

Date: Wednesday, June 16, 2021
Time: 6:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in a session on Wednesday, June 16, 2021, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners Pontius attended virtually. Commissioners Choate, Wallace, Miller, Barrack, Dougherty, Best-Johnson, and Barnett physically attended with Commissioner Choate presiding as Chairman. The Larimer County staff that virtually attended were Steven Rothwell, Civil Engineer II and Lea Schneider, Environment Health Planner. The Larimer County staff that physically attended were Samantha Mott, Senior Planner; Don Threewitt, Planning Manager; Tawn Hillenbrand, Planner 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 FROM THE MAY 19, 2021, PLANNING COMMISSION HEARING

MOTION by Commissioner Dougherty to approve the minutes.

Commissioner Best-Johnson seconded the motion.

This received unanimous voice approval.

Motion passed 8-0

AMMENDMENTS TO THE AGENDA

None.

CONSENT ITEMS

ITEM #1 – ARAGON HOLDINGS REZONE, FILE NO. 21-ZONE2874: Ms. Hillenbrand gave a brief presentation regarding the applicants' request to rezone two contiguous parcels located approximately one-third mile east of the intersection of N. Highway 287 and N. Shields Street. The subject parcels are currently owned by Aragon Holdings, LLC. Parcel 1 is currently zoned O – Open and contains an existing auto salvage yard, office, and warehouse. The existing auto salvage yard use, or 'Junkyard' use is classified as an industrial use per the Larimer County Land Use Code and is not currently permitted in the O – Open zone district; therefore, the use is considered a non-conforming use. Parcel 2 is currently zoned IH - Industrial Heavy and contains an industrial recycling yard. A 'Recycling Facility' use is classified as an industrial use per the Land Use Code and is permitted in the IH – Industrial Heavy zone district. The recycling yard was approved in 1978 and has been continuously used as a recycling yard. The intent of the rezone is to bring the existing non-conforming use into compliance with the current Land Use Code and to ensure that the existing uses are consistent with the zone district. The applicant's project description indicates that no new development is proposed with this rezone and the existing

auto salvage yard use will continue. The existing parcels are located within the Fort Collins Growth Management Area. The PD – Planned Development zone district is used in Growth Management Areas and is intended to establish densities and uses consistent with the applicable supplementary regulations of the Growth Management Area. In this instance, the zoning would reflect the current densities and select uses allowed by the current IH – Heavy Industrial zone district. Ms. Hillenbrand closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PLANNING COMMISSION COMMENTS

Chairman Choate asked if the applicant could continue production as is then why is the applicant wanting to bring the existing non-conforming use into compliance with the current Land Use?

Ms. Hillenbrand stated that the applicant would like to bring the existing non-conforming use into compliance with the current Land Use for any new development in the future.

Chairman Choate asked if there was any consideration to have both parcels zoned as IH – Heavy Industrial and not as a PD – Planned Development and IH – Heavy Industrial?

Ms. Hillenbrand stated the intent of a PD – Planned Development, due to it being within a Growth Management Area, the requirement is to rezone to a PD – Planned Development instead of extending the IH – Heavy Industrial zoning title but is intended to mimic an IH – Heavy Industrial zone title.

Commissioner Miller asked if the business owner will have issues in the future if the parcel is rezoned from O - Open to a PD – Planned Development?

Ms. Hillenbrand stated the business owner from her knowledge should not experience and issues in the future

Commissioner Wallace asked if the applicant could add additional businesses on the property with the new zoning proposal?

Ms. Hillenbrand stated the applicant could add additional developments by applying and following the guidelines of an approval processes that are allowed with a PD – Planned Development.

Commissioner Wallace asked if there are any issues with the access off the Highway 287 bypass?

Ms. Hillenbrand stated that it was her understanding the Engineering department did not see any conflicts and CDOT has recently made improvements to the Highway 287 bypass.

PUBLIC COMMENT

None.

MOTION

Commissioner Barnett 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 consent agenda.

Commissioner Dougherty seconded the motion.

VOTE

This received unanimous voice approval.

Motion passed 8-0

REPORT FROM STAFF

None.

ADJOURN

With there being no further business, the hearing adjourned at 6:18 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.