



**PLANNING COMMISSION/TOWN COUNCIL JOINT MEETING
CONCEPT REVIEW OF 341 & 441 FOX FARM ROAD BY LONE TREE TRUST
MINUTES**

Date: February 23, 2023 at 6:00 pm

Location: 9414 Spruce Mountain Road

1. ROLL CALL

PLANNING COMMISSION	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> </u>	<u>X</u>
Bill Lucero	<u> </u>	<u>X</u>
Shannon Buss (Associate)	<u> </u>	<u>X</u>
Patricia Calderon (Associate)	<u>X</u>	<u> </u>
Heather Yanda (Secretary; Non-Voting)	<u>X</u>	<u> </u>
 TOWN COUNCIL	 Present	 Absent
Sherilyn West (Mayor)	<u>X</u>	<u> </u>
Sandy McKeown (Mayor Pro Tem)	<u>X</u>	<u> </u>
Ruth Ann Arfsten	<u>X</u>	<u> </u>
Isaac Levy	<u>X</u>	<u> </u>
Lynn Pfaff	<u>X</u>	<u> </u>
Jim Landon	<u>X</u>	<u> </u>
Mindy Kazurova	<u>X</u>	<u> </u>

2. PLEDGE OF ALLEGIANCE

3. REMINDER FOR PUBLIC TO SIGN UP TO SPEAK

4. CONCEPT PRESENTATION BY LONE TREE TRUST

Ken Marsh of Lone Tree Trust introduced the team. **Audio Time Stamp: 2:22**

- Ken Marsh, Lone Tree Trust
- Kristin Dean, Norris Design
- Anthony York (via Zoom), Norris Design
- Michael Gerstner, TST Infrastructure
- Blake, Real Estate Professional

Kristin Dean of Norris Design presented the concept plan. **Audio Time Stamp: 5:15**

General Concept - **Audio Time Stamp: 6:30**

Addressing Water - **Audio Time Stamp: 17:45**

Addressing Sewer - **Audio Time Stamp: 20:58**

Addressing Recreation – **Audio Time Stamp: 22:11**

Addressing Roads - **Audio Time Stamp: 23:00**

Addressing Metro District - **Audio Time Stamp: 23:47**



5. COMMISSION & COUNCIL COMMENTS AND CONCERNS

Planning Commission Comments – **Audio Time Stamp: 25:36**

Matias Cumsille

- Addressed the Town's Three-Mile Plan and its definition of low-density as 5 acres per dwelling and whether it was taken into consideration.
- Kristin Dean responded that they followed the Town's zoning code, not the Three-Mile Plan.
- Addressed wanting to keep small town atmosphere, the visual impact, and water impact
- Very concerned about water
- Ken Marsh responded that forming a metro district allows them to be givers and not takers and give 500,000 toward our wastewater plant or other infrastructure needs. "Density does help find dollars to improve your wastewater and your water systems."
- Have they done a traffic impact study? Ken Marsh responded no.

Doyle Slack

- Addressed density
- Likes combined leach field idea
- Ken Marsh responded that eight lots can't support the metro district due to a moving water issue
- Is the proposed trail system available to the community or just the Fox Farms residents?
- Ken Marsh responded that it would be open to all

Aksel Suvari

- Larger lot sizes are needed to preserve what we already have
- Changes demographics of town – 36 homes equals potentially 72 more people in a town with a voting base of 90 people, basically almost doubling it
- Ken Marsh responded that clustering the homes decreases amount of asphalt, roads are minimized to 22 to 24 feet for the fire department, right of way would be 50 feet, clustering cuts down fewer trees, more open space, less infrastructure.

Town Council Comments – **Audio Time Stamp: 36:10**

Isaac Levy

- Water treatment plant is the issue. Recommended the idea of reaching out to Jellystone to team up with them to hook up to Larkspur together.
- Ken Marsh responded that wastewater is fine during summer, but winter is when they would get jammed up. Acknowledged that reaching out to Jellystone could be an option.
- Suggested another idea of Lone Tree Trust fronting money to upgrade and the Town would pay back up to a certain percentage.
- Ken Marsh acknowledged that as a creative idea

Sandy McKeown

- Most of concerns voiced already.
- He was told in original presentation that 32 houses would not go over well, but there weren't any changes.
- Ken Marsh acknowledged that they went up to 36 instead of 32 but that this isn't a sacred cow and that they are looking for Town's input. Wants to collaborate with Town to work on fixing items in the plan that needs to be fixed.
- Traffic study is important due to Renaissance traffic

Jim Landon



- Addressed Renaissance traffic

Mindy Kazurova

- Questions/concerns she had were already addressed

Ruth Ann Arfsten

- 50% of acreage would be open space, but still concerned with taking a lot of the landscaping
- Expressed aquifer concerns

Lynn Pfaff

- A lot of people don't want the dynamics of Larkspur to change
- Water is an issue

Mayor West

- Addressed density and the fact that our zoning codes were established when the town was incorporated, our first step in correcting that was our Three-Mile Plan defining low-density as 5 acres
- Ken Marsh responded that he would be building smaller homes, around 2500 square foot homes, that fit in nicely with the natural environment; suggested a work session to determine what number the town would be happy with and that would allow them to make a contribution to the town

6. LONE TREE TRUST RESPONSE

Ken Marsh responded to each commissioner/councilmember as they addressed their concerns.

7. UNSCHEDULED PUBLIC APPEARANCES (3-MINUTE OR 90-SECOND LIMIT PER PERSON)

*Per Resolution 2022-27, "If there are more than 15 people signed up to speak the time limit may be lowered to 90 seconds."

Audio Time Stamp: 54:33

Each person was given about three minutes to speak.

- Kris Weber, 765 Fox Farm Road – all concerns already addressed
- David Ochoa, 10993 Spruce Mountain Road – With regard to Fish & Wildlife, how is it going to affect our wildlife? Concerned about "city folk" and how they will react to our wildlife.
- Sam Doyle, 10024 Spruce Mountain Rd – read his list of concerns that he had available for the public (attached), addressed water, and density briefly
- Vance Neumann, 10010 S Perry Park Road – asked for definition of low-density. Kristin Dean explained that each municipality defines low-density for themselves in zoning code
- Tricia Bernhardt, 10010 Spruce Mountain Road – water concerns, traffic concerns
- Gloria Horville, 575 Fox Farm Road – reiterated water, traffic, and environmental concerns
- Karen Jonas, 10999 Spruce Mountain Road – Concerns/questions were already answered
- Ken Soule, 10783 S Perry Park Road – Did not want to speak.
- Al Jaques, 1541 Fox Farm Road – Did not wish to speak.
- Bob Leise, 10401 Spruce Mountain Road – 50% open space is probably not buildable; doesn't want to see what happened in Highlands Ranch happen here; Asked if leach field practice is an acceptable practice. Ken Marsh responded yes.
- Penny Smith, 1 Noe Road – concerned that traffic, wildlife, and wildfire were not addressed; concerned that they went up to 36 from 32 homes after knowing 32 was not acceptable and that



it wasn't in line with the Three-Mile Plan

8. LONE TREE TRUST RESPONSE

Ken Marsh responded to each community member as they addressed their concerns.

Ken March concluded the presentation saying he was grateful for the community and feedback, reiterating that he wants to be a giver not a taker. Those are his trees, and he doesn't want to cut one tree down.

9. ADJOURN

Motion: Sandy McKeown made a motion to adjourn. Isaac Levy seconded the motion. No discussion. Seven (7) ayes, zero (0) opposed. Motion passed.

Audio Time Stamp: 1:14:33