

Date: Wednesday, February 16, 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_qvXnvD0bSxuQHVG9CpXasA

PLANNING COMMISSION MEETING MINUTES

The Larimer County Planning Commission met in a session on Wednesday, February 16, 2022, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners John Barnett, Anne Best-Johnson, Nancy Wallace, Jordana Barrack, Gary Green, and Sean Dougherty attended virtually. Commissioners Bob Choate, Patrick Rowe, and Jon Slutsky physically attended with Commissioner John Barnett presiding as Chairman. The Larimer County staff that virtually attended were Lea Schneider, Environmental Health Planner; and Tatum Hastings, Planner I. The Larimer County staff that physically attended were Lesli Ellis, Community Development Director; Don Threewitt, Planning Manager; Samantha Mott, Senior Planner; Steven Rothwell, Civil Engineer 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 JANUARY 19, 2022, PLANNING COMMISSION HEARING

MOTION by Commissioner Choate to approve the minutes.

Commissioner Green seconded the motion.

This received unanimous voice approval.

Motion passed 8-0

Commissioner Dougherty did not attend the January 19, 2022, Hearing and abstained his vote to approve the minutes.

AMMENDMENTS TO THE AGENDA

None.

CONSENT ITEMS

ITEM #1 – TAYLOR PLANNED LAND DIVISION/PLANNED DEVELOPMENT AND APPEALS, FILE NO.21-LAND4135:

Ms. Mott gave a brief presentation regarding the applicants' request for a A) A Planned Land Division to divide an existing 35.5-acre parcel into two (2) total residential lots, and B) A rezoning from RR-2 Rural Residential to PD – Planned Development, and C) Appeals to the Land Use Code: Article 4.3.5. (On-lot septic in a Growth Management Area), Article 4.5.4.B.1 (connectivity), Article 5.3.A (Public Right-of-Way), Article 5.3.1.C.2 (Urban

Street Standard), Article 4.7 (Landscaping), and Article 5.2.1.7 (Lot Width to Depth Ratio). The existing 35.5-acre parcel is located on the north side of Highway 14 approximately ¼ mile east of the intersection of S. County Road 5 and Highway 14. The subject parcel is just west of the Replogle Reservoir. The subject parcel, as well as the surrounding properties, are currently zoned RR-2 Rural Residential. Surrounding properties are developed with single-family residential and agricultural uses consistent with the existing zoning district. The surrounding area is characterized by a mix of lot sizes ranging from an approximate 2.25-acre and 30.51-acre lot to the west, 2.88-acre lot to the south, 39.09-acre parcel and 6.24-acre parcel to the east, 11.82-acre parcel to the north and 1.0-acre to 1.3-acre lots to the south. The existing residence and outbuildings surrounding it would be on a 4.25 +/- acre lot. The second lot would be approximately 31.17 +/- acres with the intent to build one single family residence that would be attached to the existing building currently in place. The 31.17 acres for one single family dwelling would also be used for agriculture grazing and raising of crops and animals. The existing home is served by an East Larimer County Water District (ELCO) water tap and an on-lot septic system. The applicants are proposing both ELCO and an on-lot septic system to serve the newly proposed lot. The property is located within the Boxelder Sanitation Service Area. Because the lot is within a Growth Management Area, any new lots should connect to public sewer. This requirement is being appealed with this request. The property is located adjacent to Highway 14 and includes a private access easement to the west. Ms. Mott closed the presentation with additional comments, review criteria, the summary of the Development Review Teams Findings and Development Services Team Recommendations.

PLANNING COMMISSION COMMENTS

The Planning Commission discussed the year the building was built, why a parking lot is included in the proposal, if the horse arena is located on the smaller parcel or the larger parcel, if there are any septic flow to the lake, if the septic system will meet Larimer County's sanitation code and need to be permitted by the County, can the septic system be above ground or if underground is suitable.

The Larimer County Staff stated that Larimer County will only issue a permit if the project meets the minimum requirements of the Larimer County Wastewater Treatment System Regulations which the applicant has and was issued a permit for the proposed building to be built, and the septic system can be above ground or underground with suitable soils to help filtrate the water.

Jack Taylor, the applicant, stated the existing buildings were built in 1995 and the parking lot is being proposed to accommodate a horse area that will be located on the larger parcel.

PUBLIC COMMENT

None

MOTION

Commissioner Dougherty 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 Best Johnson seconded the motion.

VOTE

Commissioner Barrack, Rowe, Slutsky, Daugherty, Best Johnson, Green, Wallace, Choate and Chair Barnett 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 6:55 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.