

Date: Wednesday, September 22, 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_lb9etBBCQD6B8iXRiq-v6w

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

Amendments to the Agenda

Consent Items

1. Olander Farms Special Review, File No. 20-ZONE2691

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: The applicant requests Special Review approval for a value added agricultural processing operation. (This is an expansion to the Olander Farms Minor Special Review, File#15-Z1994.)

Location: Located on the north side of Highway 60 approximately 3/4 mile east of County Road 11; 3555 E. Hwy 60, Loveland, CO.

Applicant: Todd Olander 3853 County Road 14 Loveland, CO 80537

Owners: Steve and Marsha Olander 3853 County Road 14 Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the Olander Farms Special Review, File #21-LAND4085, subject to the conditions outlined in the staff report.

Discussion Items

1. Land Use Code Amendments to Article 13.0. Estes Valley Supplemental Regulations, File No. 21-CODE0261

Staff Contacts: Lesli Ellis, AICP, Community Development Director

Applicants: Community Development Department

Community Development Department Recommendation: The Community Development Department recommends that the Planning Commission recommend to the Board of County Commissioners approval of the request to amend Article 13.0. Estes Valley Supplemental Regulations as presented during the hearing and contained in Attachment B to:

1. Amend Sub-Section 3.3.5.B.2 a. of Section 3.3.5. Commercial Uses by adding language denoting that Preexisting Lodging Facilities as allowed in the EV A and EV-A zone districts within the Estes Valley Planning Area are note to this section of the Land Use Code and exempting them from the restriction of short-term rentals more than one per property.
2. Amend Article 13.0 Supplemental Regulations for the Estes Valley by:
 - a. Adding to the Zoning District tables, Table 13-1 and 13-4: (a) Preexisting Lodging Facilities as a permitted Use by Right in the EV A and EV A-1 zone districts, and (b) the Townhome Project use by Administrative Special Review to the EV RM and EV A and EV A-1 zoning districts.
 - b. Amending the Use Regulations by adding: (a) Sub-Section 13.6.A., Townhome Project to Section 13.6., Use Regulations for the Estes Valley, and (b) Sub-Section 13.6.D., Preexisting Lodging Facilities, including requirements for inspections, registration, and site development standards.

- c. Renumerating Sub Section 13.6.1., Specific Use Standards because of that addition.
- d. Adding to 13.8 Definitions: (a) the term “Preexisting Lodging Facilities” to Sub-Section 13.8.2.C.2. Accommodations, Low Intensity, and (b) the term “Townhome Project” to Sub-section 13.8.2.C.29.b, and other minor edits in 13.8.3.

2. Land Use Code Amendments to Article 4.0. Development Standards and Article 20.0. Rules of Interpretation and Definitions, File No. 21-CODE0258

Staff Contacts: Matt Lafferty, AICP, Principal Planner

Applicants: Community Development Department

Community Development Department Recommendation: The Community Development Department recommends that the Planning Commission recommend to the Board of County Commissioners approval of the request to amend Article 4.0. Development Standards and Article 20.0. Rules of Interpretation and Definitions to:

1. Add allowances to Sub-Sections 4.2.1.C.3.d. Off-Street Parking and Loading and 4.2.1.C.3.e. Landscaping of Section 4.2 Applicability regarding requirements for minor expansions and changes of use,
 - a. Repeal and replace Section 4.6. Off-street Parking and Loading,
 - b. Repeal and replace Section 4.7. Landscaping, and
 - c. Repeal and replace Section 4.8. Adjacency and Buffering, and
2. Amending Section 20.3. Other Terms Defined by adding definitions for Agricultural Fencing, Entrance and Exit, Electric Vehicles, Soil Amendments, and Understory Landscaping as presented during the hearing and contained in Attachment B.

3. Land Use Code Amendments to Article 3.0. Use Regulations and Article 20.0. Rules of Interpretation and Definitions, File No. 21-CODE0256

Staff Contacts: Jenn Cram, AICP, Planner II

Applicants: Community Development Department

Community Development Department Recommendation: The Community Development Department recommends that the Planning Commission recommend to the Board of County Commissioners approval of the request to amend Article 3.0. Use Regulations and Article 20.0. Rules of Interpretation and Definitions to:

1. Amending Article 3.0 Use Regulations by:
 - a. Amending Section 3.2 Table of Allowed Uses,
 - b. Amending Section 3.3 Use Specific Standards, and
 - c. Amending Section 3.5 Temporary Uses and Structures, and
2. Amending Article 20 Rules of Interpretation and Definitions by:
 - a. Amending Section 20.2 Definitions of Use Categories and Specific Use Types by adding or amending definitions of Primitive and Modern Campgrounds, Recreational Vehicle Park and Recreational Vehicle, and
 - b. Amending Section 20.3 Other Terms Defined by adding definitions of Sanitary Facility and Sanitary Waste Station as presented during the hearing and contained in Attachment B.

Reports From Staff

Adjourn

Work Session

1. Housing Types and Affordability Regulations
2. Urban Agriculture and the Keeping of Livestock Regulations
3. 1041 Regulations