

Date: Wednesday, August 18, 2021
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_UCZtmPTLRc2UCs2qEA2Orw

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in a session on Wednesday, August 18, 2021, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners Abbey Pontius attended virtually. Commissioners Anne Best-Johnson, Sean Dougherty, Patrick Rowe, Jordana Barrack, Gary Green, Bob Choate, and Nancy Wallace physically attended with Commissioner Anne Best-Johnson presiding as Chair. The Larimer County staff that physically attended were Lesli Ellis, Community Development Director; Don Threewitt, Planning Manager; Jenn Cram, Planner II; Douglas May, Planner II, Connor Sheldon, Civil Engineer I; Lea Schneider, Environmental Health Planner and Christina Scrutchins, Recording Secretary. The Larimer County staff that virtually attended were Frank Haug, Assistant County Attorney II

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 JULY 21, 2021, PLANNING COMMISSION HEARING

Commissioner Choate made an amendment to remove his second motion during the Election of the Planning Commission Chair, Vice Chair, And Secretary.

MOTION by Commissioner Dougherty to approve the amended minutes.

Commissioner Best-Johnson seconded the motion.

This received unanimous voice approval.

Motion passed 8-0

AMMENDMENTS TO THE AGENDA

None.

CONSENT ITEMS

ITEM #1 – CHANDLER REZONING, FILE NO. 21-ZONE2971: Mr. May gave a brief presentation regarding the applicants' request for a Request to rezone Part of Lot 1, Blk 7, Glen Haven Subdivision from CD - Commercial Destination to RR2 - Rural Residential. The property is located at the dead end of Crosier Mountain Trail in Glen Haven, Colorado. Property is located directly east of the business district of Glen Haven. All other properties in the surrounding area are either developed with single family residential uses or are vacant. The property is located on top of a steep ridge and the North Fork of the Big Thompson River flows to the east, north, and west. In deciding the application to amend the zoning map, the Planning Commission and the County Commissioners shall consider the approval criteria in 6.6.1.D and determine whether and the extent to which the proposed

amendment meets the following: Compatible with Surrounding Uses, Community Need or Public Benefit, Change of Circumstances Adequate Infrastructure, and Natural Environment. Mr. May closed the presentation with additional comments, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PLANNING COMMISSION COMMENTS

Commissioner Choate asked what the applicant's intention to do on the property.

Mr. May explained the applicant's intent is to build a new home as the primary residence on the property. The cabin that is currently on the property will be removed and the cabin that is on the West side of the property will be converted into a non-livable space.

PUBLIC COMMENT

None

ITEM #2 – SKOTT SUBDIVISION PRELIMINARY PLAT FILE NO. 19-LAND3866: Ms. Cram gave a brief presentation regarding the applicants' request for a Subdivision of a 7.97-acre parcel into two lots of approximately 5.37 and 2.58 acres each in the RR-2 – Rural Residential zone district. Appeals to the Land Use Code Articles 5.2.1.A.7 and 5.3.1.A. regarding lot depth-to-width ratio and public right-of-way required are also requested. The property is located between State Highway 34 to the north and West County Road 20 to the south at 415 North County Road 23H and currently has one single-family dwelling and a detached shop/garage and playhouse. Water service will be provided by the Little Thompson Water District which currently serves the existing single-family residence on proposed Lot 1. The existing residence is served by an on-site septic system, and an additional on-site septic system is proposed to service the new residence on Lot 2. The property currently takes access from the west side of North County Road 23H. The proposed access for both lots is via a shared access easement in the same location off North County Road 23H. Ms. Cram closed the presentation with additional comments, review criteria, the summary of the Development Services Team's Findings and Recommendation.

PLANNING COMMISSION COMMENTS

Commissioner Choate asked if Ms. Cram could confirm where the dedication will be made for the 30-feet of Right-of-Way.

Ms. Cram stated it would be located along the Northern property line.

Mr. Sheldon explained that the intent for the Right-of-Way is to allow future expansion for additional development to the north.

Commissioner Choate wanted to confirm that the Appeal is to allow the applicants access where they already currently take access.

Ms. Cram confirmed and added to also minimize disturbance.

PUBLIC COMMENT

None

PLANNING COMMISSION DISCUSSION:

None

MOTION

Commissioner Choate 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 Dougherty seconded the motion.

VOTE

Commissioner Wallace, Pontius, Choate, Dougherty, Rowe, Barrack, Green, and Best-Johnson.

Motion passed 8-0

REPORT FROM STAFF

Ms. Cram updated the Planning Commission on a possible additional Work Session and Hearing regarding the Land Use Code in the month of September. The date included the following: September 22, 2021 – Planning Commission Hearing with a Work Session following, and/or September 29, 2021 – Possible Continued Work Session from September 22, 2021. The majority of Commissioners would like to push through on September 22 with September 29 as a back up if additional time is needed.

Ms. Ellis asked if any of the Planning Commission would be attending the Estes Valley Comprehensive joint session on September 26, 2021.

ADJOURN

With there being no further business, the hearing adjourned at 6:41 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.