

Date: Wednesday, April 19, 2023
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_xvEByGr7RVys8d2gYss3HQ

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

- March 15, 2023

Amendments to the Agenda

Consent Items

*Will not be discussed unless requested by Commissioners or members of the audience.

1. * McKay-Meusborn Subdivision and Appeal, File No. 22-LAND4238

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

Request: A) Preliminary Plat approval for a Subdivision to divide an existing 27-acre parcel into two (2) single-family residential lots at approximately 12-acres and 15-acres in size, located in the O-Open zoning district, and B) An Appeal to Article 5.2.1.A.7 of the Land Use Code (Lot Depth to Width Ratio).

Location: Located at the northwest corner of E. County Road 56 and N. County Road 11; 4721 N. County Road 11, Fort Collins.

Applicants: Kelly Meusborn, 4721 County Road 11 Fort Collins, CO 80524

Owners: Kelly Meusborn, 4721 County Road 11 Fort Collins, CO 80524 & McKay Family Limited Partnership Association, 4721 County Road 11 Fort Collins, CO 80524

Development Services Team Recommendation: A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the McKay-Meusborn Subdivision, File #22-LAND4238, subject to the conditions as outlined in the staff report. B) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Appeal to Article 5.2.1.7 of the Land Use Code (Lot Width to Depth Ratio).

Discussion Items

1. NEWT Water Transmission Project Phase 3 1041 Permit, File No. 22-ZONE3370

Staff Contacts: Michael Whitley, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Department of Health and Environment

Request: A 1041 permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for a 3.4-mile stretch of 42-inch water transmission pipeline line within a 40-foot-wide permanent easement.

Location: The pipeline is proposed from approximately one-half mile east of I-25 to the Larimer/Weld County line within a corridor approximately one-half mile north and on-half mile south of E. Vine Street/E. County Road 48.

Applicants: Daniel Rice & Leslie Fansworth-Lee, Providence Infrastructure Consultants, 300 Plaza Drive, Highlands Ranch, CO 80129

Owners: The 62 property owners within 500 feet of the proposed alignment can be found in Attachment B

Development Services Team Recommendation: The Development Services Team recommends approval of the NEWT Water Transmission Project Phase 3 1041 Permit, File 22-ZONE3370, subject to the conditions found 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.