

LARIMER COUNTY PLANNING COMMISSION

Minutes of June 17, 2020

The Larimer County Planning Commission met in session on Wednesday, June 17, 2020, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners Dougherty, Jensen, Miller, and Stasiewicz physically attended with Commissioner Dougherty presiding as Chairman. Commissioner, Johnson, Barnett, Wallace, and True attended virtually. The Larimer County staff that physically attended were Lesli Ellis, Community Development Director; Don Threewitt, Planning Manager; Jenn Cram, Planner II; Samantha Mott, Senior Planner; Laurie Kadrich, Community Planning, Infrastructure and Resources Director; and Christina Scrutchins, Recording Secretary. Larimer County staff that attended virtually were Steven Rothwell, Civil Engineer II.

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

AMENDMENTS TO THE AGENDA

Consent Item #3 – Larimer County Transfer Station Location and Extent, File #20-ZONE2682 was removed from a consent item to a discussion Item.

APPROVAL OF THE MINUTES FOR THE MAY 20, 2020 MEETING

MOTION by Commissioner Jensen to approve the minutes.

Commissioner Miller seconded the motion.

This received unanimous voice approval.

Motion passed 8-0.

CONSENT ITEMS

ITEM #1 – STARK SUBDIVISION PRELIMINARY PLAT, FILE #18-LAND3746

Mrs. Mott gave a brief presentation for a 40-acre lot to be divided into two lots, one 19-acre lot and one 21-acre lot, located within the RE-Rural Estate zoning district. Appeals to the Land Use Code sections regarding lot-depth-to-width ratio and connectivity. The property is located at the northwest corner of the intersection of Mi Casa Drive and W. County Road 60E, more specifically located at 1126 and 1132 W County and 60E, Fort Collins. Water service will be provided by Norther Colorado Water Association (NCWA) which currently serves the existing single-family home. The existing home is served by on-lot septic system, and an additional on-site septic system is proposed to service the new residential lot. Sewer services will also be provided with an on-lot septic system and the new lot will have access from the west off County Road 60E. Staff reviewed the application, and it complies with the Land Use Code and therefore is recommending approval with the included conditions.

DISCUSSION

None

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 adoption the Stark Subdivision File # 18-LAND3746, and the requested Appeals to Sections 8.14.1.H and 8.14.1.R of the Land Use Code regarding lot depth-to-width ratio and connectivity subject to the conditions.

Commissioner Miller seconded the motion.

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

Motion passed 9-0.

ITEM #2 COLORADO STATE UNIVERSITY MOUNTAIN CAMPUS LOCATION AND EXTENT, FILE #20-ZONE2683

Commissioner True recused herself from Item number two.

Mr. Cram gave a brief presentation for the proposal that is located up the Poudre Canyon off Highway 14, County Road 63E, and Pingree Park Road. Colorado State University (CSU) is proposing to remove 6 existing cabins with 3 bedrooms each and replace them with 14, 1 and 2-bedroom studio cabins that are ADA compliant. At completion there will be 13 additional bedrooms for faculty and staff added to the inventory on campus. In addition, the proposal includes removing an existing 760 square foot lab that is attached to housing and replacing the building with a new 6,476 square foot Research and Education Center in the same location. The proposed request includes new buildings as part of a public-school campus. The applicant has provided information with respect to this proposal, which does not reveal any significant issues or conflicts. The Larimer County Comprehensive Plan notes that research and public institutions are uses that support natural resources and resource conservation. The CSU Mountain Campus is an example of a supported use within Natural Resource lands. As referenced above, the proposed improvements to the CSU Mountain Campus are consistent with the Physical Master Plan for the Mountain Campus and the Larimer County Comprehensive Plan by improving the campus for staff, faculty and students to allow continued research and natural resource education for a public institution. Thus, supporting resource conservation and uses is appropriate on State owned lands within Larimer County. The Development Services Team finds that this proposal, which includes removing existing cabins and replacing them with ADA compliant cabins for faculty housing and removing an existing research lab and replacing it with a new Research and Education Center meets the Physical Master Plan for the Mountain Campus and the Larimer County Comprehensive Plan.

DISCUSSION

Jensen asked to have clarity in the motion to add that the application conforms to the Larimer County Comprehensive Plan and meets the requirement of an approval for a Location and Extent.

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 adoption of the CSU Mountain Campus Location and Extent, File #20-ZONE2683, based on the conclusion of the Development Service Team findings and the application conforms to the Larimer County Comprehensive Plan and meets the requirement of an approval for a Location and Extent.

Commissioner Wallace seconded the motion.

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

Motion passed 7-0.

DISCUSSION ITEMS:

ITEM #3 – LARIMER COUNTY TRANSFER STATION LOCATION AND EXTENT, FILE #20-ZONE2682: Jenn Cram gave a presentation regarding the Larimer County Solid Waste Division’s request to construct a new Central Transfer Station. The Transfer Station is proposed to be constructed on the property immediately south of the existing Larimer County Landfill at the northwest corner of South Taft Hill Road and West Trilby Road. The site currently serves as the landfill’s borrow source. The property is owned by Larimer County and is just outside of City limits in Fort Collins-Loveland Corridor Area. The existing Larimer County Landfill located at S. Taft Hill Road is anticipated to reach capacity and close in late 2024. Subsequently, a new landfill is proposed northwest of the Town of Wellington. In 2018, the North Front Range Regional Wasteshed Coalition set out to identify options for the continued efficient, economical, and environmentally responsible handling of waste generated in the Wasteshed. The Transfer Station facility has been designed in accordance with the Solid Waste Infrastructure Master Plan (SWIMP). The Transfer Station building will be an uninsulated, pre-engineered metal building with a footprint of approximately 65,124 square feet. This square footage includes a residential disposal area in the southeast portion, commercial disposal area in the northwest portion, and waste load out in the center of the building, via top-loading trailers in two tunnels with three staggered hoppers. The processing areas will serve both current and future projections of residential and commercial customers, approximately 489 residential and 55 commercial customers per day, delivering municipal solid waste to the site and transferring it to the new landfill once open. Additional accessory structures are necessary to support the Transfer Station including an attached 2,152 square foot administrative office, scales, scale house, vehicular circulation, on-site stormwater control, etc. Construction is currently anticipated to begin in the fall of 2020 and is expected to take approximately 18 months. Both the Solid Waste Infrastructure Master Plan and the Comprehensive Plan included diverse opportunities for public participation and were adopted through the public hearing process.

Solid Waste Infrastructure Master Plan Adopted 2018:

The North Front Range Regional Wasteshed Coalition completed the Solid Waste Infrastructure Master Plan (SWIMP) which recommended potential infrastructure options for implementation. The SWIMP was approved and adopted by Larimer County in December 2018, which includes the recommended infrastructure option of the construction of a Central Transfer Station Facility.

Section 3.5.2, Volume I – Geographic Location Considerations - Figure 3-4, shows the proposed location of the Central Transfer Station and Behavioral Health Facility at the northwest corner of S. Taft Hill Road and W. Trilby Road.

Section 4.1.1, Volume I – Solid Waste Infrastructure Master Plan. The Transfer Station was a Tier 1 recommendation to be approved as the facilities to be placed in-service in the Wasteshed prior to the closure of the existing Larimer County Landfill.

Section 3.1, Volume II – Solid Waste Infrastructure Master Plan. Utilizing Solid Waste Management Practices, the Transfer Station facility has been designed in accordance with the SWIMP with regard to Facility Needs, Financial Impacts, Programmatic Impacts including traffic, Regulatory/Administrative/Permitting Requirements, Risks/Barriers and Sustainability.

Larimer County Comprehensive Plan Adopted 2019:

Chapter 2 – Vision, The Mission Statement: Larimer County upholds and advances the community’s health, safety, well-being, and quality of life.

Plan Themes – #10 – Infrastructure Management, ensuring that adequate public and/or private facilities and services are provided and maintained concurrent with Development.

Chapter 3 – Policy Framework – Infrastructure

#15 – Solid Waste Management, implement options for the continued efficient, economical, and environmentally responsible handling of waste generated in the Larimer County Wasteshed. 5.1 - Establish a comprehensive, regional solid waste, recycling and composting management system that is implemented in an economically, environmentally, and socially sustainable manner. 5.2 – Implement waste management programs and facilities that reflect the needs and desires of users.

Chapter 3 – Framework Map and Categories, notes that certain industrial uses should be located where existing facilities are or strategically located to allow for expansion of and future development along highways and/or arterial roads.

Location & Extent applications do not require public notice. However, the proposed Larimer County Transfer Station was publicly noticed to surrounding property owners within 500 feet of the property, and a neighborhood meeting was held on June 13. Public comments have not been received to this date. Referral agencies’ Larimer County Engineering, Larimer County Health and Environment, City of Fort Collins, Poudre Fire Authority provided comments. There were no major concerns and items noted can be addressed in the Technical Review that will follow the Location and Extent. The proposed Transfer Station is consistent with the SWIMP and the Larimer County Comprehensive Plan by implementing a waste management plan that is economically, environmentally, and socially sustainable thus supporting the health, safety and well-being for Larimer County residents.

As long as the proposed Transfer Station is constructed per the recommendations of the Solid Waste Infrastructure Master Plan along with any State, County and local regulations, Staff finds that this proposal is consistent with the intent and purpose of the Larimer County Comprehensive Plan. The Development Services Team finds that this proposal, which includes a Central Transfer Station, is consistent with the Solid Waste Infrastructure Master Plan and the Larimer County Comprehensive Plan as noted above. The site design and construction plans will be reviewed with the next process which is Technical Review. The Technical Review will be required prior to any construction at the site or any application for building permits. The Development Services Team recommends Approval of the Larimer County Central Transfer Station Location and Extent, File #20-ZONE2682, subject to the conditions.

Commissioner Miller asked to explain what will be different with the new facility regarding wind, dust, etc. and will it be mitigated.

Ms. Cram stated that the facility will be enclosed with the ability for trucks to drive into the facility for loading and unloading in a controlled area.

Mr. Perez confirmed the facility will be an enclosed facility to help mitigate things that currently happen at the existing landfill.

Commissioner Miller asked if the facility would help with noise reduction.

Mr. Perez stated it will and there will be fans that have a silencing whisper to help with noise reduction as well as fans to help filter the air and dust.

Commissioner Miller asked if yard waste will be unloaded?

Mr. Perez stated that a later application will be proposed on the site for a designated location for yard waste.

Commissioner Miller asked if the smell of the decomposition will be mitigated?

Mr. Perez stated the facility will not hold waste for a long period of time making the smell less noticeable.

Chairman Dougherty asked if the facility will be available to the residential public.

Mr. Perez confirmed the facility will serve both residential and commercial traffic.

Commissioner Barnett asked for a condition that review of the setback and character of the facility be added for approval to conform with the Plan for the Region Between Fort Collins and Loveland to eliminate the need to update the Plan in the future.

Ms. Cram supported the proposed condition and stated that it will also be addressed during the Technical Review process.

Keith Myers also gave a presentation regarding the Project along with photos.

Commissioner Miller asked what 1,500 feet would look like starting at the Larimer County Courthouse.

Mr. Myers explained it would be approximately the distance from the Larimer County Courthouse to the Justice Center times five.

PUBLIC COMMENTS

Opposed: Dana McKinney, Lorri Ecch, Anand Vissa, Ueay Vissa, and Vara Vissa

Concerns:

- Composting
- Noise
- Quantity
- Number of trucks
- Environment
- Location
- Growth

RESPONSE TO PUBLIC COMMENTS: Mr. Myers explained W. Trilby Road will be widened, paved, and given signals and truck trips will be about 30 trips per day.

Chairman Dougherty asked if the new facility will help reduce the amount of trash blowing onto their property by trucks being loaded and unloaded within an enclosed facility.

Mr. Myer explained the company trucks will be loaded and unloaded in the enclosed facility and the policy regarding public services still must be covered.

Mr. Perez stated that the plan they have is to divert the amount of trash being buried by 40% at the new landfill. The facility will be enclosed, and trucks guided to efficiently enter the transfer station. This will shield the wind issues and reduce the noise. Trailers will be loaded inside the building and then tarped before transit to the new landfill.

Commissioner Miller asked if the road would be clear of any mud left from a rainstorm.

Mr. Perez explained the facility will be an all-weather facility and it will have a paved road.

Commissioner Jensen asked if the number of residential trips could be reduced due to the location of the transfer station and new landfill.

Mr. Perez confirmed that residential trips will be reduced because they can go to the new landfill if it is closer. He does not have numbers for the commercial trips yet, but this will get flushed out once the preference of commercial haulers is confirmed. They will also choose the shorter distance.

Commissioner Jensen asked if there is a traffic plan.

Mr. Perez stated the County Engineer did a complete a traffic study and they have looked at other routes, and the selected route avoids negative impacts to residential areas.

Commissioner Jensen asked if the current landfill will still service yard waste.

Mr. Perez confirmed that the current landfill will service yard waste along with construction/demolition debris and the Transfer Station facility will service solid and municipal waste.

Commissioner Dougherty wanted confirmation that the reduction of waste by 40% would be due to separate areas for yard waste and construction/demolition debris.

Mr. Perez stated the comprehensive plan was based on alternative options for waste rather than burying it.

Commissioner Jensen asked for Ms. Cram to clarify the number of plans mentioned for the Transfer Station to meet.

Ms. Cram clarified there are two current Plans; the Solid Waste Infrastructure Master Plan adopted in 2018 and the Comprehensive Plan adopted in 2019. The Plan for the Region between Fort Collins and Loveland adopted in 1995 references the area as discussed. The proposed condition of approval by Commissioner Barnett and Technical Review can address this conflict.

MOTION

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

BE IT RESOLVED that the Planning Commission Approve the Larimer County Central Transfer Station Location and Extent, File #20-ZONE2682, subject to the conditions recommended by staff and the additional condition noted below:

- It will be consistent with the recommendations of the Plan for the Region between Fort Collins and Loveland with regard to site design and building colors as well as conformance with the Larimer County Comprehensive Plan and the Solid Waste Infrastructure Master Plan.*

Commissioner Miller seconded the motion.

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

Motion passed 8-0.

ITEM #4 – LARIMER COUNTY BEHAVIORAL HEALTH FACILITY LOCATION AND EXTENT, FILE #20-ZONE2660: Before Mrs. Mott gave a brief presentation, she wanted to note that staff received an additional referral letter from the City of Fort Collins, and copies were available during the hearing.

Larimer County is proposing to construct a behavioral health facility for mental health and substance abuse care in Larimer County. The proposed location is at the northwest corner of South Taft Hill Road and West Trilby Road. This site is just outside of City limits and just south of the current County landfill. The property is owned by Larimer County. The property is adjacent to the City of Fort Collins to the south and the east and is in Fort Collins-Loveland Corridor Area. The parcel is currently 159.22-acres and is zoned I-1 Heavy Industrial. The applicants are proposing to split off approximately 38-acres from the 159-acre parcel for the proposed behavioral health facility. The site location is adjacent to open space, residential properties, and the landfill to the north. A future regional transfer station is being proposed to the west of this location and will be coming through the Location and Extent process within the next several months. The proposed facility includes a new 56,000 square foot behavioral health center building, supportive housing and retail, an adolescent center, a conference center, and an equestrian center. There is parking proposed on the site to the south and east of the buildings and an outdoor use area including trails to the northwest of the buildings. The new facility will support approximately 200 employees over 3 daily shifts. It is proposed to operate 24 hours a day, seven days a week. The facility will include 64 beds. There will be anywhere from approximately 20-80 customers using the facility per day. Traffic generated for the use will be vehicular. There is currently no transit service to the location. The property will be served by Fort Collins-Loveland Water District and the South Fort Collins Sanitation District and it is within the Poudre Fire Authority district.

The materials prepared by the applicant provide more detail on the proposal. The project is still in the schematic design phase, and the detailed design will be submitted with the next planning application. The project design phase is anticipated to be complete by the end of the year. Construction is planned for 2021 and early 2022. The Location and Extent process is different from other county review processes. It requires the Larimer County Planning Commission to review a project in a very short time frame, 30 days, and is limited to consistency with the Comprehensive Plan. It is not a review of code issues or standards, but only how the proposal relates to the Comprehensive Plan. If the Location and Extent Review is approved, the applicant shall apply for Technical Review with Larimer County for review and approval prior to any construction. The Technical Review will include a review and analysis of any site improvements which will include addressing Engineering and Health Department comments regarding drainage, traffic, etc. The applicant will also be required to apply for and receive approval for all applicable permits, including building permits through Larimer County. To approve a Location and Extent application, the Larimer County Planning Commission must find that the proposal is consistent with

the Larimer County Comprehensive Plan, based on consideration of relevant Plan principles, maps and elements. Unlike other types of development review, there is no approval criteria listed for Location and Extent applications. This process is required by State law.

Mrs. Mott spoke regarding the Larimer County Comprehensive Plan that was adopted in 2019. There are other subarea plans such as the Plan for the Region between Loveland and Fort Collins as well as the Larimer County Opens Lands Master Plan that discuss the proposed site as an area for preservation of open space and preservation of the rural character. These plans were adopted prior to both the Larimer County Comprehensive Plan (which was adopted in 2019) and the Larimer County Behavioral Health Master Plan (adopted in 2018) where the use is contemplated. This facility responds to the Comprehensive Plan in several ways. The development occurs on site than can be served by adequate public facilities and the site has been evaluated as the preferred location for the behavioral health facility. The additional Technical Review process and permitting required will ensure that the concerns of those agencies are addressed as a part of the whole project.

A summary of referral agency comments was received from the following:

- Development Services Team: Engineering Comments and Larimer County Health and Environment comments.
- Larimer County Addressing has identified the site address for the proposed facility.
- Other Referral Agencies: Poudre Fire Authority, City of Fort Collins, Fort Collins-Loveland Water District and South Fort Collins Sanitation District.

The Development Services Team recommends approval of the Larimer County Behavioral Health Facility Location and Extent, File #20-ZONE2660, subject to the following conditions:

1. Technical Review and approval are required prior to any construction at the site and prior to applying for building permits.
2. The applicant shall obtain all applicable building and construction permits to construct the use at this site.

Mrs. Mott ended her presentation wanting to note that with an L&E neighborhood notice and a neighborhood meeting are not required. However, Larimer County sent a neighborhood notice to properties within 500 feet of the project boundaries, and the applicants held a neighborhood meeting on June 13, 2020.

Commissioner Johnson asked if an environmental assessment is a requirement for the next applicant process. Mrs. Mott stated it is not required but the applicants are already in the process of completing an environmental assessment.

Commissioner Stasiewicz asked who hosted the charrette?

Mr. Myer gave a presentation of the over overall project summary explaining the purpose, the facility, the site, the central location, and the site location. Outreach has already begun, starting with Hidden Springs HOA on June 13, 2020, with further public outreach planned over the next 30-45 days. Public notification process will also be given to the North Front Range Planning Association. Mr. Myers ended the presentation explaining the Behavioral Health Facility will include around 200 parking spots, public entry located to the southeast and emergency entry will be located to the south side of the facility. Future planning to have utility connections for the build out of the campus as well as a large garden/green public space west of the facility. The design of the facility will be a natural exterior to be consistent with the Land Use Plan.

Commissioner Jensen asked if the quarter cent sales tax, approved in the 2018 election, noted that the facility would reside at Taft and Trilby Road.

Mrs. Stolen stated there was a primary conversation with the voters due to the public being curious of the location for the facility.

Commissioner Jensen asked if the Landfill will be the Transfer Station by the time the Behavior Health Facility is completed?

Mrs. Stolen explained there will be an overlap with both facilities. The Behavior Health facility will open in 2022 and the Landfill will close in 2024.

Commissioner Jensen made the assumption regarding landscaping and how it will be a large portion of the facility becoming one with the location and being shielded.

Mrs. Stolen confirmed, when looking at the facility from the west side, the Transfer Station is almost not seen due to the elevation and the 1,500 feet distance.

Commissioner Dougherty asked if there are conversations regarding transportation to and from the Behavior Health facility?

Mrs. Stolen confirmed that is correct and that the transit would be for people that are being discharged.

Commissioner Wallace asked if the facility is a substitute facility with Mountain Crest?

Mrs. Stolen explained the facility is for care that we do not currently have in our community.

PUBLIC COMMENTS

Opposed: Dana McKinney, Lorri Ecch, Anand Vissa, Ueay Vissa, and Vara Vissa

Concerns:

- Safety
- Noise
- Traffic
- Rural way of life
- Police Service
- Trespassing
- Public Transportation
- Proposed Retail
- Proposed Residentials
- Noticing
- Location

RESPONSE TO PUBLIC COMMENTS

Commissioner Dougherty asked if the site is the best site for all of Larimer County?

Mrs. Stolen stated that is correct.

Chairman Dougherty asked who the responding authority for the facility?

Mrs. Stolen explained the goal is to have multiple responders.

Commissioner Jensen asked to address the safety issue regarding people trespassing.

Mrs. Stolen stated that people come to the facilities when they are in crisis and often they are willing to receive the services with no motivation to walk away. Also, there will be security on site, and fobbed entrances and exits to manage the safety.

Commissioner Jensen wanted to address the concern regarding clients being dropped off by ambulances.

Mrs. Stolen explained a client would not be delivered to the facility by ambulance but may be taken away by ambulance for any life threatening situations.

Commissioner Miller asked if they have had any concerns or incidence with the Mountain Crest facility being very close to the junior high school.

Mrs. Stolen stated there have not been any concerns or incidents between the Mountain Crest facility and the junior high school.

Chairman Dougherty asked how many trips per day the new facility will add to the current traffic.

Mr. Rothwell stated a traffic study was completed with 700-750 additional trips added to the current traffic.

Chairman Dougherty asked what the current amount of traffic traveling North and South on Taft Hill Rd?

Mr. Myers stated the current traffic is under 1,000 trips per day. He also wanted to make note the 700-750 added tips per day would be the combined added trips for the Transfer Station and Behavioral Health facility.

Chairman Dougherty asked if the application is only for the Behavioral Health facility with no other uses?

Mrs. Mott stated that it was her understanding it was the whole site including the Facilities Master Plan.

Mr. Myers clarified the application is phase one of their Master Plan for the facility and its location. The other phases of their Master Plan will be presented to the Planning Commission in the future.

Commissioner True asked for clarification the motion.

Mrs. Mott confirmed that due to the statement from the applicant the motion will be only for the facility and its location.

MOTION

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

BE IT RESOLVED that the Planning Commission approve the Larimer County Behavioral Health Facility Location and Extent, FILE #20-ZONE2660 subject to the conditions recommended by staff and the additional condition noted below:

It will be consistent with the recommendations of the Plan for the Region between Fort Collins and Loveland with regard to site design and building colors as well as conformance with the Larimer County Comprehensive Plan and the Larimer County Behavioral Health Master Plan.

Commissioner Miller seconded the motion.

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

Motion passed 8-0.

REPORT FROM STAFF:

Ms. Ellis gave information regarding the Planning Commission hearings for NISP.

With there being no further business, the hearing adjourned at 8:23 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.

Sean Dougherty, Chairman

Nancy Wallace, Secretary