

Date: Wednesday, April 17, 2024
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_KXG36s4UTISCdhzd-7bPdQ

PLANNING COMMISSION HEARING AGENDA

Call to Order

Pledge of Allegiance

Amendments to the Agenda

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

Approval of Minutes

– March 20, 2024

Tabled Items from March 20, 2024, Tabled to Further Notice

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

1. * New Cell Tower at 520 Isaac Lane Special Review, File No. 23-WCF0107

Consent Items

1. * Amendment to Article 13.6.1.C.4 of the LUC, File No. 24-CODE0277

Staff Contacts: Matt Lafferty, AICP

Request: An amendment to Article 13.6.1.C. Short-Term Rental or the Larimer County Land Use Code to change the maximum total cap of 266 found in subsection 4 to 208.

Applicants: Larimer County Community Development

Development Services Team Recommendation: Staff recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendment to Article 13.6.1.C.4 of the Land Use Code to update the maximum allowable cap for short term rentals in the Estes Valley Planning Area from 266 to 208 as found in File No. 24-CODE0277, subject to the conditions of approval outlined in the staff report.

2. * Jellystone Camp/RV/Resort Special Review & Appeals, File No. 23-ZONE3575

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Department of Health and Environment

Request: Special Review for the renovation of a campground and RV park and to change the status of the campground/RV park from nonconforming to conforming. The request includes appeals to Sections 3.3.5.C.4.d.ii regarding campsite size, 3.3.5.C.6.a regarding the requirement for a loop road system, 3.3.5.C.6.b regarding access road width, and Table 3-9 in Section 3.3.5.C.6.d regarding campsite setbacks.

Location: 5495 E. Highway 36, Estes Park; located east of Highway 36 and south of Hell Canyon Road

Applicants: Cathleen Rogers, EnSol, Inc., 661 Main Street, Niagara Falls, NY 14301

Owners: Minh Tran, DIV HTR Este Park, 125 High Street, Suite 2111, Boston, MA 02110

Development Services Team Recommendation: The Development Services Team recommends approval of the Jellystone Camp/RV/Resort Special Review & Appeals, File No. 23-ZONE3575 subject to the conditions found in the staff report.

3. * Loveland Ready-Mix Concrete, Inc. Special Review, File No. 24-ZONE3609

Staff Contacts: Justin Currie, Planning; Steven Rothwell, Engineering; Lea Schneider, Department of Health and Environment

Request: Amended Special Review to remove the parcel for the future location of the Poudre Fire Authority Fire Station #7 from the original LaPorte Pit Special Review boundary.

Location: 3016 W County Rd. 54G; located on the northeast corner of County Rd. 54G and Indigo Hills Ln intersection in LaPorte.

Applicants: Elizabeth Woodward, Ireland Stapleton Pryor & Pascoe, PC

Owners: Poudre Fire Authority

Development Services Team Recommendation: The Development Services Team recommends approval of the Loveland Ready-Mix Concrete, Inc. Amended Special Review

4. * Gustafson Rezoning, File No. 22-ZONE3297

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

Request: A request to rezone the subject properties from RR-2 (Rural Residential) to PD (Planned Development).

Location: Located at the southwest corner of I-25 and County Road 20E; 5668 and 5700 E County Road 20E, Loveland, CO 80537.

Applicants: Lauren Richardson, Baseline Engineering Corporation, 4007 S. Lincoln Avenue, #405 Loveland, CO 80537

Owners: Eric Gustafson, 1907 Chama Avenue Loveland, CO 80538

Development Services Team Recommendation: The Development Services Team recommends approval of the Gustafson Rezoning, File No. 22-ZONE3297, subject to the conditions outlined in the staff report.

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 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.