



Date: Monday, January 13, 2025
Time: 3:00 PM
Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_D8P-OI0zSeOD5bMaz2QAYQ

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Public Hearing Consent Items:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. ** FCLWD Trilby Tank MLD, File No. 24-LAND4440

Staff Contacts: Justin Currie, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Minor Land Division of a 161.9-acre parcel to create a 9.9-acre parcel for a new 6-million-gallon storage tank for the Fort Collins – Loveland Water District.

Location: 5889 S Taft Hill Rd., west of the Taft Hill Rd and Trilby Rd intersection

Applicants: Chris Pletcher, Fort Collins – Loveland Water District

Owners: Larimer County

Development Services Team Recommendation: The Development Services Team recommends approval of the Fort Collins - Loveland Water District Minor Land Division, File No. 24-LAND4440.

2. ** Poudre Fire Authority Sign Appeal, File No. 24-GNRL0560

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering

Request: Appeal to §8.4.1.D.1 of the Land Use Code to allow an internally-lit monument sign to contain an Electronic Message Display (EMD) at a Poudre Fire Authority fire station located in the Open (O) zoning district.

Location: 3016 W. County Road 54G, Fort Collins, CO 80524

Applicants: Chris Demmler, Poudre Fire Authority

Owners: Poudre Fire Authority

Development Services Team Recommendation: The Development Services Team recommends approval of the Poudre Fire Authority Sign Appeal, File No. 24-GNRL0560, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Natural Medicine Land Use Code Amendment, 24-CODE0282

Staff Contacts: Michael Whitley, AICP, Planning Division

Request: Amend the Larimer County Land Use Code to:

1. Add a definition of Licensed Premises Pursuant to the Colorado Natural Medicine Code to Section 20.2.4.K;

2. Amend the definition of Home Occupation in Section 20.2.7.D.2;
3. Amend Table 3-1 in Section 3.2.6 to add Licensed Premises Pursuant to the Colorado Natural Medicine Code to the table;
4. Amend Table 3-2 in Section 3.2.7 to add Licensed Premises Pursuant to the Colorado Natural Medicine Code to the table, allow the use in the IL and IH zoning districts with Site Plan Review Approval and add reference to Section 3.3.5.M as applicable use-specific standards;
5. Amend Section 3.3.5 to establish standards for Licensed Premises Pursuant to the Colorado Natural Medicine Code as 3.3.5.M;
6. Amend Section 3.4.7.B (Home Occupation);
7. Amend Section 3.4.7.C (Rural Occupation); and
8. Amend Table 4-4 in Section 4.6.4 to add Licensed Premises Pursuant to the Colorado Natural Medicine Code and to establish parking requirements for the use.

Applicants: Larimer County Community Development Department

Development Services Team Recommendation: County staff recommend that the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the Natural Medicine Land Use Code Amendment, File No. 24-CODE0282 subject to the condition outlined in the staff report.

2. Technical Update to Article 4.10, Exterior Lighting, of the Land Use Code, 24-CODE0281

Staff Contacts: Kassidee Fior, AICP, Planning Division

Request: A technical amendment to the standards in Article 4.10, Exterior Lighting, to reflect updated standards and best practices.

Applicants: Larimer County Community Development Department

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve Article 4.10, Exterior Lighting Land Use Code Amendment, File No. 24-CODE0281, subject to the condition outlined in the staff memo.

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at accessibility@larimer.org or by calling 970-498-5967 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.