



Date: Wednesday, April 21, 2021
Time: 6:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in a session on Wednesday, April 21, 2021, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners Pontius, Wallace, Best-Johnson, Miller, Dougherty, and Barrack attended virtually. Commissioners Choate, Barnett, and Green physically attended with Commissioner Choate presiding as Chairman. The Larimer County staff that attended virtually were Jenn Cram, Planner II, Lea Schneider, Environmental Health Planner. The Larimer County staff that physically attended were Don Threewitt, Planning Manager; Samantha Mott, Senior Planner, Tawn Hillenbrand, Planner II; Steven Rothwell, Civil Engineer II; Connor Sheldon, Civil Engineer I, and Christina Scrutchins, Recording Secretary.

COMMENTS BY THE PUBLIC REGARDING THE COUNTY LAND USE CODE OR REGARDING OTHER RELEVANT LAND USE MATTERS NOT ON THE AGENDA OR FUTURE PROPOSALS

None.

APPROVAL OF THE MINUTES FROM THE FEBRUARY 17, 2021 PLANNING COMMISSION HEARING

MOTION by Commissioner Green to approve the minutes.

Commissioner Barnett seconded the motion.

This received unanimous voice approval.

Motion passed 9-0

AMMENDMENTS TO THE AGENDA

None.

TABLED ITEM TO MAY 19, 2021

ITEM #1 – Larimer County Sign Regulations, File No. 21-CODE0251

MOTION by Commissioner Wallace for the Planning Commission table the Larimer County Sign Regulations, File No. 21-CODE0251 to May 19, 2021

Commissioner Dougherty seconded the motion.

This received unanimous voice approval.

Motion passed 9-0

CONSENT ITEMS

ITEM #1 – ROCKY MOUNTAIN OHANA RANCH PRELIMINARY PLAT AND APPEALS, FILE NO. 19-LAND3887: Ms. Mott gave a brief presentation regarding the applicants' request for a A) Preliminary Plat approval of a Conservation Development to divide a 35- acre parcel into one single-family residential lot and one residual lot with a residential building envelope; and B) Appeals to Section 8.14.1.H of the Land use Code (Lot Width-to-Depth Ratio), Section 8.14.1.M of the Land Use Code (Right-of-Way Dedication), and Section 8.14.1.R of the Land Use Code (Connectivity). The applicant proposes to divide a 35-acre parcel that is zoned O-Open into one residential lot approximately 4 acres in size and one 31-acre residual lot with a 3-acre residential building envelope. The property currently contains a single-family home, an equipment building, and a barn. The property is located at 6701 W. County Road 18, Loveland. It is approximately 1/2 mile west of the intersection of S County Road 23E and W County Road 18 on the north side of the road. Because this property is 30 acres or larger, the Land Use Code requires that the property be divided through the Conservation Development process. Water service would be provided by Little Thompson Water District which currently serves the existing single-family home. The existing home is currently served by an on-lot septic and the new home will be served by an on-lot septic as well. The existing home and outbuildings are proposed be located within the 3-acre building envelope on the residual lot. Both lots will access off County Road 18. No internal roads will be constructed with this land division. The Loveland Rural Fire Protection District will provide fire protection. Ms. Mott closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PUBLIC COMMENT

None

ITEM #2 – ANIMAL HOUSE AMENDED SPECIAL REVIEW, FILE NO. 21-ZONE2883: Ms. Cram gave a brief presentation regarding the applicants' request for an Amended Special Review to expand the existing pet adoption facility with a 4,005 square foot addition that will connect the two existing buildings on the property. Upgrades to existing facilities will also be completed along with landscaping around the building perimeter. The Animal Friends Alliance, formerly known as the Animal House pet adoption and grooming facility is located at 2200 North Taft Hill Road, Fort Collins, south of US Highway 287. The property is located in the LaPorte Planning Area. The property is currently zoned FA-Farming and will transition to RR2 – Rural Residential on March 31, 2021. The surrounding area is also zoned FA-Farming/RR2-Rural Residential. The property contains two existing buildings, associated parking, and landscaping for the existing pet adoption and grooming facility. A 4,005 square foot addition is proposed that will connect the two existing buildings bringing the total square footage to 10,529 square feet. The addition will serve as a cat adoption and housing facility. There are no proposed changes to access, parking or pedestrian circulation. The property is currently served by the West Fort Collins Water District and an on-site septic system. The Animal House Special Review #15-Z1977 was approved by the Board of County Commissioners on December 14, 2015. Condition number 8 of the Findings and Resolution noted that there will be no more than 40 animals, as adoption candidates, on site at any time. That limit may be expanded up to 60 animals including puppies for no more than 36 hours in any 30-day time period. The expanded limit allowed for the intake of fostering transfers and group surgery events. There are currently approximately 30 animals/dogs on site at any given time. With the addition of the cat adoption facility the applicant is requesting that the number of animals allowed on site as adoption candidates be increased to 95 to include 30 dogs and 65 cats. Ms. Cram closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PUBLIC COMMENT

None

ITEM #3 – HOURGLASS PLD PRELIMINARY PLAT, FILE NO. 20-LAND4004, AND PD REZONE, FILE NO.20-ZONE2771: Ms. Hillenbrand gave a brief presentation regarding the applicants' request for a A) A Planned Land Division to divide three parcels into five total lots; B) A rezoning from FA - Farming to PD – Planned Development; C) An Appeal to Section 8.14.1.R of the Land Use Code regarding road connectivity. The three parcels are located between N. Saint Louis Avenue and N. County Road 13, north of East 57th Street. North County Road 13 is classified as a Major Collector on the Larimer County Functional Road Classification Map, while North Saint Louis Avenue is classified as a Local Road. All three parcels are currently undeveloped and are used as dry land crop. The parcels are currently zoned FA – Farming. Surrounding properties to the east, north, and south are also currently zoned FA – Farming while properties to the west are currently zoned R1 - Residential. The surrounding area is characterized by a mix of lot sizes ranging from an approximate 0.24-acre lots to the west, a 12.75-acre lot to the north, and 1-acre lots to the south. Uses in this area include single-family residential and agriculture. The applicant proposes to divide three existing parcels, each parcel currently 8.23-acres, 6.28-acres, and 0.08-acres, equaling 14.58-acres, to create five (5) total lots. Three of the five lots would be approximately 2.06-acres while the other two would be approximately 4.08-acres. The proposed lots would meet the required minimum lot size for the FA - Farming zone district of 0.5-acres for parcels utilizing public water and sewer. The existing parcels are located within the Loveland Growth Management Area. This project is required to comply with the requirements within the Intergovernmental Agreement between Larimer County and the City of Loveland. Because the property is located in the Loveland Growth Management Area, the property must be divided through the Planned Land Division process. A rezoning of the property to PD – Planned Development is required concurrent with the Planned Land Division. The PD zoning is intended to establish densities and uses consistent with the applicable supplementary regulations of the Growth Management Area district. In this instance, the zoning would reflect the current densities and land uses allowed by the current FA – Farming zone district. Ms. Hillenbrand closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PUBLIC COMMENT

David Miller had questions regarding water drainage into the lower properties.

PLANNING COMMISSION COMMENTS

Chairman Choate removed Item No. 3 Hourglass PLD Preliminary Plat, File No. 20-Land4004, and PD Rezone, File No.20-ZONE2771 from the consent agenda.

MOTION

Commissioner Barnett moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission recommend to the Larimer County Board of County Commissioners to approve the Rocky Mountain Ohana Ranch Preliminary Plat and Appeals, File No. 19-LAND3887 subject to the conditions.

Commissioner Best-Johnson seconded the motion.

This received unanimous voice approval.

Motion passed 9-0

MOTION

Commissioner Best-Johnson recused herself from the Animal House Amended Special Review, File No. 21-ZONE2883 due to an appearance of conflict.

Commissioner Barnett moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission recommend to the Larimer County Board of County Commissioners to approve the Animal House Amended Special Review, File No. 21-ZONE2883 subject to the conditions.

Commissioner Wallace seconded the motion.

This received unanimous voice approval.

Motion passed 8-0

DISCUSSION ITEMS

ITEM #3 REMOVED FROM CONSENT AGENDA – HOURGLASS PLD PRELIMINARY PLAT, FILE NO. 20-LAND4004, AND PD REZONE, FILE NO.20-ZONE2771

PLANNING COMMISSION COMMENTS

Ms. Hillenbrand stated that one of the requirements for a Preliminary Plat Land Use process is a Preliminary Drainage Report for the Engineering department to review.

Mr. Sheldon stated the Preliminary Plat Drainage Report was reviewed and the surrounding properties will not be impacted by water drainage.

PUBLIC COMMENT

David Miller asked if the road access will have any impact and what sewage service will be provided to the new properties?

Joanna Greenawalt asked when the development starts production, how will the new properties play a role with the PID (Public Improvement District)?

Ms. Hillenbrand stated that she had spoken with Matt Johnson, Senior Civil Engineer, and he indicated that the property, access of St. Louis Avenue, is part of the Horseshoe View Estates PID has been contributing. All new properties will also contribute to the PID.

Mr. Sheldon stated any off-road improvements with lots five or less are not required to build out off-road improvements such as curbs and gutters but will be contributing to the PID.

Ms. Hillenbrand stated the new properties sewer will be serviced by the City of Loveland Sanitation District and the water will be serviced by Fort Collins-Loveland Water District.

PLANNING COMMISSION DISCUSSION:

Commissioner Dougherty had concerns regarding one property in the PID and the other property is not located in the PID.

Ms. Hillenbrand stated the new properties that are being subdivided with in the property currently in the PID will contribute and the properties that are currently not in the PID will continue to not contribute.

Mr. Sheldon wanted to note the two properties that are not contributing to the PID have a shared access separate from the new property's road access.

MOTION

Commissioner Barnett moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission approve the Hourglass PLD Preliminary Plat, File No. 20-LAND4004, and PD Rezone, File No.20-ZONE2771 subject to the conditions.

Commissioner Best-Johnson seconded the motion.

This received unanimous voice approval.

Motion passed 9-0

REPORT FROM STAFF

Mr. Threewhitt updated the Planning Commission regarding an opportunity for training through the Town of Timnath Department of Local Affairs and the Board of County Commissioners reviews of the County's boards and commissions.

ADJOURN

With there being no further business, the hearing adjourned at 6:50 p.m.

These minutes constitute the Resolution of the Larimer County Planning Commission for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.