



PLANNING COMMISSION REGULAR MEETING

February 13, 2024 at 5:00pm

Town Hall 8720 Spruce Mountain Road, Larkspur, CO 80118

MINUTES

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>
Patricia Calderon (Associate)	<u> </u>	<u>X</u>

**Two residents of the Town attended the meeting.*

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES

- January 9, 2024 Public Hearing

MOTION: Jacob Gump made a motion to approve the minutes of the Public Hearing on January 9, 2024. Aksel Suvari seconded the motion. Roll call vote, five (5) ayes, zero (0) opposed.

Motion passed.

AUDIO TIME STAMP: 15:10

- January 9, 2024 Regular Meeting

MOTION: Doyle Slack made a motion to approve the minutes of the Regular Meeting on January 9, 2024 with the correction to the year from 2023 to be changed to 2024 in the title.

Aksel Suvari seconded the motion. Roll call vote, five (5) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 16:30

4. OLD & CONTINUING BUSINESS

- Fox Farm Property, Concept #4
 - Letter by Tricia Bernhardt

MOTION: Jacob Gump made a motion to recommend to Council to accept the conceptual design for Fox Farm Property, Concept #4, with the following conditions: must connect to the Towns' water, cannot form a metro district, gift of \$50,000 per annexed lot, on top of any other fees that go along with taxation and subdivision, for a total of \$400,000, no lots can be subdivided. Aksel Suvari seconded the motion as restated. Roll call vote: four (4) ayes, one (1) opposed, Bill Lucero. Motion passed.

AUDIO TIME STAMP: 01:02:44

- Staff Report on Travel Center Land Use

MOTION: Aksel Suvari made a motion to add he truck stop or travel center aka truck stop definition to the code and then expressly prohibit them as either a special or permitted use by right in the town in line with Option 1 outlined in Ben Thurston’s Staff Report, in all zoning districts. Doyle Slack seconded the motion. Roll call vote, five (5) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 01:19:51

- ADU Ordinance

MOTION: Doyle Slack made a motion to once and for all make a recommendation to the Council to accept this new draft of the ADU Ordinance with the stipulation that it’s a use by right in R1 and special review for all other zoning criteria. Aksel Suvari seconded the motion. Roll call vote, five (5) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 01:37:22

- Review Site Plan Draft Ordinance
- Three Mile Plan
 - update or re-adopt current plan
- Master Plan
 - Water & Sewer Portion
- Zone Use for residents using homes as a short-term rental/Airbnb

5. NEW BUSINESS

- None

6. LIASION COMMENTS

- None

7. BOARD MEMBER COMMENTS

- None

8. ADJOURN

MOTION: Jacob Gump made a motion to adjourn the meeting. Aksel Suvari seconded the motion. Motion passed with five (5) ayes, zero (0) opposed.

AUDIO TIME STAMP: 01:37:44