



Date: Wednesday, May 19, 2021
Time: 6:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

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

- April 21, 2021

Amendments to the Agenda

Consent Items

1. Larimer County Urban Area Street Standards Revisions

Staff Contacts: Traci Shambo

Request: The request is to approve revisions to the Larimer County Urban Area Street Standards

Applicants/Owners: Larimer County, City of Loveland, City of Fort Collins

Development Services Team Recommendation: The Engineering Staff recommends that the Larimer County Planning Commission recommends to the Board of County Commissioners approval of the revised Larimer County Urban Area Street Standards.

2. Saperstone Special Review and Appeals, File No.20-ZONE2741

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: The applicant requests Special Review approval for a Resort Lodge/Cottage in the O - Open zone district. Approval would allow for the property owners to continue to rent out an existing approved detached accessory living area located in the 2nd story of the detached garage to up to three guests at a time on a short-term basis. The request includes appeals to Sections 8.1.4 and 8.6.3.C of the Land Use Code regarding fire protection and paving.

Location: 5016 Holiday Drive, Fort Collins, CO; located southwest of the intersection of Holiday Dr. and Foothills Dr., west of Fort Collins and Horsetooth Reservoir.

Applicants/Owners: Herbert and Jessica Saperstone 5016 Holiday Drive Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Saperstone Special Review, File #20-ZONE2741 subject to the following conditions:

1. This Special Review approval shall automatically expire without a public hearing if the use is not commenced within three years of the date of approval.
2. The site shall be developed consistent with the approved plan and with the information contained in the Saperstone Special Review File#20-ZONE2741 except as modified by the conditions of approval or

agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Saperstone Special Review.

3. Failure to comply with any conditions of the Special Review approval may result in reconsideration of the use and possible revocation of the approval by the Board of Commissioners.
4. This application is approved without the requirement for a Development Agreement.
5. In the event the applicant fails to comply with any conditions of approval or otherwise fails to use the property consistent with the approved Special Review, applicant agrees that in addition to all other remedies available to County, County may withhold building permits, issue a written notice to applicant to appear and show cause why the Special Review approval should not be revoked, and/or bring a court action for enforcement of the terms of the Special Review. All remedies are cumulative and the County's election to use one shall not preclude use of another. In the event County must retain legal counsel and/or pursue a court action to enforce the terms of this Special Review approval, applicant agrees to pay all expenses incurred by County including, but not limited to, reasonable attorney's fees.
6. County may conduct periodic inspections to the property and reviews of the status of the Special Review as appropriate to monitor and enforce the terms of the Special Review approval.
7. The Findings and Resolution shall be a servitude running with the Property. Those owners of the Property or any portion of the Property who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of the Special Review approval.
8. The maximum number of overnight occupants on-site shall not exceed three.

3. Jax/Holcim Rezone, File No. 18-ZONE2335

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: A request to rezone a portion of parcel #98170-00-001 and a portion of parcel #98160-00-001 and parcel #98174-00-070 in its entirety from O – Open to PD – Planned Development.

Location: 4629 N. Overland Trail and 3060 W. CR 56, LaPorte, CO

Applicants/Owners: Logan Simpson, c/o Amanda Castelli, 213 Linden Street, Suite 300, Fort Collins, CO

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Jax/Holcim Rezone from O – Open to PD – Planned Development, File #18-ZONE2335, subject to the following condition:

1. The permitted uses, lot building and structure requirements, setbacks and structure height limitations for Jax/Holcim Planned Development shall be as noted in the staff report.

Discussion Items

1. Amendments to the Larimer County Land Use Code regarding Private Parks and Recreation Uses in the Estes Valley Residential Zoning Districts and Outdoor Recreation Facilities Countywide

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

Request: To amend the Larimer County Land Use Code Article 13, Table 13.1, to remove the "Park and Recreation Facilities, Private" use from Residential Zoning Districts; and to amend Article 3, Tables 3.1 and 3.2 to remove the "Recreation Facility, Outdoor" use from zoning districts where it currently applies. The changes will allow for further community input and refinements to the standards.

Applicants/Owners: Community Development Department

Development Services Team Recommendation: Community Development staff recommend approval of the Land Use Code amendments for "Park and Recreation Facilities, Private" uses in the Estes Valley and "Recreation Facility, Outdoor" uses countywide and outside the Estes Valley. This is considered to be a temporary change to the Code for the Estes Valley while the community has the conversation through the comprehensive plan process about compatible recreational uses, and for other County boards and commissions and public to give input on the

topic of countywide outdoor recreational uses. Some of the zoning districts (e.g., FO and CD) are immediately adjacent to the Estes Valley Planning Area. Recommended proposed LUC changes include:

1. Remove the "Park and Recreation Facilities, Private" use in Table 13.1 for the Estes Valley EV RE-1, EV RE, EV E-1, EV E, EV R, EV RM zoning districts, as shown in the table excerpt above.
2. Remove the "Recreation Facility, Outdoor" use in Table 3.1 for the following County zoning districts: NR, FO, A, ACE, RR-1, RR-2, IR, and RC zoning districts and in Table 3.2 for MU-C, CC, CN, CD, IL, and AP zoning districts, as shown in the table excerpt above.

2. Amendments of Article 8.0 Signs of the Land Use Code, File No. 21-CODE0251

Staff Contacts: Matt Lafferty, Principal Planner

Request: To repeal and replace Article 8.0 Signs of the Larimer County Land Use Code.

Applicants/Owners: Community Development Department

Development Services Team Recommendation: The Community Development Department recommends that the Planning Commission recommend to the Board of County Commissioners approval of the request to repeal and replace Article 8.0 Signs, File# 21-CODE0251 as presented. The draft regulations found in Attachment B include commentary (text highlighted in light orange) that will not carry forward into the final draft.

3. Amendments to the Larimer County Land Use Code, File No. 21-CODE0254

Staff Contacts: Matt Lafferty, Principal Planner

Request: (1) Repealing Article 6.5.7. Director-Approved Plat Modifications and replacing it with Article 6.5.7.

Director-Approved Property Re-configuration and Plat Modifications,

(2) Repealing and replacing Article 6.5.8. Board-Approved Plat Modifications,

(3) Adding Article 6.5.11. Minor Land Divisions,

(4) Amending Table 6-1: Development Review Procedures Summary in Article 6.2. Summary Table of Review Procedures, and

(5) Amending the Table of Contents. Said amendments will address errors and omissions associated with administrative and non-administrative procedures and requirements for property and plat modifications and Minor Land Divisions that occurred during transition from the previous Land Use Code to the current Land Use Code.

Applicants/Owners: Community Development Department

Development Services Team Recommendation: Staff recommends that the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the proposed amendments to the Larimer County Land Use Code, File No.21-CODE0254.

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 beilbykm@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.