



Date: Wednesday, October 19, 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_vMnXBJsRMuLuxLTTJBe3w

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

- September 21, 2022

Amendments to the Agenda

Items Tabled from September 21, 2022, Tabled to Uncertain Date

1. CYO Amended Special Exception, File No. 22-ZONE3204

Consent Items

1. Colorado Parks and Wildlife Location and Extent, File No. 22-ZONE3352

Staff Contacts: Doug May, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: Location and Extent review for a proposed 14,500 square foot office building and 1,000 square foot maintenance building and 9 storage buildings for the regional office of Colorado Parks and Wildlife.

Location: 1435 NE Frontage Rd, Fort Collins, CO

Applicants: Paul Barker, 3816 Crescent Drive, Fort Collins, CO 80526

Owners: Scott Roush, NE Region Deputy Regional Manager, Colorado Division of Wildlife, 6060 Broadway, Denver, CO 80216

Development Services Team Recommendation: The Development Services Team recommends Approval of the Colorado Parks and Wildlife Regional Office Location and Extent, File No. 22-ZONE3352, subject to the conditions outlined in the staff report.

2. Poudre Fire Authority Station No. 7 Location and Extent, File No. 22-ZONE3345

Staff Contacts: Doug May, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: Location and Extent review for a proposed 15,000 square foot, one-story, three-bay Poudre Fire Authority station.

Location: 3016 W County Road 54G Fort Collins, CO 80524

Applicants: Mark Hettinger, Poudre Fire Authority, 102 Remington Street, Fort Collins, CO 80522

Owners: Poudre Fire Authority, 102 Remington Street, Fort Collins, CO 80522

Development Services Team Recommendation: The Development Services Team recommends Approval of the Poudre Fire Authority Station #7 Location and Extent, File No. 22-ZONE3345, subject to the conditions outlined in the staff report.

3. Kiefer Subdivision and Appeals, File No. 20-LAND4051

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering Department; Lea Schneider, Health Department

Request: A) Preliminary Plat for the Kiefer Subdivision to divide a 4.87 acre property into two lots (approximately 2.58-acres and 2.30-acres) in the RR-2 Rural Residential zoning district, and B) Appeals to the Land Use Code: Article 4.3.5.A.2: On-lot Septic in a Growth Management Area, Article 4.5.4.B.1: Connectivity, Article 5.3.1.A: Public Right-of-Way, Article 5.2.1.A.7: Lot Width-Depth Ratio.

Location: Located approximately 1/2 mile west of the intersection N. County Road 13 and E. County Road 8 on the north side of the road; 704 E. County Road 8, Berthoud; Lot 4, of the Amended Johnson Subdivision.

Applicants: Located approximately 1/2 mile west of the intersection N. County Road 13 and E. County Road 8 on the north side of the road; 704 E. County Road 8, Berthoud; Lot 4, of the Amended Johnson Subdivision.

Owners: Lester and Nancy Kiefer, 704 E County Road 8 Berthoud, CO 80513

Development Services Team Recommendation: A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Kiefer Subdivision, File No. 20-LAND4051, subject to the conditions as 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.