



LARKSPUR NEWS

Town of Larkspur PO Box 310 Larkspur Colorado 80118 <http://www.townoflarkspur.org> phone: 303-681-2324 fax: 303-681-2325

FROM MAYOR GERRY BEEN:

MARK YOUR CALENDARS FOR UPCOMING EVENTS IN LARKSPUR SUMMER OF 2017—SETTLER'S DAY WILL BE ON SATURDAY, JUNE 3 AND RENAISSANCE FESTIVAL BEGINS SATURDAY, JUNE 10, AND ENDS SUNDAY, JULY 30.

COUNCIL MEETING DATES IN MAY

REGULAR COUNCIL MEETING, MAY 4, 2017 @ 6:00 PM @ TOWN HALL
PLANNING COMMISSION MEETING, MAY 8, 2017 @ 3:00 PM @ ANNEX
REGULAR COUNCIL MEETING, MAY 18, 2017 @ 6:00 PM @ TOWN HALL
PLANNING COMMISSION MEETING, MAY 22, 2017 @ 3:00 PM @ ANNEX

Senior Council Meeting Reminder:
Thursday, May 4, 2017, @ 9:30 am, St. Andrews Methodist Church at 9203 S. University—SAPGA (Strategic Action Planning Group Representatives) will be attending to address senior issues.

Lost and found items from the community park and around Town, are still waiting to be claimed at Town Hall.

SAVE THE DATE: Boot Scootin' Boogie, May 6, 2017, at Wiens Ranch at 5:00 pm. Auction, food, dancing, and fun!



SAVE THE DATE: Five 'Concerts in the Park' coming June 8th & 22nd, July 13th & 27th, and August 3rd. The concerts will begin at 6:00 pm on Thursdays. Further information will be forthcoming as it is finalized!

Council Motions & Votes 4/6/2017

Present: Mayor Gerry Been, Mayor Pro-tem Matias Cumsille, Heather Sanchez, Isaac Levy, Jeremiah Holmes, and Jennelle VanGorder

Council Meeting

- Motion to enter in to executive session with the Town Attorney and Town Manager to obtain legal opinion and advice regarding determining allowable uses under existing zoning for the property owned by Thomas Moltz at 8440 Spruce Mountain Road. Passed 6/0/1
- Motion to return the issue of zoning for permitted uses for the property at 8440 Spruce Mountain Road to the Planning Commission for additional discussion and, in conjunction with Town Staff, to develop a list of conditions to be imposed as a requirement for approval for Mr. Moltz to continue with a site plan application. The list of conditions is to be reviewed by the Town Attorney and discussed with Mr. Moltz before being sent to the Council by Friday, April 14, 2017. Council will make a decision at the next regular Council meeting on April 20, 2017. Passed 6/0/1.
- Motion to approve regular Council Meeting minutes for March 16, 2017. Passed 6/0/1.
- Motion to approve the land use application and site plan for the County/Town Road Maintenance Yard at 55 Fox Farm Road. Passed 6/0/1.
- Motion to approve a variance for use of a Q-Line water pipe for the water service line connecting the water meter to the residential house at 9140 Frank Road. Passed 6/0/1.
- Motion to adjourn the Council Meeting. Passed 6/0/1.

Council Motions & Votes 4/20/2017

Present: Mayor Gerry Been, Mayor Pro-tem Matias Cumsille, Heather Sanchez, Isaac Levy, and Jeremiah Holmes

Council Meeting

- Motion to approve Resolution 17-03 accepting the recommendation of the Planning Commission and Town Staff and approving the land use request from Moltz Constructors for 8440 Spruce Mountain Road as permitted by the Planned Development zoning approved as allowable uses for the property as annexed in June 2003 with added conditions. Passed 5/0/2.
- Motion to approve regular Council Meeting minutes for April 6, 2017. Passed 5/0/2.
- Motion to approve payment of General Fund bills in the amount of \$36,882.83. Passed 5/0/2.
- Motion to approve payment of Water & Sewer Fund bills in the amount of 18,051.95. Passed 5/0/2.
- Motion to approve purchase of three new gate valves from Fischer Enterprises pending inspection by Semocor. Passed 5/0/2.
- Motion to adjourn the Council Meeting. Passed 5/0/2.

VISION STATEMENT

Larkspur, a small, friendly town. A town that works together by:

Fostering a

Government of

Integrity that

Responds to its

People,

Directing

Future Growth

within

Larkspur's

small Town

Values,

Providing

Community

Facilities and

Activities for all

ages and,

Preserving the

Natural

Environment

that is unique to

the Larkspur

area.



Open Letter to Town Residents, Businesses, and Property Owners:

As you may be aware there are several new developments taking place within the Town of Larkspur a couple of which are causing some concern in the community. In that regard I would like to address the facts associated with developing property within the Town's boundaries.

1. All property within Town limits is zoned for certain allowable types of use(s). There are eight (8) primary zone districts defined in Town Ordinances 3.43 and 3.102:
 - A – Agricultural District
 - E – Estate District
 - R – Residential
 - R1 – High Density
 - R2 – Low Density
 - R3 – Multi-Family
 - B – Business District
 - C – Commercial District
 - I – Industrial District
 - PD – Planned Development
 - OS – Open Space District
2. A property owner may develop his/her property as allowed by the applicable zone district approved for that property as long as all local, state, and federal regulations are complied with. Town Government CANNOT deny a development if the property owner meets all the defined conditions for the type of development being proposed. Town Government can, however, through the site plan process, define and manage architectural design, size, landscaping, and construction code compliance.
3. A site plan must be filed with the Town Clerk which is then processed by Town Staff and reviewed by the Town's Planning Commission (PC). Town staff identifies and collects required permits and studies which may include access, grading, erosion control, water and sewer, economic, traffic, and environmental impacts, etc. and obtains comments from the Town Engineer, adjacent property owners and referral agencies. The PC, in turn, reviews the materials from the Town Staff and makes a recommendation to the Town Council for approval, approval with conditions, or denial.
4. The Town Council reviews the site plan materials along with the PC recommendation and makes its decision regarding approval, approval with conditions, or denial.

The Larkspur Town Council has received pro and con comments regarding expansion of the Yogi Bear Jellystone campground and the construction of a “travel center” at the north end of Town. Both these development properties are zoned to allow the type of development being proposed and are currently in the site plan processing stage as discussed above. **The Town Council does not have the legal authority to deny these developments.**

Another topic of concern expressed to members of the Town Council is the increased staffing at Town Hall. Routine functions required of Town Staff include customer service; records management; information request processing (FOIA); utility billing; business and liquor licensing; collection of sales and other taxes; grant writing, grant management, and oversight; project management; human resources and insurance management; parks and recreation planning, scheduling, and management; flood plain administration; emergency management coordination and plan development; code enforcement; environmental oversight; economic development; facilities, roads, and park maintenance; and coordination with other governmental agencies, private and non-profit organizations, etc. These responsibilities were easily accomplished with a minimum staff of four for many years along with outsourced contract accounting, engineering, law enforcement, and legal support functions.

With the initiation of the new Water System Project*, several proposed new developments being introduced, researching opportunities and funding for additional indoor/outdoor recreation facilities, planning for a new Wastewater Treatment (Sewer) Plant, the need to update Town ordinances and the Town’s Master Plan, and the Town’s desire for managed growth, it became readily apparent that the four person in-house staff and the current contracted support staff would not be able accomplish all the work necessary to meet these needs and stay within budget.

Outsourcing this new additional work is very expensive due to higher contractor salaries and overhead costs, resources are off site and not fully dedicated to the Town’s work, and hours are difficult to manage. In evaluating outsourcing versus hiring additional staff it is very apparent that hiring in-house is the most effective, efficient, manageable, and least costly option. Please note that staff salaries are all below industry standards for their position.

The accounting function has added financial contract management related to grant and loan funding for major Town projects, i.e., infrastructure, parks and trails, etc., and, oversight of developer financial agreements. Additionally, improving management of cash flow, financial status reporting, building operational reserves, and reducing annual auditor costs provides a more secure financial framework. A full-time Town Accountant was hired to oversee and perform these required activities.

Project funding from grants and loans is critical to accomplishing infrastructure and recreational projects such as the new Water System, Wastewater Treatment Plant, building the Front Range Trail, and adding and enhancing recreational facilities, etc. Coordination with local businesses and Douglas County to identify economic development tools to support existing businesses, bring in new businesses, and promote the Town are essential to the Town’s sustainability.

Comprehensive planning and coordination with State and County offices of emergency management, local law enforcement and fire protection districts is critical to the safety and welfare of area residents, property owners, and businesses. The demand for performance of these essential functions had grown beyond available staff time and a part time Grant Writer/Economic Development/Emergency Management/Project Coordinator was hired.

With increasing use of the Town park and ball field, especially on weekends, a part time maintenance man was hired to supplement the full time public works maintenance manager.

Maintenance functions are vital to keeping the Town's facilities operational and aesthetically appealing.

Critical to the Town's sustainability along with a Comprehensive Town Master Plan are the Town's ordinances which provide the laws by which the Town, as a home rule municipality, operates. The Master Plan is a visionary guide documenting the Town Council's and resident's view of the future. Ideally a Master Plan addresses the needs and goals envisioned in the next five to ten years and in some cases as far as twenty years out. The last Town Master Plan was completed in 1987, thirty years ago. An attempt at an updated Master Plan was started in 2007 but, with limited resources, it was not completed. Many of the Town's Ordinances were written in the 1980s and 1990s and have become outdated and no longer fit today's environment for applicability. These documents are essential to the implementation of the laws passed by the governing body in defining the functional requirements to be followed by the Town Administration as well as supporting the legal status of the Town's operations. A part time Plan Development and Regulations Coordinator was hired to lead the creation of an updated Comprehensive Master Plan, review existing Ordinances, and provide Ordinance updates to the Town Council for approval.

Additionally, the Town's Public Works Manager and the Plan Development and Regulations Coordinator operate the Town's newly established "building department" for processing site plans, development and building permit applications, issuing permits, and, upon passing inspections, issuing certificates of occupancy. These activities, often requires coordination with the Town Engineer and Town Attorney.

Other projects within the Town include design, development, and implementation of storm water drainage improvements, sidewalks and pathways, expansion of the trail system, other recreational activities such as new pickle ball courts, an archery range, a recreation center, etc. A part time volunteer has been engaged as a Project Manager to lead these efforts from defining requirements through construction.

*It should be noted that the Water System Project alone required a minimum 45 hours per week involving 2-4 staff members, including my role as project manager overseeing four contracts, and staff coordination with engineers and State funding agencies. This project began when the staff level was at three. With one contract left to complete under this project scope, the result will provide the Town with a new drinking water well, a new water storage tank with double the storage capacity of two older tanks, new pipelines and water valves for improved water distribution, and a water treatment plant to remove and reduce mineral content resulting in improved water quality.

I sincerely hope I have adequately addressed and answered most of the questions and concerns expressed. If not, please feel free to contact me for more clarity regarding these topics.

Sincerely,

Matt Krimmer
Town Manager
303-681-2324

mkrimmer@townoflarkspur.org

Town of Larkspur Clean-up Day

The date for property clean-up within the Town of Larkspur is Saturday, May 20, 2017, with a rainout date of Saturday, May 27, 2017. Due to a lack of available volunteers this year, we will **NOT** be doing a house-to-house pick up. Instead, residents will be responsible for loading and hauling items to the Town Maintenance Yard at 9010 Frank Road. The yard will be open and staffed from 9:00 a.m. to 4:00 p.m. on that day.

We will not accept the following items:

Tires, batteries of any type, paint, household or garden chemicals, electronics, and general household trash.

Town staff on site will inspect your load and will be authorized to not accept items that fall in the categories not allowed. Residents will be notified in future newsletters of county-wide collection of household hazardous waste items and electronics.

If residents have made all attempts possible to load and haul items themselves, and cannot get items to the trash yard, the Town can be contacted to make arrangement for pick up the week following the clean-up date. Also, if you have additional items to haul during the week following the clean-up date, contact Town Hall at 303-681-2324 to make an appointment for staff to meet you at the yard during working hours of 7:00 a.m. and 3:30 p.m.