



Date: Wednesday, October 16, 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 ADDENDUM AGENDA

Call to Order

Pledge of Allegiance

Amendments to the Agenda

Public Comment on the County Land Use Code or Regarding Relevant Land Use Matters not on the Agenda or Future Proposals

Approval of Minutes

– September 18, 2024

Consent Items

*Will not be discussed unless requested by Commissioners or members of the audience.

1. * New Cell Tower at 475 High Lonesome Road Special Review, File No. 24-WCF0141

Staff Contacts: Jared Seay, Planner I

Request: The applicant requests Special Review approval for a new 199' self-support wireless tower and facility in the O-Open zone district.

Location: 475 High Lonesome Road, Livermore, CO 80536

Applicants: Shannon Morrelli, Maverick Towers, Inc., 1815 N 11th St Boise, ID 83702

Owners: Jennifer & Joshua Golden, 475 High Lonesome Rd. Livermore, CO 80536

Development Services Team Recommendation: The Development Services Team recommends approval of the New Cell Tower at 475 High Lonesome Road Special Review, File No. 24-WCF0141, subject to the conditions outlined in the staff report.

Discussion Items

1. LPCO LLC Rezoning, File No. 24-ZONE3611

Staff Contacts: Michael Whitley, AICP, Planning, David Pringle, Engineering Department, Lea Schneider, Department of Health and Environment

Request: A request to rezone a 5.0-acre parcel from O – Open to PD – Planned Development. The proposed PD zoning would allow a Sawmill, Fleet Services, a Detached Single-Unit Dwelling, accessory uses to that dwelling, and would allow multiple principal uses on the parcel

Location: 2316 & 2318 W County Road 54G, Fort Collins; located on the north side of W County Road 54 G approximately one-quarter mile west of N Taft Hill Road/N County Road 19

Applicants: Chad Uthmann, 2318 W County Road 54G, Fort Collins, CO 80524

Owners: LPCO, LLC, 2577 Moen Ranch Road, Virginia Dale, CO 80536

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the LPCO LLC Rezoning, File No. 24-ZONE3611, subject to the condition outlined in the staff report.

2. Oldcastle APG West Inc Special Review & Appeal, File No. 23-ZONE3541 (Addendum - Moved from a consent item to a discussion item)

Staff Contacts: Samantha Lasher, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Health and Environment Department

Request: Special Review for Oldcastle APG West Inc. to expand their facility to allow the site to be used as a manufacturing facility for products such as concrete pavers and concrete retaining wall products, and will include the addition of multiple manufacturing buildings, such as an aggregate mixer building, associated silos, and outdoor storage areas. This application also includes an Appeal to Article 4.3.5.A.2. of the Larimer County Land Use Code to allow for an on-site wastewater treatment system (OWTS) within the Loveland Growth Management Area

Location: 1820 and 1930 E. Highway 402, Loveland, CO 80537; Located approximately 0.6 miles east of the intersection of S. County Road 13C and E. Highway 402

Applicants: Jennifer Henninger, Community Planning Strategies (CPS), P.O. Box 3282, Silverthorne, CO 80498

Owners: Oldcastle APG West Inc., 4720 E. Cotton Gin Loop, Suite 200, Phoenix, AZ 85040

Development Services Team Recommendation: A) The Development Services Team recommends Approval of the Oldcastle APG West Inc. Special Review, File No. 23-ZONE3541, subject to the conditions in the staff report.

B) The Development Services Team recommends Approval of the Appeal to Article 4.3.5.A.2 of the Larimer County Land Use Code to allow for an OWTS in the Loveland GMA, subject to the condition in the staff report.

Reports From Staff

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at accessibility@larimer.org or by calling 970-498-5967 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.