

Date: Wednesday, July 19, 2023

Time: 6:00 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_xvEByGr7RVys8d2gYss3HQ

PLANNING COMMISSION HEARING **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Public Comment on the County Land Use Code or Regarding Relevant Land Use Matters not on the Agenda or Future Proposals

Amendments to the Agenda

Approval of Minutes

- June 21, 2023

Consent Items

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

1. * **Adoption of the proposed Larimer County Stormwater Design Standards referenced in Article 4, Development Standards, Article 12, Floodplain, Article 13, Supplemental Regulations for the Estes Valley, and Article 15, Fees and Land Dedications of the Larimer County Land Use Code.**

Staff Contacts: Devin Traff, Civil Engineer; Traci Shambo, Senior Civil Engineer

Request: Adopt the proposed Larimer County Stormwater Design Standards and amend the adoption date of the standards provided in Article 4, Subsection 14.3 of the Larimer County Land Use Code from June 2005 to September 2023.

Applicants: Larimer County Engineering Department

Development Services Team Recommendation: County staff recommend that the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the proposed Stormwater Standards. Staff also recommend that the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendment by: 1. Amending Article 4, Subsection 14.3 from June 2005 to September 2023 in accordance with the effective date of the proposed Stormwater Standards. Subject to the following: The effective date of the Stormwater Standards will be September 1, 2023.

2. * **Isaacs-Evans Rezoning, File No. 22-ZONE3307**

Staff Contacts: Samantha Mott, AICP, Planning; Traci Shambo, Engineering Department; Lea Schneider, Health Department

Request: Applicants request to Rezone the subject properties from O-Open to RC-Rural Commercial.

Location: 4789 and 4791 W County Road 38E Fort Collins, CO; located south of Holiday Drive, to the east of Catalina Drive, and to the west of W County Road 38E.

Applicants/Owners: Dawn Isaacs, 5417 Continental Drive Fort Collins, CO 80526, Donovan Isaacs, 5417 Continental Drive Fort Collins, CO 80526, and Alan Evans, 4789 W County Road 38E Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Isaacs-Evans Rezoning, File No. 22-ZONE3307, from O-Open to RC-Rural Commercial.

Discussion Items

1. Hough Planned Land Division, Planned Development, and Appeals, File No. 21-LAND4129

(Addendum Item - Corrected File No. 21-LAND4129 on agenda and in staff report)

Staff Contacts: Alyssa Martin, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Department of Health and Environment

Request: Preliminary Plat for a Planned Land Division to divide a 1.05-acre property zoned RR2-Rural Residential into two lots (.32 and .47-acres) and a concurrent rezoning to Planned Development (PD) zone district. The request includes six appeals to Sections 4.5.4.A, 4.5.4.B.1, 4.5.4.D.1, 4.7.4.D.2, 5.3.1.A, 5.3.4, and 5.3.5 of the Land Use Code regarding connectivity/circulation, street landscaping, road surfacing requirements, and required public right-of-way

Location: 2533 West Vine Drive, Fort Collins; located on the south side of West Vine Drive between North Taft Hill Road and North Overland Trail

Applicants/Owners: Nancy Hough

Development Services Team Recommendation: A. The Development Services Team recommends approval of the Hough Planned Land Division, Planned Development, File No. 21-LAND4129 subject to the conditions in the staff report. B. The Development Services Team recommends approval of the appeal to Section 4.7.4.D.2 of the Land Use Code regarding street landscaping. C. The Development Services Team recommends denial of the appeal to Sections 4.5.4.A, 4.5.4.B.1, 4.5.4.D.1, 5.3.1.A, 5.3.4, and 5.3.5 of the Land Use Code regarding connectivity/circulation, road surfacing requirements, and required public right-of-way.

2. CBEP Solar 3, LLC 1041 Permit, File No. 22-ZONE3408 (Addendum - Memorandum, Additional Comments, and Additional Conditions of Approval)

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Department of Health and Environment

Request: A 1041 permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for a 2.4-megawatt solar facility covering more than 10 acres on a 35.56-acre parcel of land.

Location: Located approximately 3/4 mile east of the intersection of I-25 and E. County Road 48 on the south side of E. County Road 48, just west of the Larimer and Weld Canal.

Applicants: CBEP Solar 3, LLC (Cloudbreak Energy Partners) Zach Brammer, P.O. Box 1255 Sterling, CO 80751

Owners: Markus and Anita Krieger, 5023 E County Road 48 Fort Collins, CO 8052

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the CBEP Solar 3, LLC 1041 Permit, File No. 22-ZONE3408, subject to the conditions as outlined in the staff report.

Action Items

1. Election of the Planning Commission Chair, Vice Chair, and Secretary

Reports From Staff

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 planningcirt@larimer.org, or call (970) 498-7719 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.