



Date: Wednesday, February 12, 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 SPECIAL 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

Consent Item

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

1. * Johnstown 1041 Raw Water Pipeline, File No. 24-ZONE3722

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

Request: 30-inch raw water pressurized transmission line, pump station, and necessary appurtenances.

Location: The proposed pump station is located adjacent to the existing pump station on the northern end of Lonetree Reservoir. The proposed alignment of the proposed raw water pipeline within unincorporated Larimer County runs northeast from the proposed pump station for 0.35 miles, east 0.37 miles to Pine Hill Dr., east for 0.64 miles paralleling Larimer County Road (LCR) 17 (42nd St), south on LCR 15H for 900 feet, east for 1.7 miles crossing the Consolidated Home Supply Ditch, Burlington Northern Santa Fe railroad, and State Highway 287, north for 1000 feet to State Highway 60, and east for 900 feet to Weld County Road 1.

Applicants: Doug Gossett, Engineering Director, Town of Johnstown, 450 South Parish Avenue, Johnstown, CO 80534

Development Services Team Recommendation: The Development Services Team finds that the request for the Johnstown Raw Water Pipeline meets the criteria found in Sections 10.9.1 and 10.10.1 of the Larimer County Land Use Code subject to the proposed conditions of approval which are intended to ensure compliance with staff and referral agency comments.

Discussion Items

1. Platte River Power Authority Rawhide 1041 Permit, File No. 24-ZONE3715

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

Request: A 1041 review of a permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for five (5) new aeroderivative combustion turbines (proposed natural gas, with potential for future conversion) and related infrastructure including an ammonia storage tank, wastewater storage tank, demineralized water tank, power distribution centers and a proposed water treatment facility. Also included in the application are substation buswork additions, transmission upgrades, and construction staging, laydown and storage yards. The

proposed construction area includes approximately 30 acres of the existing 4,590-acre site; approximately 32 additional acres are included in the application as laydown areas.

Location: 2700 E. County Road 82, Wellington, CO, 80549. Located approximately 9 miles northwest of the Town of Wellington and 2 miles west of I-25.

Applicants/Owners: Platte River Power Authority, 2000 E. Horsetooth Road, Fort Collins, CO, 80525.

Development Services Team Recommendation: The Development Review Team recommends approval of the application for a 1041 Permit for the Platte River Power Authority Rawhide 1041 Permit File No. 24-ZONE3715, subject to the recommended conditions of approval 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.