



PLANNING COMMISSION REGULAR MEETING

Town Hall - 8720 Spruce Mountain Road
SUMMARY MEETING MINUTES
October 22, 2018 @ 6:00 p.m.

ESTABLISH QUORUM

MEETING CALLED TO ORDER by Ed Blanchard at 6:20 pm

PRESENT

Ed Blanchard (Co-Chair)
Brian Cook
William Lucero
Gary Abel (Alternate)

ABSENT

Marvin Cardenas (Chair)
Matias Cumsille
Vickie Harris

NON-VOTING / GUESTS: Walt Korinke, Sandra Mason, Susan Kerry

MINUTES FROM PRIOR MEETING: The minutes from September 24, 2018 and October 8, 2018 were presented and were Not Approved. Review is postponed until the next meeting.

MOTIONS:

A motion to change the start time for future meetings to 5:00 pm was made by Brian Cook. The motion was seconded by Gary Abel. A roll-call vote was taken. Four (4) in favor, zero (0) against; motion carried.

OLD BUSINESS: No old business was addressed.

NEW BUSINESS:

- Ed Blanchard asked to move forward where review was left off Pg. 9 of 18 at last session.
- Introduction of documents by Walt Korinke. Purple tab where blue print starts is where the Commission left off last meeting. Walt confirmed that he pulled all the worksheets into an addendum. Clarified that there was nothing in the new section about commercial/public properties so Walt pulled some of that into the Commercial section but the group hasn't reviewed it yet (blue print). Start at Pg. 7, Commercial Properties up to section Economics. Economics section is still waiting on the budget information from Council that has been requested previously. Suggests that they not review Economics section until they have the 2018 Budget information.
- Bill Lucero confirmed the charts from Commercial Properties were going into the addendum; also that there were 8 residential properties along Frink & Frank Roads.
- Brian Cook asked about the data regarding doubling the size of the Jellystone Campground to the mid-500(s) sites. Were there really 250 when annexed in 2015? It

was less than 250, so expansion is more than double. Change to state it is “in the process of increasing its capacity to approximately 500 campsites and adding recreational facilities.”

- Ed Blanchard requested to edit “Dumler Travel Center” to “Travel Center” throughout document. Also, remove the word “Jellystone” and refer to it as “Campground” throughout. Note that there are a few more commercial properties outside of the Town boundaries.
- Brian requested clarification on including commercial tax assessment in the document (Pg. 8). Commission agreed that all tax assessments, residential and commercial, should be included.
- Bill asked if the Chairs (Ed/Marvin) would request the 2018 Budget documents from the Town Council at the next meeting. Ed committed to approach the Council at the November 1, 2018 Council meeting.
- Walt directed Commission to the edits from Pg. 9 that were provided several meetings ago. Ed stated that there were members of the Commission who were not present currently who had interests in the Pg. 9 section revisions, however, decided the members present would review the section as it was previously revised.
- Brian asked to clarify the purpose of updating the Master Plan (MP) was, to his understanding, that the new MP should exist as a “guide” to the Town, and that any new development would take on the cost of the infrastructure. Ed countered that the current MP stated it was “policy”. Brian stated that they then, broke policy, by deviating from the MP, did it require any kind of input and/or a vote by the Council? Bill stated the MP is a guide unless it’s a form of Ordinance that was passed; it’s not binding. Walt stated that a deviation should be recognized as a deviation from the MP. Bill said that through the years, the Council has decided things contrary to the previous Council’s ideas, values and knowledge; that there is nothing binding about it. Brian suggested that a statement should be added that a deviation from the MP should be discussed and acknowledged as such. Ed suggested that it’s something that might be addressed on a future revision, however at this time he would like to move forward through the document.
- Ed doesn’t care for the wording of the paragraphs about Zoning categories, referring to Figure 2 & 3, etc. Waiting on new maps; Ed wants to move ahead through the document and come back to this when they have the maps. Also move ahead past Land Use section and subsequent pages that refer to the missing maps. The boundary information is not correct and should be revised when the maps are included. Ed stated he would prefer to mark-up or remove than to revise, as it prevents moving forward.
- Walt offered to save all edits until the end of the review of the document. Ed doesn’t feel that the revisions are all accurate. Ed reminded the Commission made an agreement was made that they would go through the entire document, then go back to review the revisions. After much discussion, the group decided to use Walt’s most recent version and move forward using that without going over any more revisions until the end.
- Starting again at paragraph 3, Pg. 10, Ed clarified that they should move past the 4 paragraphs to be edited later when the required information is available.
- Starting at the section “Water”, Bill questioned if the \$5.5 million figure was correct. Ed stated the figure is not factual and should not be in the document.

- Ed edited the section regarding long-term potable water. The following several sentences were edited and/or should be stricken from the section because they are untrue (completed) or redundant (“...Town service areas”).
- Pg. 11 needs definition, what the well produces annually, how deep, what year it was drilled, etc. otherwise, it’s not needed. Walt recalled that Semocor would be able to provide some of that information. Ed committed to talk to Semocor at an upcoming meeting he has already scheduled to talk about data required for subsequent paragraphs, i.e., data regarding the wells to replace the information in the current MP.
- Pg. 11 continues with a sentence that needs to be re-phrased, regarding “The Town of Larkspur water system follows the CDPHE drinking water guidelines & rules”. Ed stated that the paragraph following that needs to be marked for review. Brian suggested they strike the paragraph entirely. After lengthy discussion, Ed stated it’s all conjecture and should be stricken. Commission agreed to strike.
- Ed feels that on #3, they need a correct figure for volumes. He feels that #4 is conjecture; needs factual information from Semocor to replace this data.
- Ed moves to end the meeting. Brian seconded. Bill interrupted regarding issues he postponed from the Workshop. Ed strikes the motion.
- Bill made a motion to start at 5:00 pm. Seconded by Gary Abel. The motion was interrupted by Walt Korinke to determine the start time of next meeting and his need to be present. Two conversations continued to overlap for several minutes.
 - Walt continued to check on the next meeting date/time. November 5th, 5:00 pm. so he could be excused.
 - The other conversation included Bill’s question about going to CML and the question about touring Jellystone. Ed said he told Bill to go to CML for information if he would like to and that he personally had no interest in going to Jellystone. Bill withdrew his requests.
 - Bill wants to meet with the Planning Commission for Douglas County, and invite them. Bill withdrew discussion about this as well.
- Bill made and withdrew a motion for the meeting time change to allow discussion (twice). Further discussion about next meeting was decided that the Commission would meet again following the OSI Public Hearing November 5th. Secretary interrupted to correct the meeting dates as scheduled for the 2nd and 4th Mondays would be November 12 and November 26th. Additional discussion continued and progressed to a motion to change the time.
- Brian Cook clarified that the upcoming meeting would be at 5:00 pm, November 12 and November 26th, 2018.
- Discussion was held regarding not approving the draft meeting minutes for September 24 and October 8, 2018 as being inaccurate. Bill requested further refinement of the reason for the OSI postponement at October 8, 2018 meeting.
- Bill made a motion to table the draft minutes until the next meeting. Ed Blanchard seconded. Withdrawn.

- Ed would like the Draft Minutes for October 8, 2018 changed to reflect that they were not provided with the documents in the lockers in advance of the OSI meeting.
- Brian would like to strike that part of the Draft Minutes for October 8, 2018 and edit to:
 - The Commission was not provided information required to listen to the presentation by OSI and make a determination. All agreed. Secretary agreed to change if this statement is representative of the discussion per the recording.
- Bill stated that he had heard about the last meeting that some of the Council was aggravated because some of the Planning Commission members were voicing citizen concerns over items that have nothing to do with the Planning Commission reviews. Ed recommended that Bill take it up with the Council. Bill countered that he does not come to Council meetings. He would like the Chair to contact the Town Attorney about whether they can address other subjects in the Commission meetings. Discussion continued about how to approach this situation, through the Council or the Attorney; and what forums are appropriate for discussion by the members of the Planning Commission as concerned citizens regarding other issues. No consensus or motions were achieved.

NEXT MEETING: Monday, November 12, 2018 (Veteran's Day) @ 5:00 pm

MEETING CALLED TO ADJOURN by Brian Cook. The motion was seconded by Gary Abel. Motion carried by unanimous voice vote 4-0-0. Ed Blanchard adjourned the meeting at 7:55 p.m.