

Date: Wednesday, December 21, 2022
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_OnlygYqxSd6yl_IYgDj8BA

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

Approval of Minutes

- November 16, 2022

Amendments to the Agenda

Consent Items

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

1. * Upper Thompson Sanitation District Location & Extent, File 22-ZONE3364

Staff Contacts: Michael Whitley, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: The applicant requests approval of a Location & Extent for a Water Reclamation Facility on a 9.01-acre parcel zoned EV RE – Estes Valley Rural Estate

Location: Southeast Corner of the Intersection of US Highway 34 and Mall Road, Estes Park (no address assigned)

Applicant: Steven Ravel, Merrick & Company, 2480 W. 26th Avenue, B225, Denver, CO 80211

Owner: Upper Thompson Sanitation District, 2196 Mall Road, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of the Upper Thompson Sanitation District Location & Extent, File 22-ZONE3364 subject to the conditions found in the staff report.

2. * CSU Chiropteran Research Facility Location & Extent, File No. 22-ZONE3380

Staff Contacts: Alyssa Martin, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: Location & Extent to provide a new approximate 14,000 square foot stand-alone bat vivarium for existing and expanded research at the CSU Foothills Campus

Location: 3105 Rampart Road, Fort Collins, CO 80521

Applicants: Gargi Duttgupta Colorado State University 6030 Campus Delivery, Fort Collins, CO 80523

Owners: The Board of Governors of The Colorado State University System, 309 Administration Building, Fort Collins, CO 80523

Development Services Team Recommendation: The Development Services Team recommends Approval of the CSU Chiropteran Research Facility Location and Extent, File No. 22-ZONE3380, subject to the conditions of approval outlined in the staff report.

Discussion Items

1. Estes Forward Comprehensive Plan, File No. 22-CODE0269

Staff Contacts: Lesli Ellis, AICP CEP, Community Development Director

Request: Adoption of the Estes Forward Comprehensive Plan as it relates to unincorporated areas of the Estes Valley Planning Area

Applicants: Larimer County Community Development Department

Development Services Team Recommendation: Staff recommends adoption of the Estes Forward Plan, File No. 22-CODE0269 with the changes that were incorporated by the Town of Estes Park and noted on the previous page. The Board of County Commissioners is being asked to review and ratify the plan on December 19, 2022.

2. Amendments to the Larimer County Land Use Code, File No. 22-CODE0270

Staff Contacts: Matt Lafferty, AICP

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.

Applicants: Larimer County Community Development

Development Services Team Recommendation: Staff recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendments 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, and refining processes, procedures, and standards for clarity and ease of use, as found in File No. 22-CODE0270, subject to the conditions of approval outlined 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 planningcirt@larimer.org, or call (970) 498-7719 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.