parks and Wildlife

MOTION: Doyle Slack made a motion to draft a letter to the developer that includes the discussed points of concern should he wish to resubmit a new proposal in the future. Seconded by Aksel Suvari. No discussion. Five (5) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 21:53

6. OLD & CONTINUING BUSINESS

- Updates on current projects
 - Travel Center - 255 Upper Lake Gulch Road
Special Meeting of the Town Council is being held on March 23, 2023 at 6pm at Town Hall to give a history of the development of the Travel Center since there seems to be some confusion on where we are in the process.
 - Great Western Tree Care - 9525 Spruce Mountain Rd
 - 233 Perry Park Ave
Special Meeting of the Town Council is being held on April 6, 2023 at 5pm per Resolution 2023-04
 - 9138 Spruce Mountain Road
 - Jellystone/Steyn
 - Fox Farm
- Master Plan
- Master Plan Survey

AUDIO TIME STAMP: 35:18, Looked at draft and Park & Rec Board recommendation, made a few changes. No more changes.

7. BOARD MEMBER COMMENTS

8. ADJOURN

MOTION: Patsy Calderon made a motion to adjourn. Seconded by Doyle Slack. No discussion. Four (4) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 46:27

Meeting adjourned at 5:52pm.