

Date: Wednesday, May 17, 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 MEETING 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

Approval of Minutes

- April 19, 2023

Amendments to the Agenda

Consent Items

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

1. * Aragon Holdings Second Rezoning, File No. 22-ZONE3406

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

Request: A Rezoning request to amend the current Planned Development zoning to add Fleet Services as an allowed primary use, allow for multiple principal uses and multiple principal buildings on the property, and allow for up to 60-foot building height for batch plant silos and bag house dust collection enclosures

Location: 516 N. Highway 287, Fort Collins, CO; located approximately one-third of a mile east of the intersection of N. Highway 287 and N. Shields Street

Applicants: Savannah Benedick-Welch, Norris Design, 244 N. College Avenue #165, Fort Collins, CO 80524

Owners: Aragon Holdings, LLC, PO Box 299, Loveland, CO 80539

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Aragon Holdings Second Rezoning, File No. 22- ZONE3406, subject to the condition found in the staff report.

2. * Jellystone Park Campground & RV Resort Rezoning, File No. 22-ZONE3393

Staff Contacts: Michael Whitley, AICP, Planning, Steven Rothwell, Engineering Department, Lea Schneider, Department of Health and Environment.

Request: Rezoning the Jellystone Park Campground & RV Resort from O – Open to FO - Forestry

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

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

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

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Jellystone Park Campground & RV Resort Rezoning, File No. 22-ZONE3393.

Discussion Items

1. Colorado Parks and Wildlife Boyd Lake Campground Location & Extent, File No. 23-ZONE3438

Staff Contacts: Justin Currie, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Location and Extent review for Colorado Parks & Wildlife, Department of Natural Resources to expand an existing campground and upgrade existing lift station on approximately 64 acres.

Location: West side of Boyd Lake State Park, near visitor's center, off County Road 11C Loveland, CO

Applicants: Colorado Parks and Wildlife Department of Natural Resources and Dmitry Tepo 6060 Broadway Denver, CO 80216

Owners: State of Colorado

Development Services Team Recommendation: The Development Services Team recommends Approval of the Boyd Lake Campground Location and Extent, File No. 23-ZONE3438.

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.