

Date: Wednesday, November 20, 2024
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_KXG36s4UTISCdhzd-7bPdQ

PLANNING COMMISSION HEARING MINUTES

The Larimer County Planning Commission met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Wednesday, November 20, 2024, at which time the following business was transacted.

Board Members Present: Patrick Rowe, Conor Duffy, Jordana Barrack, Shelby King, Nick Casady, Jon Weiss, and Adam Eggelston.

Staff Present: Lesli Ellis, CPIR Director; Jenny Axmacher, Planning Manager; Amy White, Code Compliance Supervisor; Samantha Lasher, Planner II; Danielle Reimanis, Planner I; Justin Currie, Planner II; Traci Shambo, Senior Civil Engineer; David Pringle, Civil Engineer I; Christine Luckasen, Assistant County Attorney I; Melissa Bruski, CIRT; Ryane Oswandel, CIRT; and Christina Scrutchins, Recording Secretary.

AMENDMENTS TO THE AGENDA

None.

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 OCTOBER 16, 2024

Commissioner Duffy moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission approve the October 16, 2024, minutes of the Larimer County Planning Commission. Commissioner King seconded the motion. Motion carried (7-0).

TABLED ITEMS TO DECEMBER 18, 2024

MOTION

Commissioner Duffy moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission table the Technical Update to Article 4.10, Exterior Lighting, of the Land Use Code, File No. 24-CODE0281 to December 18, 2024. Commissioner Weiss seconded the motion. Motion carried (7-0).

CONSENT ITEMS

ITEM NO. 1 - FISHER SUBDIVISION, FILE NO. 23-LAND4377

ITEM NO. 2 - FORT COLLINS-LOVELAND WATER DISTRICT LOCATION AND EXTENT, FILE NO. 24-ZONE3711

MOTION

Commissioner Duffy 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 approval of the consent agenda. Commissioner Weiss seconded the motion. Motion carried (7-0).

DISCUSSION ITEMS

ITEM NO. 1 – MANUFACTURED HOUSING PARK PRESERVATION (MHP-P) ZONING DISTRICT, FILE NO. 24-CODE0279

[View Staff Presentation](#)

PLANNING COMMISSION AND STAFF COMMENTS

Commissioner Weiss inquired about compliance issues with mobile home parks, noting that rezoning might not address all noncompliance problems. Weiss asked whether compliance issues other than zoning violations exist and sought clarification about the overall approach.

Staff Member Reimanis acknowledged Weiss's concerns, explaining that rezoning is just one tool to address compliance issues but not a comprehensive solution. Other problems, such as building code and use-specific standard violations, might persist despite zoning changes. Reimanis emphasized that the primary goal of the rezoning effort is to preserve affordable housing.

Staff Member Lasher elaborated on the different types of noncompliance—use, building, and zoning violations—and clarified that rezoning would make parks compliant in terms of use but not necessarily resolve all other issues. Lasher explained that any expansion or changes to parks would be evaluated under current standards.

Weiss requested a summary of the top compliance issues.

Staff Member White identified common violations, including carports, sheds, and additions constructed too close to boundaries, often violating building codes but not zoning regulations. White mentioned efforts to address life safety issues, such as ensuring egress windows are not blocked.

Weiss then questioned whether developers could choose between two zoning designations when building new parks in the future.

Lasher stated that zoning decisions would depend on the property and context, evaluated case-by-case. Weiss raised concerns about whether new zoning might deter park expansion due to stricter standards. Lasher responded that the county aims to balance safety and compliance without overly burdening park owners. Lasher cited a recent example of a park expansion where only applicable standards were enforced.

Reimanis added that expansion standards in the proposed Mobile Home Preservation (MHP) zoning would be similar to current standards, emphasizing that the zoning's purpose is to prevent resident displacement.

Weiss also asked about legislative rezoning procedures. Lasher explained that rezoning could occur as a group or individually, with community outreach and planning commission review. Staff Member Axmacher noted the distinction between legislative and voluntary rezoning.

Commissioner Eggleston asked how many parks had been lost due to redevelopment. Lasher did not have specific county data but referenced two parks in Fort Collins that had been redeveloped. Eggleston also questioned whether the new zoning could prevent resident displacement or reduce negative impacts, such as requiring residents to remove additions.

Reimanis acknowledged that the zoning could not guarantee against displacement or rent increases, as these depend on park owners. Axmacher added that the zoning is a cost-effective and easily implemented tool to help prevent displacement, though other, more expensive options exist.

Commissioner Rowe asked about development or redevelopment within growth management areas (GMAs). Lasher explained that legislative rezoning would not trigger annexation but would involve collaboration with local jurisdictions, such as Fort Collins, which already has a preservation program. Axmacher noted the county's zoning district aligns with Fort Collins' program to ensure compatibility.

Commissioner Duffy inquired about avenues for park owners to challenge compliance issues. White confirmed that owners could appeal to the Board of Appeals, particularly for building or setback violations.

PUBLIC COMMENT

None.

PLANNING COMMISSION DISCUSSION:

Commissioner King thanked staff for the presentation and emphasized the importance of manufactured housing as a critical supply of affordable housing, with 22 million manufactured homes in the U.S. comprising about 7% of the housing stock. King noted the median income of manufactured homeowners is significantly lower than that of single-family homeowners, making these communities vital for those in need of affordable housing. King highlighted concerns about closures of parks nationwide and the increasing involvement of large investment companies like Blackstone and Carlyle Group, which has further endangered affordability. King supported the zoning measure, noting that while it cannot stop these broader trends, it demonstrates the community's support for manufactured housing. King emphasized the importance of doing what can be done to preserve affordable housing and expressed support for the measure despite compliance issues, voting in favor of it.

Commissioner Eggleston expressed reservations about the proposal, stating that adding a new zoning district increases complexity, which could delay approvals and raise costs, thereby harming affordability. Eggleston voiced concerns about insufficient guarantees or mechanisms to address risks to tenants and park owners. Eggleston also noted the uncertainty introduced by waiting for Phase 2 and the fear residents might feel about potential displacement due to compliance issues. Eggleston concluded that the proposal does not adequately address these issues and does not see a significant need for it in Larimer County, voting against it.

Commissioner Weiss agreed with both King and Eggleston but stated concerns about adding unnecessary bureaucracy. Weiss questioned whether creating a second zoning district would genuinely secure parks or might inadvertently encourage owners to redevelop or sell their properties. Weiss expressed skepticism about the proposal's effectiveness in providing security to parks and voted against it.

Commissioner Rowe countered Weiss's concerns, emphasizing that the intent of the new zoning district is to make redevelopment more difficult by limiting alternative uses. Rowe argued that rezoning parks into the new district ensures their primary use as mobile home parks, aligning with the master plan's housing goals. While skeptical about affordability claims due to predatory practices in the industry, Rowe supported the measure to preserve an important housing option, acknowledging the challenges faced by these communities.

Commissioner Barrack commended staff for their efforts and expressed gratitude for King's statistical insights. Barrack acknowledged existing equity models where residents own homes but rent the land and supported the zoning proposal for preservation purposes. While uncertain about whether legislative rezoning should apply universally or be evaluated individually, Barrack leaned in favor of the measure.

Commissioner Rowe elaborated on equity issues, noting that while homeowners often own their homes and rent the land, escalating lot rents erode equity gains. Rowe highlighted the challenges associated with these communities but supported the measure as an important housing option despite its limitations.

Commissioner King added that most manufactured housing residents own their homes but rent the land, making it difficult for them to relocate due to legal and financial constraints. King stressed the predatory nature of the land-lease system and the vulnerability of residents, many of whom cannot afford alternatives. King emphasized

the importance of taking steps to preserve these communities to prevent homelessness, even if the housing does not comply with all codes.

Commissioner Weiss reiterated the concern that creating a second zoning district complicates the situation and may inadvertently discourage park owners from maintaining their properties. Weiss expressed skepticism about the measure's ability to provide meaningful security and doubted its short-term benefits.

Commissioner Casady noted that Larimer County has 44 mobile home communities comprising about 5,000 lots and acknowledged that the measure is a tool, not a comprehensive solution. Casady expressed support for the measure, understanding that further steps may be needed in the future.

MOTION

Commissioner Duffy moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommend approval of the Manufactured Housing Park Preservation (MHP-P) Zoning District, File No. 24-CODE0279. Commissioner King seconded the motion. Motion carried (5-2).

ITEM NO. 2 – LARIMER COUNTY WATER MASTER PLAN, FILE NO. 24-CODE0280

[View Staff Presentation](#)

PLANNING COMMISSION AND STAFF COMMENTS

Commissioner Duffy expressed gratitude to Staff Member Ellis and the entire team, highlighting the fantastic work done on water discussions. Duffy reflected on how the first year on the planning commission did not include discussions about water and thanked Staff Member Axmacher for bringing it into focus. Duffy praised Danielle's contributions and noted that this effort is just the first step in a broader effort to protect water resources in Larimer County.

Commissioner Rowe echoed Duffy's sentiments, commending the team for their extensive efforts and the thorough roadmap presented. Rowe acknowledged water as a critical resource and noted the importance of identifying the county's role in water management. Rowe highlighted the county's ability to act as a convener and provide support for various efforts. Rowe expressed appreciation for the work product and emphasized the value of public engagement throughout the process, calling it an excellent starting point.

Commissioner Barrack also praised the team, expressing admiration for the polished and accessible document that compares favorably to the Colorado Water Plan in terms of readability for the average citizen. Barrack agreed with the team's prioritization of focus areas, noting that other partners in the county are already making progress in areas not prioritized. Barrack highlighted the practicality of the county's focus and specifically thanked Staff Member Reimanis for their hard work and contributions, describing it as a pleasure to collaborate on the project.

PUBLIC COMMENT

None.

PLANNING COMMISSION DISCUSSION:

None.

MOTION

Commissioner Barrack moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission approve the Larimer County Water Master Plan, File No. 24-CODE0280, as an element

of the Comprehensive Plan, with strategy timeframes in the action plan subject to the Board of County Commissioners input on properties at approval. Commissioner King seconded the motion. Motion carried (7-0).

REPORT FROM STAFF

Staff Member Axmacher provided an update, noting that during the work session it was discussed that a minor code amendment would be brought forward to address the state licensing of natural medicine. Axmacher confirmed this amendment will be presented next month. Axmacher mentioned reviewing Weld County's proposed language update, which was deemed a good strategy to inform Larimer County's approach. Additionally, Axmacher stated that the lighting code, tabled during the current meeting, will also be addressed in the near future.

Axmacher then asked the chair and the Commission if it would be helpful to receive updates at the end of each meeting on the outcomes of cases discussed in prior meetings, offering to provide those updates if desired.

Commissioner Rowe agreed with the proposal.

Staff Member Axmacher provided an update on three cases from the prior meeting: the New Cell Tower at 475 High Lonesome Road (File No. 24-WCF0141), the LPCO LLC Rezoning (File No. 24-ZONE3611), and the Oldcastle APG West Inc Special Review & Appeal (File No. 23-ZONE3541). Axmacher confirmed all three cases were approved by the Board of County Commissioners.

ADJOURN

With there being no further business, the hearing adjourned at 7:11 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.



PLANNING COMMISSION HEARING

November 20, 2024

Manufactured Housing Park Preservation (MHP-P)
Zoning District, File No. 24-CODE0279
Staff Presentation



LARIMER COUNTY MANUFACTURED HOUSING PARK PRESERVATION (MHP-P) ZONING DISTRICT

**NOVEMBER 20, 2024
PLANNING COMMISSION**

**DANIELLE REIMANIS, PLANNER I
SAM LASHER, PLANNER II**



PURPOSE AND GOALS OF MHP-P



Purpose:

- Larimer County intends to create a new zoning district, the Manufactured Housing Preservation District (MHP-P) to maintain affordability as well as preserve natural alternative housing opportunities and strong communities

Goals:

- Creates new tool in order to preserve these existing manufactured housing parks
- Encourages manufactured housing as the primary use in the zoning district
- Reduces likelihood of park closure due to redevelopment and protects residents from being displaced

ALIGNMENT WITH THE LARIMER COUNTY COMPREHENSIVE PLAN



CHAPTER 3: POLICY FRAMEWORK

H1. Housing Needs

Larimer County supports the development of safe, decent, and attainable housing types and choices to meet the needs of its residents.

1.3. Develop initiatives that **preserve current attainable housing stocks** and ownership options that will minimize displacement of residents living in communities threatened by redevelopment or changes in ownership.

H2. Housing Diversity

Larimer County encourages a diversity of housing types necessary to meet the need for identified housing choices.

2.1. Create flexibility and ensure that the Land Use Code provides opportunities for a diversity of housing options including cohousing, accessory dwelling units, tiny homes, manufactured/ modular homes, recreational vehicles/trailers/tiny homes on wheels, mixed use, and other innovative housing options where adequate infrastructure is available or is planned.

2.2. Work with municipalities to address tools for and needs of mobile home park residents



INTENT STATEMENT (ARTICLE 2.5.2)

Proposed Intent Statement for the MHP-P Zoning District

The MHP-P district is designed to protect parcels with existing manufactured housing parks in order to preserve natural alternative housing opportunities. This district is intended to support existing manufactured housing communities as the primary residential use and allow for other complementary uses which primarily serve residents of manufactured housing communities.



PROJECT PHASES

Phase 1: Now

- **Adoption of the MHP-P zoning district**
 - Manufactured housing park inventory
 - Community outreach
 - October work session with Planning Commission/Board of County Commissioners
 - No properties will be directly affected/rezoned with this Phase
 - No evaluation of Building/Zoning compliance issues has been conducted

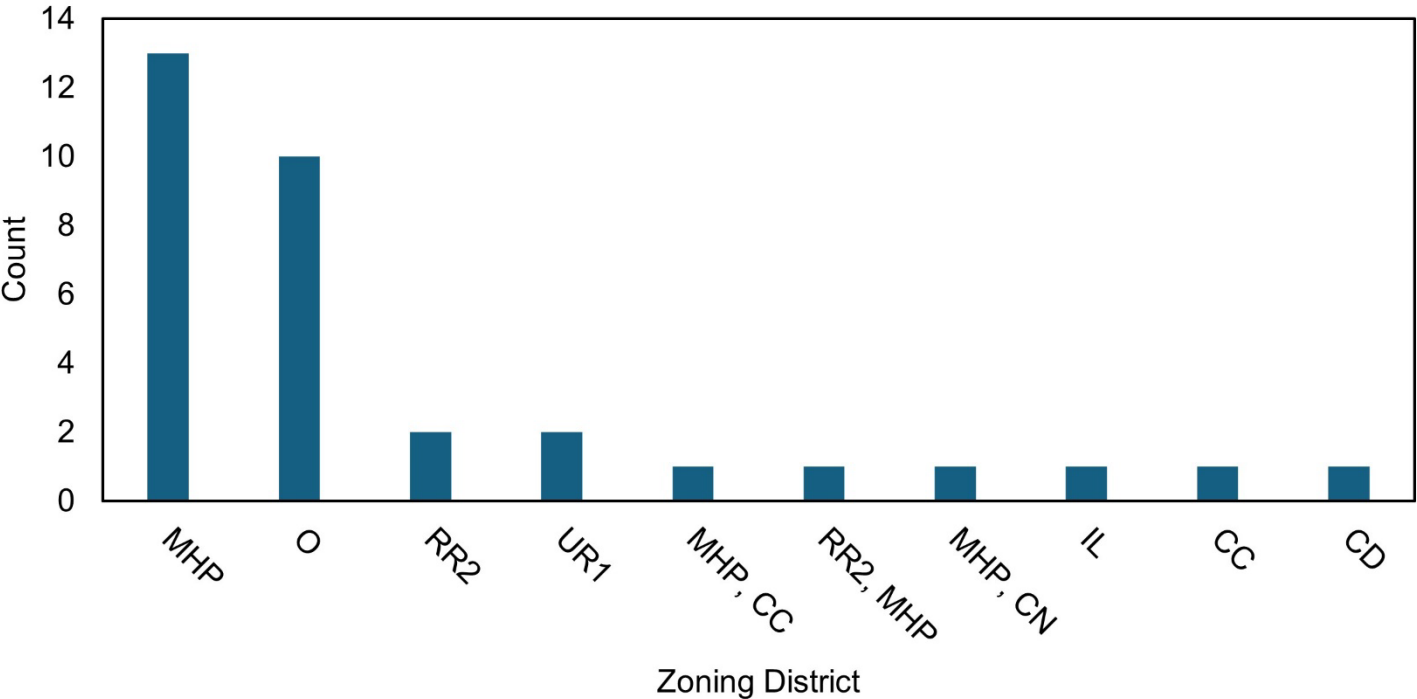
Phase 2: 2025 & Beyond

- **Implementation of the MHP-P zoning district through Legislative Rezoning**
 - Further evaluation of Phase 2 to come



BACKGROUND - INVENTORY

ZONING DISTRICT OF MANUFACTURED HOME PARKS WITHIN UNINCORPORATED LARIMER COUNTY



Abbreviation	Zoning District
MHP	Manufactured Housing Park
O	Open
RR-2	Rural Residential
UR-1	Urban Residential
CC	Commercial Corridor
CN	Commercial Neighborhood
IL	Industrial Light
CD	Commercial Destination

Currently, only the MHP zoning district allows for Manufactured Housing Parks as a permitted Principal Use

SUMMARY OF LAND USE CODE CHANGES



- MHP-P limits allowed Principal, Accessory, and Temporary Uses - focusing on supporting residents and preserving communities.
 - **Principal:** Manufactured Housing Parks, Group Homes, Day Care Centers, Telecommunication Facilities, Community Gardens, etc
 - **Accessory:** Backyard Poultry, Outside Storage of Vehicles, etc
 - **Temporary:** Temporary RVs, etc
- Match Lot and Building standards to the existing MHP zoning district
- No changes proposed to:
 - Article 3.3.3.F. Manufactured Housing Park Use-Specific Standards (would be applied to expansion of existing parks)
 - Manufactured Housing Park and Manufactured Home definitions

BENEFITS



- Preserves natural alternative housing opportunities
 - Maintains stability for residents
- Addresses goals within Comprehensive Plan
- Brings existing nonconforming parks into compliance with regards to use
- Increases public awareness and support



ADDITIONAL MATERIALS



ATTACHMENT A: Proposed MHP-P Zoning District Land Use Code Modifications

ATTACHMENT B: Community Engagement Supporting Materials

ATTACHMENT C: Article 3.3.3.F Manufactured Housing Park Use Specific Standards



RECOMMENDATION AND SUGGESTED MOTION

Staff Recommendation: Planning staff recommends Approval of the Adoption of the Manufactured Housing Park Preservation Zoning District, File No. 24-CODE0279.

Suggested Motion: I move that the Planning Commission recommend Approval of the Adoption of the Manufactured Housing Park Preservation (MHP-P) Zoning District, File No. 24-CODE0279, to the Board of County Commissioners.

THANK YOU!



Contact Information

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www.larimer.gov/planning/MHP-Preservation



PLANNING COMMISSION HEARING

November 20, 2024

Water Master Plan, File No. 24-CODE0280
Staff Presentation



ADOPTION DRAFT OF THE WATER MASTER PLAN

PLANNING COMMISSION HEARING

NOVEMBER 20, 2024



Danielle Reimanis

Water Master Plan Coordinator

Lesli Ellis

Director of Community, Planning,
Infrastructure, and Resources

PURPOSE

The Water Master Plan outlines the County's role in:

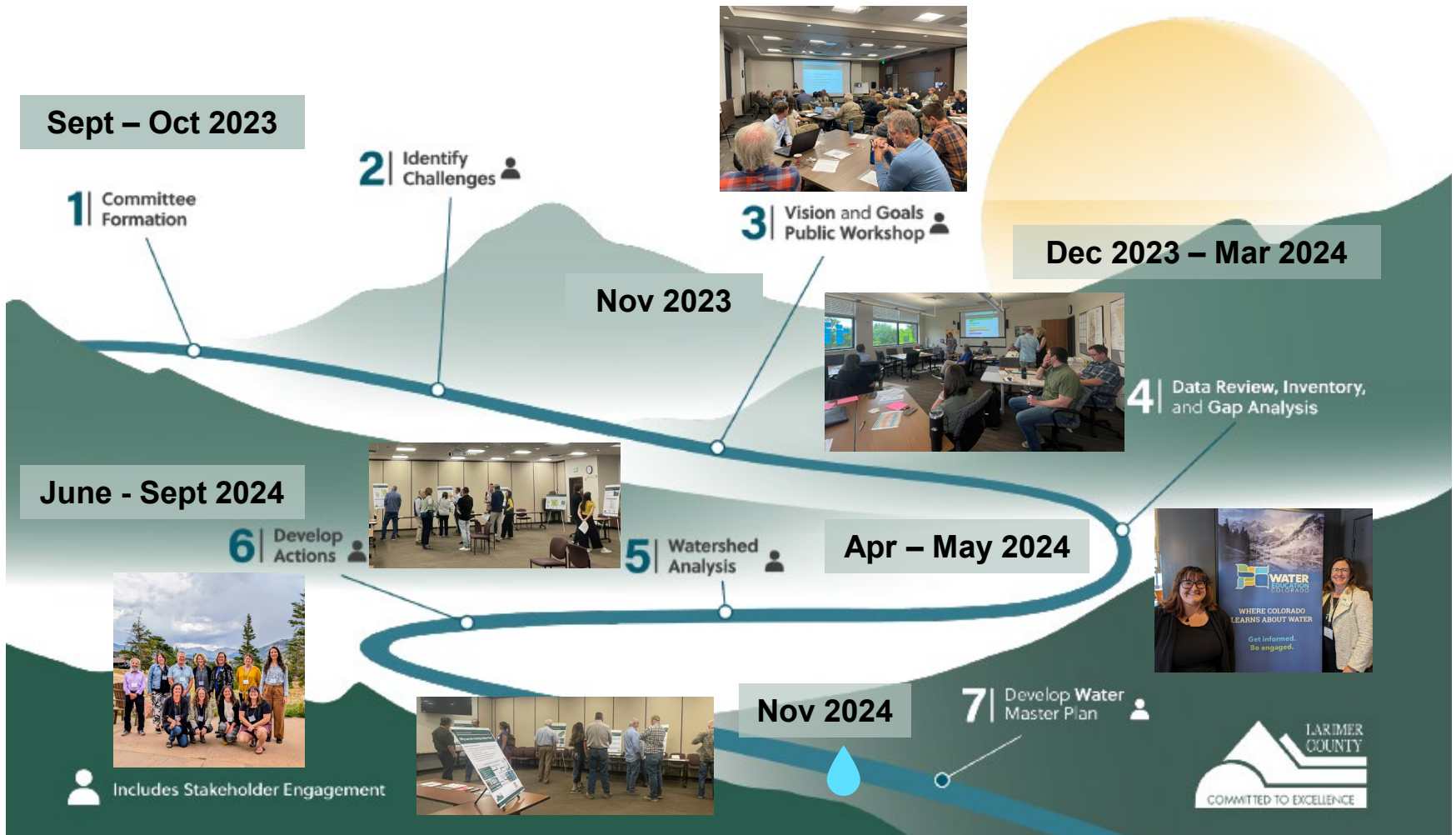
- Supporting **water conservation**
- Protecting **watershed health**
- **Collaborating** with water providers and stakeholders to address **water supply challenges**
- **Mitigating hazards**
- Ensuring long-term **water security** for the community and region

If adopted, the Water Master Plan will become an element of the **Comprehensive Plan**

Many thanks to:



ROADMAP



THE PLAN

Chapter One

- Why is Larimer County developing a Water Master Plan?

Chapter Two

- Identifying Challenges

Chapter Three

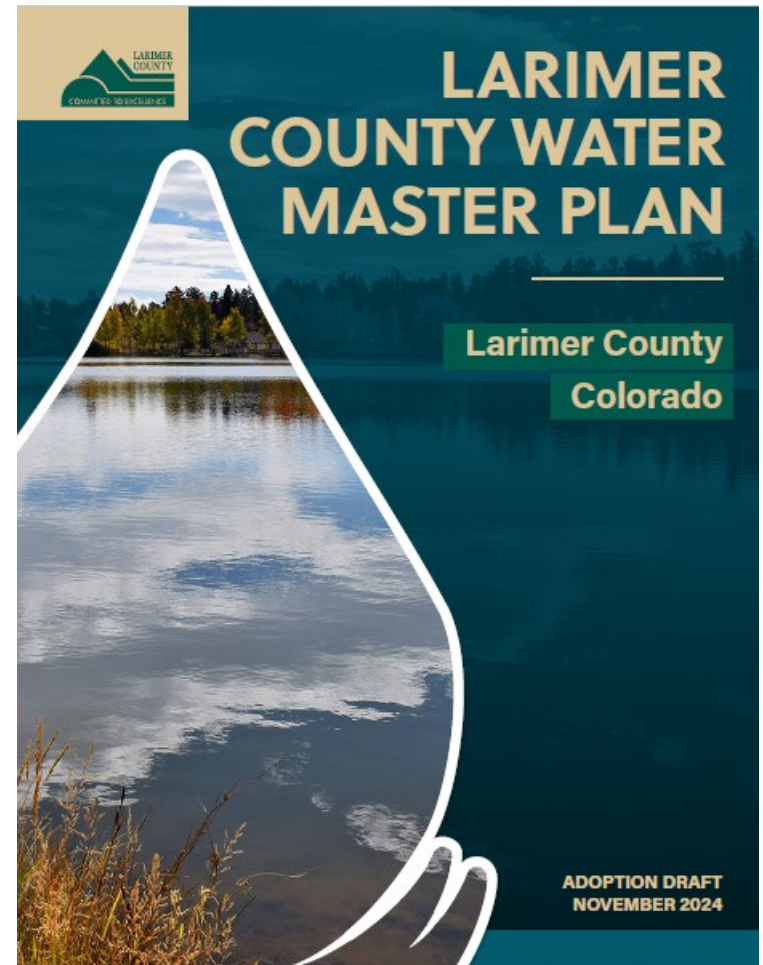
- Vision and Goals

Chapter Four

- Focus Areas

Chapter Five

- The Strategies



CH. 5 STRATEGIES (TIMEFRAME)

- 1. Integrate Water Plan Strategies and Actions into Related County Plans (1-5 Years)***
- 2. Support Fuel Reduction Outcome (Ongoing)**
- 3. Support Watershed Health Outcomes (Ongoing)**
- 4. Water Security (1-5 Years)***
- 5. Protecting Water Supplies (1-2 Years)**
- 6. Improve Water Efficiency and Conservation (1-6 Years)**
- 7. Protecting Water to Promote a Viable Agricultural Economy (3-10 Years)***
- 8. Growing Water Smart (3-10 Years)**
- 9. Public Education & Resource Clearinghouse (1-2 Years)**
- 10. Address Water Quality and Water Efficiency in Disproportionately Impacted Communities (3-10 Years)***

Changes From Last Draft: Minor wordsmithing, partners added, strategies will be prioritized and timeframes readdressed per Board of County Commissioners recommendations(*).

ADOPTION

Planning Commission Hearing for Adoption

TODAY: Wed. Nov. 20, 2024

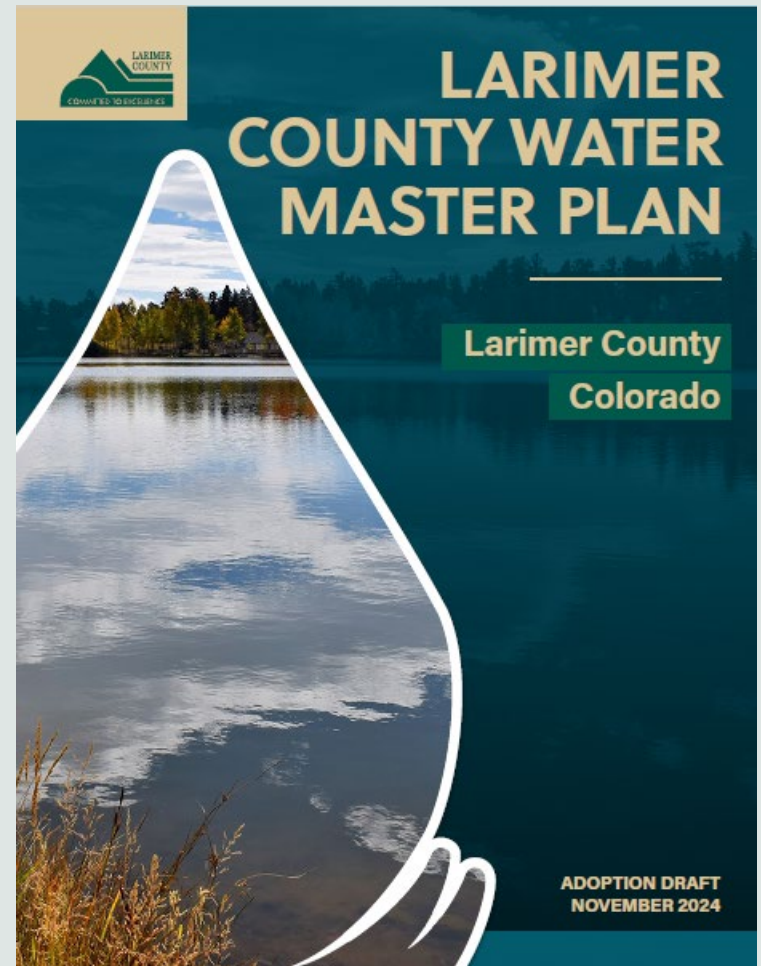
Land Use Hearing for Approval

Mon. Dec. 9, 2024

Please find all materials online at:



larimer.gov/planning/water



SUGGESTED MOTION

I move that the Planning Commission adopt the Water Master Plan, File #24-CODE0280, as an element of the Comprehensive Plan, with strategy timeframes in the action plan subject to the Board of County Commissioners input on priorities at approval.

THANK YOU

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larimer.gov/planning/water

