

Date: Wednesday, February 19, 2025

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_-2Y1enk_Q-iv0IX8w7NQ5w

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

Action Items

1. Posting of Public Meeting

Motion: I move the Larimer County Planning Commission designate www.Larimer.org as the place for posting notice of public meetings, and if exigent or emergency circumstances prevent the online posting at such location, public notice shall be physically posted at the bulletin boards located at the north and south entrances to the Larimer County Courthouse Offices Building at 200 West Oak, Fort Collins, Colorado, in accordance with Colorado's open meetings laws.

2. Annual Board Training

Approval of Minutes

- November 20, 2024
- December 18, 2024

Consent Items

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

1. * Dyer Subdivision Preliminary Plat, File No. 24-LAND4442

Staff Contacts: Kassidee Fior, Planning; Connor Sheldon, Engineering; Lea Schneider, Health and Environment

Request: A Subdivision to adjust property boundaries between one developed lot and one Outlot, and to permit development of a single-unit residence on the existing Outlot. No new lots are being created.

Location: 3851 S County Road 21 and adjacent unaddressed lot, known as Tract B of the Parker MRD (95-EX0693) and Outlot A of the Parker Subdivision, respectively. Located approximately 0.5 miles northwest of Lonetree Reservoir.

Applicants: Austin Dyer

Owners: Austin P. Dyer and Gabriella D. Ferro, 3851 S County Road 21 Loveland, CO 80537; Meg E. Dyer and Timothy M. Dyer, 3851 S County Road 21 Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Dyer Subdivision , File No. 24-LAND4442, subject to the conditions of approval in the staff report.

2. * Olander Farms – Root Shoot Malting Amended Special Review, File No. 21-ZONE3065

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: The applicant requests an Amended Special Review approval for a value-added agricultural facility. (This is an expansion to the Olander Farms Minor Special Review, File No.15-Z1994, and the Olander Farms Special Review, File No. 20-ZONE2691.)

Location: Located on the north side of Highway 60 approximately 3/4 miles east of County Road 11; 3555 E. Hwy. 60, Loveland, CO.

Applicants: Steve Steinbicker, 5833 Big Canyon Drive Fort Collins, CO 80528

Owners: Steve and Marsha Olander, 3853 County Road 14 Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Olander Farms Root Shoot Malting Amended Special Review, File No. 21-ZONE3065, subject to the conditions outlined in the staff report.

3. * Bacon Lake Sewer Interceptor and Water Transmission Line Project

Staff Contacts: Scott Benton, Planning; Traci Shambo and Steven Rothwell, Engineering; Lea Schneider, Department of Health & Environment

Request: A 1041 review of a permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for a proposed sanitary sewer interceptor and a water transmission line.

Location: The eastern terminus of the proposed alignment is along the north side of State Highway 56 approximately 0.13 miles west of its intersection with County Line Road and extends to the western terminus at southeast corner of Parcel 9413300001.

Applicants: Ken Matthews, Director of Water Utilities, Town of Berthoud 807 Mountain Avenue Berthoud, CO 80513

Development Services Team Recommendation: I move that the Planning Commission recommends that the Board of County Commissioners Approve the Bacon Lake 1041, File No. 24-ZONE3726, subject to the conditions as outlined in the staff report.

Discussion Items

1. Halligan Water Supply Project 1041 Permit, File No. 24-ZONE3697

Staff Contacts: Jenny Axmacher, Planning; Traci Shambo, Engineering; Lea Schneider, Health and Environment; Scott Benton, Environmental Planning

Request: A 1041 review of a permit application for a state interest activity under Article 10 of the Land Use Code for the Halligan Reservoir expansion, involving a new dam and partial demolition of the old dam, reconstruction of the North Poudre Canal Diversion, construction of fish passage at the Fort Collins intake diversion structure at Gateway Park, and supporting infrastructure improvements.

Location: Halligan Reservoir is situated approximately 25 miles northwest of Fort Collins, with the dam located in Township 11 North, Range 71 West, Section 34 (Southwest and Northwest quarters). The proposed work includes activities around the existing dam, the North Poudre Canal Diversion located approximately 3.5 miles southeast of the dam, and Gateway Natural Area along the Main Stem of the Cache la Poudre River. Temporary construction areas include access roads to the dam, with the west side accessed from Highway 287 and the east side accessed from Cherokee Park Road (County Road 80C).

Applicants Tyler Marr, Deputy City Manager, City of Fort Collins 300 Laporte Ave. Fort Collins, CO 80521

Owners: City of Fort Collins, 300 Laporte Ave. Fort Collins, CO 80521

Development Services Team Recommendation The Development Review Team recommends approval of the application for a 1041 Permit for the Halligan Water Supply Project, File No. 24-ZONE3697, subject to the conditions contained in the staff report.

Reports From Staff

- RSVP reminder

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.