



Date: Wednesday, January 20, 2021
Time: 6:00 PM
Location: Virtual Hearing

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in a regular session on Wednesday, January 20, 2021, at 6:00 p.m. by virtual video. Commissioners Choate, Pontius, Miller, Dougherty, Best-Johnson, Barnett, Green, and Wallace attended virtually with Commissioner Choate presiding as Chairman. The Larimer County staff that attended virtually were Don Threewitt, Planning Manager; Jenn Cram, Planner II; Douglas May, Planner II; Samantha Lasher, Planner I; Frank Haug, Assistant County Attorney II; Traci Shambo, Senior Civil Engineer; Connor Sheldon, Civil Engineer I; Steven Rothwell, Civil Engineer II; Lea Schneider, Environmental Health Planner; 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.

APPROVAL OF THE MINUTES FROM THE BOARD OF COUNTY COMMISSION AND PLANNING COMMISSION JOINT LAND USE HEARING ON DECEMBER 7, 2020 AND DECEMBER 9, 2020

MOTION by Commissioner Barnett to approve the minutes.

Commissioner Wallace seconded the motion.

This received unanimous voice approval.

Motion passed 8-0

ACTION ITEMS

MOTION: *Commissioner Pontius moved that the Planning Commission adopt the following Resolution:*

BE IT RESOLVED that 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.

Commissioner Green seconded the motion.

Motion passed 8-0

ELECTION OF THE PLANNING COMMISSION VICE CHAIR

Commissioner Chairman Choate nominated Commissioner Barnett to complete previous Planning Commissioner Jensen's Vice chair term.

This received unanimous voice approval.

Motion passed 8-0

AMMENDMENTS TO THE AGENDA

None.

CONSENT ITEMS

ITEM #1 GOES FUNERAL SPECIAL REVIEW, FILE #20-ZONE2765: Ms. Cram gave a brief presentation regarding the applicants' request for a Special Review to approve an alkaline hydrolysis cremation process (water cremation) and additional office and storage space as part of an expansion to the existing funeral care and crematorium. Goes Funeral Care and Crematory has existed in Suite E for 20 of the 25 years that they have been in business providing care for deceased individuals and their families. Goes Funeral Care would like to expand their services into Suite D to include Alkaline Hydrolysis Cremation (Aqua, Water Cremation) bringing the total square footage of the business to 6,280 square feet. Aqua water cremation is a water-based process which breaks the body down to its mineral elements, much like traditional flame cremation, however combustion is absent. Many concerns regarding the cremation process are therefore eliminated. Water cremation has no carbon emissions, is cleaner and thus more eco-friendly than traditional cremation. Per Section 4.1.18.A.26. a crematorium is an Institutional Use that is allowed in the C-Commercial zone district with approval of a Special Review. Ms. Cram closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PLANNING COMMISSION COMMENTS

Commissioner Pontius asked what the cost difference between flame-based cremation and water-based cremation? Also, if the water-based cremation is successful will the flame-based cremation be retired?

Ms. Metzgar stated that there has not been an analysis completed but the water-based cremation will roughly be two times the cost due to the amount of equipment needed. They are also not considering retiring the flame-based cremation at this time.

Commissioner Wallace asked what the end product will be with the water-based cremation?

Ms. Metzgar stated the water-based cremation will have a similar end product as a flame-based cremation.

Commissioner Wallace asked how long a water-based cremation take to be completed?

Ms. Metzgar stated the water-based process they have chosen is estimated to be completed in between six to eight hours.

Commissioner Wallace asked if the water-based cremation uses heated water and chemicals?

Ms. Metzgar stated the water-based cremation will use heated water and some chemicals to help with the cremation process.

Chairman Choate asked how the water-based cremation water is discarded?

Ms. Metzgar explained they will be working with the Boxelder Sanitation District to recycle back into the wastewater system.

Commissioner Miller asked how many gallons of water will be used during one water-based cremation process?

Mr. Goes stated the amount of water is determined by the size of the deceased during the cremation.

Commissioner Best-Johnson asked if the Transportation Worksheet was completed?

Ms. Cram stated it was completed, reviewed, and approved by Connor Sheldon in Engineering.

PUBLIC COMMENT

None

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 approve the consent agenda.

Commissioner Best-Johnson seconded the motion.

VOTE

Commissioner Wallace, Barnett, Dougherty, Best-Johnson, Pontius, Green, Miller, and Choate

Motion passed 8-0

REPORT FROM STAFF

Mr. Threewitt stated that the Planning Commission Hearings will be conducted in-person and virtual starting February 17, 2021.

ADJOURN

With there being no further business, the hearing adjourned at 6:26 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.