

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 MINUTES

The Larimer County Planning Commission met in the Hearing Room and virtually via Zoom video at 6:00 p.m., on Wednesday, May 17, 2023, at which time the following business was transacted.

Board Members Present: Anne Best Johnson (Chair), Sean Dougherty (Vice Chair), John Barnett (Secretary), Bob Choate, Jordana Barrack, Patrick Rowe, Jon Slutsky, and Conor Duffy.

Staff Present: Rebecca Everette, Community Development Director; Michael Whitley, Senior Planner; Samantha Mott, Senior Planner, Justin Currie, Planner II; Steven Rothwell, Civil Engineer II; Tawn Hillenbrand, Senior Planner, Frank Haug, Assistant County Attorney II, Lea Schneider, Environmental Health Planner Teresa Mollendor, Admin Staff, 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.

AMENDMENTS TO THE AGENDA

Barrack asked to have Consent ITEM No. 1 – ARAGON HOLDINGS SECOND REZONING, FILE NO. 22-ZONE3406 be moved as a Discussion item.

APPROVAL OF THE MINUTES FROM THE APRIL 19, 2022

Commissioner Dougherty moved, and Commissioner Choate seconded the motion to approve the April 19, 2023, minutes of the Larimer County Planning Commission as presented. Motion carried (6-0). Slutsky and Barnett abstained from voting.

CONSENT ITEMS

ITEM NO. 2 – JELLYSTONE PARK CAMPGROUND & RV RESORT REZONING, FILE NO. 22-ZONE3393

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

Applicant: Cathleen Rogers

Owner: DIV HTR Estes Park

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 approve the consent agenda. Commissioner Choate seconded the motion. Motion carried (8-0).*

DISCUSSION ITEMS

ITEM NO. 1 – COLORADO PARKS AND WILDLIFE BOYD LAKE CAMPGROUND LOCATION & EXTENT, FILE NO. 23-ZONE3438

Staff gave a presentation regarding the applicants' request for a Location and Extent review for Colorado Parks & Wildlife, Department of Natural Resources to expand an existing campground and upgrade the existing lift station on approximately 64 acres. The purpose of the Location and Extent review is to determine if a public use, structure, or utility proposed in unincorporated Larimer County conforms with the adopted Comprehensive Plan. Location and Extent review is required for the Colorado Department of Transportation, County, municipal or school shops and yards, public schools, public roads, public parks, trails, and trailheads, public ways, grounds and spaces, public buildings and structures, and utilities, whether public or privately owned. In this case, a Location and Extent review is required because the proposed project is an expansion of a campground located in a public park. Staff closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings, and Development Services Team Recommendations.

APPLICANTS PRESENTATION

Erik Grey mentioned the agency started in 2015 on a redevelopment plan for the park. They completed a series of public meetings and during the course of the year, they considered the public's comments. The redevelopment plan is an effort to take campsites that were built in the 1980s and make them bigger and more applicable to today's users and give the people the opportunity to get out. The plan will also improve ADA accessibility, it will provide full hookup sites as well as electric or tent pads and will try to accommodate all users that typically come to the campground.

PLANNING COMMISSION, STAFF, AND APPLICANT COMMENTS

The Planning Commission, Staff, and applicant commented the following:

- Due to the lift station already being completed with updates the public comment pushback was related to individuals wanting specific points and not to the development of the camp area. The redevelopment plan is broken up into an additional phase of eight to ten years. During each peak camping season, the campground will have all available sites open, and during the off-season, complete most of the construction with some sites available.

PUBLIC COMMENT

None.

PLANNING COMMISSION DISCUSSION:

None.

MOTION

Commissioner Dougherty moved that the Planning Commission adopt the following Resolution: *BE IT RESOLVED that the Planning Commission approve the Colorado Parks and Wildlife Boyd Lake Campground Location &*

Extent, File No. 23-ZONE3438, subject to the conditions of approval outlined in the staff report. Commissioner Barnett seconded the motion. Motion carried (8-0).

ITEM NO. 2 – ARAGON HOLDINGS SECOND REZONING, FILE NO. 22-ZONE3406

Staff gave a brief presentation regarding the applicants' request for a Rezoning request to amend the current Planned Development zoning to add Fleet Services as an allowed primary use, allow for multiple principals 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. The Aragon Holdings property at 516 N. Highway 287 is a 9.72-acre parcel in the Fort Collins Growth Management Area. The property was rezoned from O – Open and IH – Industrial Heavy to PD – Planned Development in 2021. The PD – Planned Development Zone district is used in Growth Management Areas and is intended to establish densities and uses consistent with the applicable supplementary regulations of the Growth Management Area. In this instance, the allowed uses in the existing PD zoning are a subset of the uses allowed in Larimer County's IH – Heavy Industrial Zone district. Uses on the property when the parcel was rezoned to Planned Development included industrial recycling, an auto salvage yard, an office, and a warehouse/storage building. The recycling yard received Special Review approval in 1978. One of the purposes of the 2021 rezoning to Planned Development was to change the status of the auto salvage yard, which operated on a portion of the property zoned O – Open, from nonconforming to conforming. Since the property was rezoned, a trucking business was established on the property. Trucking businesses are classified as Fleet Services in the Land Use Code. Fleet Services is not an allowed use in this Planned Development. One of the modifications being proposed with this second rezoning is a modification to allow Fleet Services with Site Plan Review approval. Other changes include an allowance to have multiple principals uses and multiple principal buildings on the same parcel. This would be consistent with other urban non-residential zoning 4 districts including CC – Commercial Corridor, CD – Commercial Destination, IL – Industrial Light, and IH – Industrial Heavy. The current Planned Development identifies a maximum building height of 40 feet, consistent with most zoning districts in unincorporated Larimer County. The RC – Rural Commercial and MU-C – Mixed-Use Commercial zoning districts allow a maximum building height of 45 feet and the maximum building height in the CD – Commercial Destination zoning district is 50 feet. Staff closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings, and Development Services Team Recommendations.

APPLICANTS PRESENTATION

Savanah Benedick-Welch stated the applicants will consider the concerns regarding the Batch Plant, impacts to Terry Reservoir to the East, and the ditch. The current use of the proposed project is a fleet service and during the Special Review phase, the applicant will also be considerate of the pedestrians and safety of the surrounding neighborhoods.

PLANNING COMMISSION, STAFF COMMENTS

The Planning Commission and staff commented the following:

- The four things related to this rezoning are modifying the uses to allow fleet services if they get approval through a Site Plan process, allowing multiple principal uses and principal buildings, and modifying the height restrictions that relate to the batch plant. The Fort Collins comprehensive plan, also known as the City Plan, includes a structure plan map with Land Use designations for the entire growth management area (GMA), including areas of unincorporated Larimer County. The structure plan designation for this site is suburban residential. Staff has found the proposed changes to the PD zoning remain consistent with what has previously been approved on the site and the former zoning. With the proposed project being within the Fort Collins GMA, a referral was sent to the City of Fort Collins but did not receive comments. Referrals were also sent to Larimer and Weld Reservoir Company, the Ditch Company but did not receive comments. The batch plant, back house, and silos would exceed the height of that existing Berm. The Concrete Plant issues regarding pedestrian crossing will be a concern for CDOT to address within their comments before moving forward with the Special Review phase.

PUBLIC COMMENT

None.

PLANNING COMMISSION AND STAFF DISCUSSION:

The Planning Commission and Staff discussed the following:

- The City of Fort Collins updated its comprehensive plan around the same time that the county last updated its comprehensive plan which was adopted in 2019 in the city of Fort Collins. There is a Mobile Home Park that is located within the proposed project area but is in the unincorporated Larimer County and not within the City Limits. There are several other manufactured housing communities a little bit farther down North College that are within city limits, but the one right at the intersection there at Terry Lake is still in Unincorporated Larimer County. Staff mentioned that after not receiving comments from the City of Fort Collins they would like to note that in 2021, when the property was rezoned to PD, referrals were sent to the City of Fort Collins, and the Park and Wildlife, and did not receive any comments. If staff does not receive comments, it is presumed that there are no concerns by the referral agency.

MOTION

Commissioner Dougherty 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 approval of the Aragon Holdings Second Rezoning, File No. 22-ZONE3406, subject to the conditions of approval outlined in the staff report. Commissioner Barnett seconded the motion. Motion carried 7-1

REPORT FROM STAFF

Staff mentioned that Jenny Axmacher has been hired as the new Larimer County Planning Manager and will be joining the following Planning Commission Hearing on June 21, 2023.

ADJOURNMENT

With there being no further business, the hearing adjourned at 7:01 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.