

Date: Wednesday, September 20, 2023
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_xvEBYGr7RVys8d2gYss3HQ

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in the Hearing Room and virtually via Zoom video at 6:00 p.m., on Wednesday, September 20, 2023, at which time the following business was transacted.

Board Members Present: Bob Choate (Chair), Patrick Rowe (Vice Chair), Connor Duffy (Secretary), Anne Best Johnson, John Barnett, Jordana Barrack, and Shelby King.

Staff Present: Jenny Axmacher, Planning Manager; Matt Lafferty, Principal Planner; Justin Currie, Planner II; Steven Rothwell, Civil Engineer II; Ashton Brodahl, Environmental Health Specialist II; Ken Cooper, Facilities Director; Meegan Flenniken, Program Manager Land Conservation; Frank Haug, Assistant County Attorney II; 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

Commissioner Barnett moved, and Commissioner Best Johnson seconded the motion to approve the July 19, 2023, minutes of the Larimer County Planning Commission as presented. Motion carried (7-0).

AMENDMENTS TO THE AGENDA

Commissioner Best Johnson moved, and Commissioner Rowe seconded the motion to move Discussion Item No. 3 - General Code Amendments, File No. 23-CODE0274 to Consent Item No. 2. Motion carried (7-0).

CONSENT ITEMS

ITEM #1 – GARSKE SUBDIVISION PRELIMINARY PLAT, FILE NO. 23-LAND4336

Applicants: Mike Walker, TB Group, 444 Mountain Ave. Berthoud, CO 80513

Owners: Tina & Thomas Garske, 3817 N Overland Trl. Laporte, CO 80535

Request: Preliminary Plat approval for a Subdivision to combine two existing non-conforming parcels into one (1) legal single-family residential lot at approximately 10.5 acres, located in the O-Open zoning district

ITEM #2 – GENERAL CODE AMENDMENTS, FILE NO. 23-CODE0274

Applicants: Larimer County Community Development

Request: Amend the Larimer County Land Use Code to address errors, omissions, and organizational issues throughout the Code, which generally include clarifying the intent and applicability of setbacks and standards, adding and updating various use allowances and use descriptions, eliminating and refining processes, procedures, and standards, and adding and reorganizing Code sections for clarity and ease of use.

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 Rowe seconded the motion. Motion carried (7-0).*

DISCUSSION ITEMS

ITEM NO. 1 – LARIMER COUNTY EMERGENCY SERVICES LOCATION AND EXTENT, FILE NO. 23-ZONE3540

Staff gave a brief presentation regarding the applicants' request for a Location and Extent review for a proposed 28, 500 square-foot, one-story, Larimer County Sheriff's Office Emergency Operation Facility that will support the management of wildland fire, search and rescue, water rescue, and hazardous materials incidents throughout Larimer County. The Location and Extent review is being conducted because the proposed request is for a Larimer County Sheriff's Office, which is a public building. Staff closed the presentation with additional comments, review criteria, the summary of the Development Review Team Findings, and Development Services Team Recommendations.

APPLICANTS PRESENTATION

The applicants gave a presentation with slides and images of the building being proposed. The proposed site at 2250 W County Road 56 provides an optimal location for an efficient emergency response to rural, wildland and populated areas throughout Larimer County. The proposed development for the site includes administrative offices for full-time staff, training facilities, incident command, and conditioned and unconditioned storage for apparatus, equipment, and supplies that are utilized in critical incident responses, with associated parking and infrastructure. The administrative offices will accommodate 21 anticipated full-time Emergency Operations staff using the site daily. The facility will also include a training and incident command room to be used in conjunction with partner agencies and volunteers for periodic training and management of critical incident responses. During the training and critical incident responses, the building and site are designed to accommodate an additional 100 personnel. The building will be located on the larger portion of the parcel to have access to the two main roads, N. County Rd. 19, and County Rd. 56.

PLANNING COMMISSION, STAFF, AND APPLICANT COMMENTS

The Planning Commission, Staff, and Applicant commented the following: 00:30:30

Air traffic will continue with the proposed building such as drones, for training, and a helicopter pad, with very little training. The helicopter will not be stored at the proposed location. There will not be an ambulance at the proposed location but there will be a vehicle that would only be used for emergency services. The additional land will be used as a running track for members of an adjacency to use to maintain a level of physical proficiency. There will not be any vehicles that are stored with harsh chemicals. The purpose of the location was to service locations that are further away from in-town emergency services as well as less intersection traffic. The parking lot will need to accommodate occasional large events such as training or if/when a natural disaster occurs.

PUBLIC COMMENT

Daniela Honegger and Sandy Eggleston

Concerns

- Will the proposed facility have enough water to accommodate a large project and if so, where will the water come from?
- Traffic concerns and if there will be a turning lane considered to help mitigate traffic accidents?
- Concerns with light pollution.
- Will there be any landscaping to help hide the proposed building?
- Will there be drones flying over surrounding properties and invading privacy?
- Concerns regarding ATV training disturbance.
- Concerns about how the public will be notified of updated information regarding the proposed project.
- Concerns with noise pollution.

APPLICANTS REBUTTAL

Currently, there is a three-quarter-inch tap located on the parcel, but the applicants plan to have a water storage system for domestic water. There will also be a separate water storage container for fire sprinklers that will be installed throughout the facility. During the Site Plan Review process, the applicant will complete a traffic study to help with identifying any traffic concerns as well as submit a landscaping plan. Lighting should not cause any major issues to surrounding properties and will also be addressed during the Site Plan Review process. The applicants do not foresee additional structures in the future due to the water tap as well as where they are proposing to place the facility. The water storage will be located within the facility and will keep a consistent water level and be pressurized and discharged throughout the day for domestic purposes. The drone training and traffic will be very minimal and there will not be a need to go over the surrounding properties. ATV training will rarely occur and would allow members to have the basic certification to operate the ATV.

PLANNING COMMISSION DISCUSSION:

The Planning Commission discussed the following:

Some Commissioners would like to recommend that the applicants reach out to the concerned surrounding properties, prior to submitting a Site Plan Review application, to help address their concerns. Some Commissioners feel the applicants provided a detailed presentation and supported the Location and Extent. Some Commissioners feel the water storage facility will be more than adequate for the facility.

MOTION

Commissioner Barnett moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission approve the Larimer County Emergency Services Location and Extent, File No. 23-ZONE3540, subject to the conditions of approval outlined in the staff report. Commissioner Duffy seconded the motion. Motion carried (7-0).

ITEM NO. 2 – AMENDMENTS TO THE LARIMER COUNTY LAND USE CODE, FILE NO. 23-CODE0274

Staff gave a brief presentation regarding Larimer County's request to amend the Larimer County Land Use Code to address errors, omissions, and organizational issues throughout the Code, which generally include clarifying the intent and applicability of setbacks and standards, adding and updating various use allowances and use descriptions, eliminating and refining processes, procedures, and standards, and adding and reorganizing Code sections for clarity and ease of use. The amendment is to also rezone properties legislatively from O-Open to NR-Natural Resources. The intent is to protect the County's Natural Resources and the properties that the Government, Larimer County, and the surrounding towns have purchased to put the proper designation in the ongoing future. Staff closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings, and Development Services Team Recommendations.

PLANNING COMMISSION AND STAFF COMMENTS

The Planning Commission and Staff commented the following:

Property owners that are within the proposed rezoning, at no cost to them, do have the opportunity to opt out of the rezoning but will have to submit their own application and finances if they choose to rezone in the future. A majority of the properties are owned by Larimer County and any private owners volunteered to have a Conservation Easement on their property.

PLANNING COMMISSION DISCUSSION:

The Planning Commission discussed the following:

Some Commissioners feel the proposed amended rezoning aligns with larger conservation and climate goals that are happening around the World. Some Commissioners also feel it will be important to keep private property owners aware the County wants to keep the private property owners' rights in mind.

Staff mentioned that the County for now will be focusing on the publicly owned properties and rezoning them to the proper zoning district. Then in the future, the County will proceed with the other O-Opened properties.

MOTION(S)

Commissioner Barnett moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission Certifies the Larimer County Zoning Map and the Larimer County Front Range Zoning Map as proposed. Commissioner Barrack seconded the motion. Motion carried (7-0).

Commissioner Best Johnson moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommend to the Board of County Commissioners approval of the proposed zoning amendments to the Larimer County Zoning Map and the Larimer County Front Range Zoning Map (Planning File No. 23-ZONE3527) to change the zoning designation of multiple publicly owned properties from O-Open to NR-Natural Resource as proposed by the Community Development Department. Commissioner Rowe seconded the motion. Motion carried (7-0).

REPORT FROM STAFF

None.

ADJOURN

With there being no further business, the hearing adjourned at 7:48 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.