

LARIMER COUNTY PLANNING COMMISSION

Minutes of November 20, 2019

The Larimer County Planning Commission met in a regular session on Wednesday, November 20 2019, at 6:30 p.m. in the Hearing Room. Commissioners Jensen, Wallace, True, Miller, Stasiewicz, Barnett, and Johnson, were present. Commissioner Dougherty presided as Chairman. Also present were Rob Helmick, Senior Planner; Katie Gray, Engineering; Lea Schneider, Health and Environment, Lesli Ellis, Community Development Director; and Christina Scrutchins, Recording Secretary.

COMMENTS BY THE PUBLIC REGARDING THE COUNTY LAND USE CODE:

None

COMMENTS BY THE PUBLIC REGARDING OTHER RELEVANT LAND USE MATTERS NOT ON THE AGENDA:

None.

APPROVAL OF THE MINUTES FOR THE OCTOBER 16, 2019, MEETING:

MOTION by Commissioner Johnson to approve the corrected minutes, seconded by Commissioner Jensen. This received unanimous voice approval.

Motion passed 8-0

AMMENDMENTS TO THE AGENDA:

None.

CONSENT ITEMS:

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ITEM #1 SUNBROOK SUBDIVISION, FILE #19-LAND3897: Mr. Helmick gave a brief presentation regarding the applicant's request for a Preliminary Plat Review of a subdivision of 20.35 acres into two lots of 10 acres and an appeal to allow a private road rather than public ROW, not requiring connectivity. The Site is located east of Cobb Lake and west of County Line Road on Sunwater Way. The applicant and property owners are Douglas and Anne McCord. This is a two-lot subdivision on an O-Open zoned property. Upon review this application does meet the requirements of the review criteria. There were no adverse referral agency comments as well as no neighbor comments. The staff recommendation has five conditions of approval and recommend approval to the Board of County Commissioners to approve with five conditions.

Chairman Dougherty opened for questioning from the Planning Commission.

The Planning Commission had no questions.

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MOTION

Commissioner Barnett moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission recommend to the Board of County Commissioners approval of the Sunbrook Subdivision, File #19-LAND3897 and the proposed

Appeal to section 8.14.1.M and 8.14.1.R of the Larimer County Land Use Code subject to the following conditions including the five staff recommended conditions in this motion.

Commissioner Miller seconded the motion.

Commissioners Jensen, Wallace, Johnson, Barnett, Miller, Stasiewicz, True, and Chair Dougherty all voted in favor of the motion.

Motion passed 8-0.

ITEM #2 TWO PONDS PLANNED LAND DIVISION – PRELIMINARY PLAT PLANNED DEVELOPMENT ZONING, FILE #19-LAND3908: Mr. Helmick gave a brief presentation regarding the applicant's request for a Planned Land Division and Planned Development zoning a 3-acre lot with a home into two lots, and an Appeal to section 8.14.1.R – Connectivity. The location is west of Hwy 287 in the Campion Area, 287 42nd St. SW Berthoud and the applicant/property owners are Marty and Susan Pond. They propose to divide the current 3-acre lot into two lots of 1.7 and 1.3 acres. The property is on public water and public sewer with a shared driveway access off 42nd street. There were no adverse referral agency comments as well as no neighbor comments. The application meets the criteria requirements of the Code. The property is in the Loveland Growth Management Area and as such is being processed as a Planned Land Division/ Planned Development (PLD/PD) proposal. The proposal is consistent with the Loveland Mater Plan. The staff recommends Approval of the PLD/PD and appeal to Section 8.14.1.R Connectivity; subject to the following conditions listed in the staff report. Mr. Helmick wanted to note that the PD zoning is similar to the FA-Farming zoning of Larimer County at this time.

Chairman Dougherty opened for questioning from the Planning Commission.

The Planning Commission had no questions.

MOTION

Commissioner Jensen moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission recommend to the Board of County Commissioners approval of the Two Ponds Planned Land Division – Preliminary Plat Planned Development Zoning, File #19-LAND3908 the Appeal to section 8.14.1.R – Connectivity subject to the recommended conditions listed in the staff report.

Commissioner Miller seconded the motion.

Commissioners True, Johnson, Wallace, Jensen, Stasiewicz, Barnett, Miller, and Chair Dougherty all voted in favor of the motion.

Motion passed 8-0.

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ITEM #3 NORTHERN COLORADO WATER ASSOCIATION WATER TANK LOCATION AND EXTENT, FILE #19-ZONE2592: Mr. Helmick gave a brief presentation regarding the applicant's request for Approval of a Location and Extent new 250,000-gallon domestic water tank. It's located on the west side on North Shields Street (CR17), approximately ½ mile north of Douglas Road. The site already contains a 100,000-gallon tank as well as an easement. The parcel affected has 17 acres but the area with the easement is only a half-acre. The tank provides a needed public facility and is already on an existing disturbed site so there are very limited environmental issues and an unman facility so there are no impacts to adjoining properties and will not increase in traffic. The project does meet the requirements of the code and that it is consistent with the currently adopted Larimer County Master Plan and the staff recommends that the Planning Commission approve the Northern Colorado Water Association Water Tank Location and Extent.

Chairman Dougherty opened questioning from the Planning Commission.

Commissioner Jensen asked how long the construction would take to complete.

Mr. Helmick responded that the applicants would have a better timeline but feels it probably wouldn't be more than 2 months to complete.

Rich Patterson, General Manager of the Northern Colorado Water Association addressed the Planning Commission stating they anticipate the construction being 60 to 90-day event.

Chairman Dougherty closed Questioning from the Planning Commission to the staff.

MOTION

Commissioner Johnson moved that the Planning Commission adopt the following Resolution:

BE IT RESOLVED that the Planning Commission recommend to the Board of County Commissioners approval of the Location and Extent application made by Northern Colorado Water Association, File #19-ZONE2592 based on summaries, conclusions, and findings found in the staff report.

Commissioner Barnett seconded the motion.

Commissioners Stasiewicz, Wallace, Miller, Johnson, Jensen, True, Barnett, and Chair Dougherty all voted in favor of the motion.

Motion passed 8-0.

REPORT FROM STAFF :

None

With there being no further business, the hearing adjourned at 6:53 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.

Sean Dougherty, Chairman

Nancy Wallace, Secretary