



SPECIAL JOINT TOWN COUNCIL & PLANNING COMMISSION MEETING

September 14, 2023 at 6pm

Larkspur Fire Protection District 9414 Spruce Mountain Road, Larkspur, CO 80118

MINUTES

1. CALL TO ORDER / ROLL CALL

	Present	Absent
Mayor Sherilyn West	<u>X</u>	<u> </u>
Mayor Pro-Tem Sandy McKeown	<u>X</u>	<u> </u>
Ruth Ann Arfsten	<u>X</u>	<u> </u>
Matias Cumsille Chair	<u>X</u>	<u> </u>
Doyle Slack Vice Chair	<u>X</u>	<u> </u>
Chelsea Dey	<u>X</u>	<u> </u>
Mindy Kazurova	<u>X</u>	<u> </u>
Isaac Levy	<u>X</u>	<u> </u>
Lynn Pfaff	<u>X</u>	<u> </u>
Askel Suvari	<u>X</u>	<u> </u>
Jacob Gump	<u> </u>	<u>X</u>
Bill Lucero	<u>X</u>	<u> </u>
Patricia Calderon Associate	<u> </u>	<u>X</u>

AUDIO TIME STAMP: 20:12

2. PLEDGE OF ALLEGIANCE

3. APPROVE AGENDA

- September 14, 2023 Special Joint Meeting

MOTION: Sandy McKeown made a motion to approve the special meeting agenda for September 14, 2023. Ruth Ann Arfsten seconded the motion. No discussion. Eleven (11) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 21:00

4. PRESENTATION

- Baseline Engineering, Ben Thurston and Andrew Baker presented their report, 'Travel Center Land Use in the Commercial Zone District.'
 - This report reviewed the proposed Larkspur Travel Center application, specifically to determine if the land is a use by right, a special use, or not allowed according to the Larkspur Municipal Code.
 - Based on The Larkspur Travel Center as proposed it is a 'use by right' in the Commercial zone district.

5. COUNCIL & PLANNING COMMISSION COMMENTS

- **Town Council** began questions on the findings to Baseline Engineering in discovery of meanings

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Please note: This agenda may be subject to change. Items may be added or deleted as required. The Town of Larkspur has adopted rules governing the public participation process in Town Council meetings. All audience members must refrain from commenting during meetings unless recognized to speak. Loud speech and boisterous behavior from audience members is not permitted and constitutes grounds for removal from the meeting. Please deactivate all cell phones during the meeting. Town Council meetings can be adjusted plus or minus 15 minutes from the timelines outlined within the agenda.

and definitions within the report, in addition to misunderstandings and lack of communication with the council.

- **The Town Attorney** commented on definitions of Quasi-Judicial Proceedings and its process regarding the Planners use of the site plan. He also identified qualifiers and rules on the Town Councils line of communication with the Planner while the Planner was developing his findings.
- **Planning Commission** presented questions regarding misuse of timelines while reciting planning by-laws, lack of communication, pin-pointing specific issues with the plan, definition of code and ‘...feeling duped and blind-sided...’

6. UNSCHEDULED PUBLIC APPEARANCES PERTAINING ONLY TO REPORT FROM BASELINE ENGINEERING WILL BE ALLOWED (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.)

- **13 individuals** provided comments directed at all or each of the Council, Planning Commission and to the Mayor. General comments reflected on a common theme around, ambiguity in the code, Definitions of Truck Stop, ecological and environmental concerns, and findings not conducive to the overall values and spirit of the town.

7. ADJOURN

MOTION: Isaac Levy made a motion to adjourn the special meeting. Mindy Kazurova seconded the motion. No discussion. Eleven (11) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 02:40:00