

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 MINUTES

The Larimer County Planning Commission met in a session on Wednesday, October 19, 2022, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners Connor Duffy and Sean Dougherty attended virtually. Commissioners Anne Best Johnson, John Barnett, Gary Green, Jordana Barrack, Jon Slutsky, Patrick Rowe, and Bob Choate physically attended with Commissioner Anne Best Johnson presiding as Madam Chair. The Larimer County staff that virtually attended were Shalana Lysaght, Business Ops Supervisor; Lea Schneider, Environmental Health Planner; Steven Rothwell, Civil Engineer II, Connor Sheldon, Civil Engineer I; Caryn Nezat, Civil Engineer II; and Frank Haug, County Attorney II. The Larimer County staff that physically attended were Lesli Ellis, Community Development Director; Don Threewitt, Planning Manager; Samantha Mott, Senior Planner; Doug May, 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 SEPTEMBER 21, 2022, PLANNING COMMISSION HEARING

Commissioner Dougherty made the following amendment:

- Amended Motion: Item No. 1 – CYO Amended Special Exception, File No. 22-ZONE3204 (Page 2)
 - o Replace “Motion by Commissioner Dougherty to approve the minutes.” with “MOTION by Commissioner Dougherty to table the CYO Amended Special Exception, File No. 22-ZONE3204 to October 19, 2022.”

MOTION by Commissioner Slutsky to approve the minutes with amendments.

Commissioner Barrack seconded the motion.

This received unanimous voice approval.

Motion passed 9-0

AMMENDMENTS TO THE AGENDA

None

ITEMS TABLED FROM SEPTEMBER 21, 2022, TABLED TO UNCERTAIN DATE

Madam Chair Best Johnson stated the CYO Amended Special Exception, File No. 22-ZONE3204 will be tabled to an uncertain date. Publication will be required prior to scheduling the hearing.

CONSENT ITEMS

Mr. Threewitt gave a summary of the Consent items.

ITEM NO. 1 – COLORADO PARKS AND WILDLIFE LOCATION AND EXTENT, FILE NO. 22-ZONE3352

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 located at the southeast corner of Interstate 25 and East County Road 50.

ITEM NO. 2 – POUDRE FIRE AUTHORITY STATION #7 LOCATION AND EXTENT, FILE NO. 22-ZONE3345

Location and Extent review for a proposed 15,000 square foot, one-story, three-bay Poudre Fire Authority station to replace the existing station number seven, which is located at 2817 North Overland Trail, LaPorte, Colorado. The proposed replacement will be located on the northeast corner of West County Road, 54G in Indigo Hills Lane.

ITEM NO. 3 – KIEFER SUBDIVISION AND APPEALS, FILE NO. 20-LAND4051

Divide an existing parcel of 4.87-acres, to create one 2.57-acre lot and one 2.3-acre lot located approximately 1/2 mile west of the intersection North County Road 13 and East County Road 8, adjacent to the town of Berthoud. This request includes multiple appeals that are supported by staff. Because the proposal only creates one additional lot, public sewer is not within a reasonable distance and the proposed lot configuration is decreasing the nonconformity with regards to lot depth to width. Staff received the following question from the Planning Commission. Regarding the growth management plan, and whether or not it requires annexation. Per the Berthoud County IGA, the County does not accept, process, or approve an application for a subdivision unless eligible by State Statute. The request to subdivide the lot does meet the density requirements for the base RR-2 zoning district, which allows lots 100,000 square feet for lots not on public sewer. The area is characterized by a mix of lot sizes.

PLANNING COMMISSION COMMENTS

Commissioner Dougherty would like to recommend the following:

- Planning Commission Meeting Agenda – Kiefer Subdivision and Appeals, File No. 20-LAND4051 Development Service (Page 2)
 - o Include B to agenda if motion if the Planning Commission recommends to the Board of County Commissioners approval.

MOTION

Commissioner Green 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 Choate seconded the motion.

VOTE

Commissioner Slutsky, Rowe, Dougherty, Barrack, Choate, Barnett, Green, Duffy, and Madam Chair Best Johnson voted in favor of the motion.

Motion passed 9-0

REPORT FROM STAFF

None

ADJOURN

With there being no further business, the hearing adjourned at 6:23 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.