



Date: Wednesday, July 20, 2022
Time: 6:00 PM
Location: In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link:
https://larimer-org.zoom.us/webinar/register/WN_3guE4ii0TnW6l9tXEMv5tg

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in a session on Wednesday, July 20, 2022, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners John Barnett, Jordana Barrack, Sean Dougherty, Gary Green, Anne Johnson, Patrick Rowe, and Jon Slutsky physically attended with Commissioner John Barnett presiding as Chairman. The Larimer County staff that virtually attended were Lea Schneider, Environmental Health Planner and Laurie Clark, Engineering. The Larimer County staff that physically attended were Don Threewitt, Planning Manager; Doug May, Planner II; Conner Sheldon, Civil Engineer I; 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 MAY 18, 2022, PLANNING COMMISSION HEARING

MOTION by Commissioner Best Johnson to approve the minutes.

Commissioner Barrack seconded the motion.

This received unanimous voice approval.

Motion passed 8-0

AMMENDMENTS TO THE AGENDA

None

CONSENT ITEMS

ITEM #1 – JONES CONSERVATION DEVELOPMENT, FILE NO. 21-LAND4133: Mr. May, gave a brief presentation regarding the applicants' request for a Preliminary Plat review for a Conservation Development to divide a 35.1-acre parcel into two lots at approximately 10-acres and 25.1-acres including a 6.98-acre building envelope, located in the O – Open zoning district. The property is located on the west side of Golden Valley Road, approximately .2 miles south of the intersection of Golden Valley Road and West County Road 18. Mr. May closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PLANNING COMMISSION COMMENTS

The Planning Commission discussed the following:

- Page four of the packet, the applicant indicated that they have contacted the Division of Water Resources

to pursue a well for water services.

- Page 8 Article 5.2 states, “As previously discussed, the two (2) proposed residential lots would measure 0525000030”. The 0525000030 should not be the parcel number of the property but the size of the lot.
- Page 28, Warranty Deed, that is included in the packet is not the most current record of ownership.

The Larimer County Staff stated the following:

- The statement the applicant indicated, “that they have contacted the Division of Water Resources to pursue a well for water services”, is no longer valid and will be revised from the packet when presented to the Board of County Commissioners.
- Page 8 Article 5.2 will be corrected in the packet before it is presented to the Board of County Commissioners.
- The Warranty Deed that was in the packet was reviewed and noted.

PUBLIC COMMENT

None.

MOTION

Commissioner Best Johnson 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 Jones Conservation Development, File No 21-LAND4133, subject to the conditions listed on the staff report and the recommended amendments made by the Planning Commission.

Commissioner Dougherty seconded the motion.

VOTE

Commissioner Choate, Green, Dougherty, Best Johnson, Rowe, Slutsky Barrack, and Chair Barnett voted in favor of the motion.

Motion passed 8-0

ELECTION OF THE PLANNING COMMISSION CHAIR, VICE CHAIR, AND SECRETARY

MOTION

Commissioner Dougherty moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission table the Election of the Planning Commission Chair, Vice Chair, and Secretary item to August’s or September’s Planning Commission Hearing until all Planning Commissioner positions are filled.

Commissioner Choate seconded the motion.

VOTE

Commissioner Barrack, Pontius, Dougherty, Wallace, Barnett, Miller, Best-Johnson, and Chair Barnett

This received unanimous voice approval

Motion passed 8-0

Commissioner Choate nominated Commissioner Dougherty to be the temporary Secretary till the Election of the Planning Commission Chair, Vice Chair, and Secretary can be voted on.

This received unanimous voice approval.

Motion passed 8-0

REPORT FROM STAFF

Mr. Threewitt informed the Planning Commission of the American Planning Association of Colorado Conference that will be held on September 28, 2022, through September 30, 2022, in Vail, Colorado.

ADJOURN

With there being no further business, the hearing adjourned at 6:16 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.