

Date: Wednesday, July 27, 2022
Time: 4:30 PM
Location: Virtual Only, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_29DKaj3-TxSH4Eak8oL3aA

ESTES VALLEY PLANNING ADVISORY COMMITTEE CONTINUATION FROM JULY 21, 2022, MINUTES

This continued meeting started at 4:30 p.m. and adjourned just after 6:00 p.m.

- Members present included David Converse, Mike Kennedy, Olivia Harper, and Rex Poggenphol, Frank Theis, Drew Webb. No members were absent.
- Staff included: Amy White, Michael Whitley, Christina Scrutchins, Lesli Ellis
- Commissioner Shadduck-McNally joined for part of the conversation.
- Two members of the public listened in.

DISCUSSION

Short-term Rentals (STRs)

- Quick Conversation about Frank's memo to the committee and continuation of the conversation from July 21 about a potential action item and message to send to the Board of County Commissioners at the August meeting.
- Committee would like to continue to hear all STR cases.
- Committee members supported adding an action item to the agenda for August.

The Comprehensive Plan - Future Land Use Categories

Urban Definitions

- Built form definition – under Suburban Estate - Consider changing this to a .25-acre lot.
- Consider a different term other than "village". The group wasn't sure about that meaning.
- The group discussed the changes to the map that combined several categories and recommended that a policy or note might explain that just because this map has generally grouped some categories from the old comprehensive plan, such as in Mountains and Foothills, Accommodations, and Suburban Estate, that may not suggest major zoning changes to the unincorporated area. They would ask the consultant or staff to come up with some language to avoid unintended consequences of this more general map leading to different zoning if that is no intended.

Future Land Use Map – Draft

(Note: The accompanying PDF draft includes notes from the conversation.)

The group started working around the map in a clockwise way, starting on the SE side. The question was are their areas for future growth or change? After extensive conversation, the group found that areas for change are limited and uncertain right now. Specific discussion included:

- Carriage Hills area – is there an area that has some potential for additional units? The town has not annexed because of the substandard infrastructure. There are not a lot of lots that could be subdivided. The southern part might be good for long term thinking.
- Have this comprehensive plan identify opportunities for increased densities and possibilities for commercial locations.
- Fish Creek has the opportunity for higher densities, but it's steep. In town, is the golf course. Residents would not like to see change. Fish Creek is sensitive.
- The map combines the Estes categories – with smaller lots and larger lots. There near Upland Estates, there are a few larger lots that could be developed. Leave the east side as it is.
- Bass property adjacent to the Taharaa Mountain Lodge (at the sharp curve in the road on Hwy. 7). That property might sell. Consider water service.
- There was some discussion about properties along Peakview before it comes into Mary's Lake. There are large powerlines. Above it, North and West – sightlines to see over the powerlines. Also, there is a big Bureau of Recreation easement. It's a high hazard area for wildfire hazard. This area generally has poor access and high danger.
- There's a lot of accommodations zoned area near Mary's Lake Road that might have potential.
- Elkhorn Lodge, west of downtown toward Fall River – Plans to develop.
- University of Northern Colorado also owns property by the ridge. (Old Man Mountain Retreat). No imminent plans known.
- There was some discussion about the Eagle Rock area having potential.
- There's some developable land near the Rock Inn on Hwy. 66 and Mills Drive, but it may not be for sale any time soon.
- The Stanley Heights subdivision (just north of the Stanley before getting on to Devil's Gulch Road) is large lots and might need to be low density residential, but it could be looked at as a future residential area that is near the town.
- McGregor Ranch parcel raised questions about conservation or development.
- The area along Fish Hatchery Road is being developed by the town for housing. (Northwest Area of the town, off of Fall River Road).
- Clean up the Accommodations zoning in that area and near the YMCA where it's indicated for residential parcels.
- There's one big property where the coaster is. It could be annexed to the town. Look at for future planning.
- There are a few more properties – Bass (south of Town along Hwy. 66), and upper 40 Elk Horn (just north of the Industrial area that's in the county).