

LARIMER COUNTY PLANNING COMMISSION

Minutes of August 12, 2020

The Larimer County Planning Commission met in a regular session on Wednesday, August 12, 2020, at 6:00 p.m. in the Hearing Room as well as virtual video. Commissioners Dougherty, Wallace, Miller, Jensen physically attended with Commissioner Dougherty presiding as Chairman. Commissioner, Johnson, Barnett, Stasiewicz, and Pontius attended virtually. The Larimer County staff that physically attended were Don Threewitt, Planning Manager; Michael Whitley, Planner II; Jenn Cram, Planner II; Steven Rothwell, Civil Engineer II, Frank Haug, Assistant County Attorney II; and Christina Scrutchins, Recording Secretary. Larimer County staff that attended virtually were Lesli Ellis, Community Development Director and Lea Schneider, Environmental Health Planner.

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 JUNE 17, 2020, JUNE 24, 2020, JULY 8, 2020, AND JULY 15, 2020 MEETINGS

MOTION by Commissioner Jensen to approve the minutes.

Commissioner Miller seconded the motion.

This received unanimous voice approval.

Motion passed 9-0

AMMENDMENTS TO THE AGENDA

Items #1 - Coll Special Exception, File #20-ZONE2632 and item #2 – Boutique Event Center Second Special Review, File #20-ZONE2634 were moved from consent items to discussion items.

DISCUSSION ITEMS

ITEM #1 - COLL SPECIAL EXCEPTION, FILE #20-ZONE2632:

Mr. Whitley gave a presentation regarding the applicant, Jessica Stonberg, requesting a Special Exception approval for a Resort Lodge/Cottage in the FA-1 - Farming zoning district. Approval would allow for the property owners to rent a detached accessory building to up to four guests at a time on a short-term basis. The request includes appeals to Sections 8.1.4 and 8.6.3.C of the Land Use Code regarding fire protection and paving. The property currently contains a 1,557 square-foot single-family home, a 1,152 square-foot detached garage and a 600 square-foot accessory structure.

The property owners currently teach art classes in the detached garage as a home occupation. The applicant's project description indicates that classes are three hours long, occur three times per week and have a maximum of six students per class. The property owners propose to convert the 600 square foot accessory structure into a unit for short term rental for up to 4 guests at a time. Home occupations are accessory to single-family dwellings. If the proposed Special Exception is approved, the existing home will be classified as a Resort Lodge and the art classes currently taught by the property owner can no longer be considered a home occupation. Mr. Whitley went into depth as to why a Special Exception is required. The subject property is within the boundary of the Loveland Rural Fire Protection District. The application was referred to a variety of agencies. Responses were received from the Larimer County Engineering Department, Department of Health and Environment, Building Department, Code Compliance, Emergency Services and the Colorado Department of Transportation, Loveland Rural Fire Protection District, and the City of Loveland. If the Special Exception is approved, the property owners will provide a more detailed site plan to address outstanding site development issues. The Special Exception request includes the ability to continue offering the classes as an extension of the Resort Lodge/Cottages use. To approve a Special Exception application, the County Commissioners must consider the review criteria and find that each criterion has been met or determined to be inapplicable.

Mr. Rothwell gave a brief explanation, along with images, regarding the drainage impacts and neighbor concerns.

Mr. Whitley gave closing comments regarding the development service team's nine recommended conditions.

Chairman Dougherty asked for clarification regarding the total occupancy for the site, total occupancy in the resort cottage and the home and the septic system issues.

Mr. Whitley clarified that the site would allow no more than six occupants total on the entire site and Ms. Schneider or the applicant could confirm regarding the total for the resort cottage and the home. Mr. Whitley then stated the septic system issues will be addressed during the site plan proposal phase.

Commissioner Miller asked if this site is close to the Wild Manor property.

Mr. Whitley was not familiar with the Wild Manor property and did not have an answer.

Commissioner Choate asked what procedure the applicant would have to complete if the site was zoned T-Tourist?

Mr. Whitley stated a Special Review which is a similar procedure as the Special Exception.

Commissioner Miller asked if the Wild Lane Bed and Breakfast, that is located near the site, was still open and if so, how many visitors to they receive.

Mr. Whitley confirmed the Wild Land Bed and Breakfast has closed and was not familiar with the number of visitors.

PUBLIC COMMENT

Sandra Brewer had the following concerns: Increase in traffic, property value would decrease, resident's privacy would be disturbed, more harm to the air quality and the concerns are not being considered.

- Recess Started – 6:50 pm
- Recess Ended – 6:55 pm

PLANNING COMMISSION COMMENTS

None

MOTION

Commissioner Choate 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 Coll Special Exception, File #20-ZONE2632, subject to the conditions and the appeals to Sections 8.1.4 and 8.6.3.C of the Land Use Code regarding fire protection and paving.

Commissioner Miller seconded the motion.

DISCUSSION

Commissioner Wallace wanted to confirm the application will clarify regarding the total occupancy for the resort cottage and the home when presented to the Board of County Commissioners.

Mr. Whitley confirmed the application will clarify the number of occupants within each building.

Commissioner Jensen explained his concern regarding future property owners will not be able to rent out the resort cottage due to the occupancy limit.

Chairman Dougherty confirmed the Mr. Whitley stated that any future property owners will be able to amend the Special Exception if needed.

VOTE

Commissioners Choate, Jensen, Wallace, Miller, and Chair Dougherty all voted in favor of the motion.

Commissioner Johnson, Barnett, Stasiewicz, and Pontius all abstained their votes.

Motion passed 5-0.

ITEM #2 – BOUTIQUE EVENT CENTER SECOND SPECIAL REVIEW, FILE #20-ZONE2634:

Mr. Whitley gave a presentation regarding the applicants', Allan & Emily Leibow, request a Special Review approval to expand a Community Hall and Resort Lodge/Resort Cabins use by: 1) Approving through Special Review elements that have been administratively approved including a detached restroom building, a covered trellis addition to the Community Hall, and a covered porch to the Resort Lodge. 2) Adding two new covered trellises to the Community Hall and detached restroom building. 3) Adding up to four sound dampening walls to the site. 4) Allowing the Resort Lodge and Resort Cabins to be rented year-round rather than the May 1st to December 31st operating season currently allowed. 5) Expanding the Community Hall operating hours. The applicants own two parcels (Tracts 1 & 2, Owens MLD, File #01-S1810) totaling approximately 20.38 acres. The property is located south of Rist Canyon Road approximately 300 feet west of

County Road 23E. The property is zoned O – Open. The applicant received Special Review approval in 2013 to operate a Community Hall, a Resort Lodge and up to three Resort Cabins on the property. The Community Hall is limited to 2,000 square feet in size and is approved to host up to 48 events per year with a maximum of 109 guests and staff on-site. The Special Review also authorized the conversion of the home on the property to a Resort Lodge and the conversion of three accessory buildings to Resort Cabins. The current septic system is sized to accommodate 14 overnight guests. The housing could accommodate up to 22 guests with expansion of the septic system. Operation of the Community Hall is limited to May 1st to December 31st. The Resort Lodge and Cabins can be rented independently of the Community Hall, but rentals are limited to the Event Center’s May 1st to December 31st operating season. Hours of operation for the Community Hall are limited to 4 pm to 10 pm on Fridays, 9 am to 10 pm on Saturdays, and 9 am to 8 pm on Sundays with an additional hour before and after those hours for setup and cleanup. The Boutique Event Center Second Special Review proposes to Expand the Community Hall, Resort Lodge and Resort Cottage uses. First the application seeks formal Special Review approval of three administrative approvals that have been granted over the last several years. Those approvals are the construction of a detached 14’ by 23’ restroom building (instead of having the restrooms within the Community Hall building), a 12’ x 64’ partially covered trellis addition to the Community Hall building and the addition of a 9’ by 42’ covered porch to the Resort Lodge. The Second Special Review also includes the addition of another covered trellis to the Community Hall building and the addition of a 6’ by 23’ covered trellis to the north side of the restroom building. The applicant requests the ability to substitute two small gazebos (totaling 22’ by 22’) adjacent to the Community Hall as an alternative to the covered trellis. The request also includes the ability to add up to four sound dampening walls to the property between the Community Hall building and Rist Canyon Road. Rental of the accommodations uses is currently limited to May 1st to December 31st. The applicants request the ability to rent the accommodation buildings year-round. Finally, the applicants request expanding the Community Hall operations during holiday weekends. Currently, hours of operation for the Community Hall are limited to 4 pm to 10 pm on Fridays, 9 am to 10 pm on Saturdays, and 9 am to 8 pm on Sundays with an additional hour before and after those hours for setup and cleanup. The request proposes hours of operation of 9 am to 10 pm (with an additional hour before and after those hours for setup and clean up) for every Sunday before a federal holiday that is observed on a Monday. The request also includes to expand the hours of operation for the Community Hall to 9 am to 10 pm for every Friday throughout the operating season. The applicants’ project description mentions obtaining a liquor license. The Liquor licensing process is separate from the Special Review process. The subject property is within the boundaries of the LaPorte Plan Area. The LaPorte Area Plan Future Land Use map identifies the portion of the properties north of the Jackson Ditch as generally being appropriate for residential development at a density of 1 unit per 2+ acres. The map indicates that the portion of the properties south of the Jackson Ditch are generally appropriate for residential development at a density of 1 unit per 10-35 acres. While the LaPorte Area Plan provides a guide for new development applications, the Future Land Use Map is not a zoning map and does not change the existing zoning on the property. To approve a Special Exception application, the County Commissioners must consider the review criteria and find that each criterion has been met or determined to be inapplicable. There are no major issues or concerns with the proposed Special Review. Mr. Whitley gave closing comments regarding the nine development service team recommendations.

Commission Choate asked why are the first three requests included in the Special Exception process?

Mr. Whitley explained more in depth that a Special Review is site-specific and use specific.

Commissioner Choate asked if the hours of operations where not being requested with the other 4 requests, could the Special Exception be approved administratively again?

Mr. Whitley confirmed the Community Development Direct could approve an amendment to the Special Exception administratively.

PUBLIC COMMENT

None

PLANNING COMMISSION COMMENTS

Chairman Dougherty wanted to make note for the record that there are ten conditions instead of nine.

MOTION

MOTION

Commissioner Choate 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 Boutique Event Center Second Special Review, FILE #20-ZONE2634, subject to the ten conditions

Commissioner Miller seconded the motion.

DISCUSSION

None

VOTE

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

Motion passed 9-0.

ITEM #3 – LARIMER COUNTY NORTH LANDFILL LOCATION AND EXTENT, FILE #20-ZONE2705:

Ms. Cram gave a presentation regarding the applicant, Larimer County Solid Waste Division Lou Perez, Interim Solid Waste Director, to request for a Location and Extent review for Larimer County Solid Waste to construct a new landfill on 626 acres. The North Landfill will include two operating units located on the southwest and northeast sides of the property on opposite sides of a Western Area Power Administration transmission line that bisects the property. Unit 1 will occupy 211 acres and Unit 2, 105 acres. The landfill will be developed following a defined sequence of phases, each having dedicated base liner systems and leachate collection systems that will operate independently from one another. The estimated life of Unit 1 is 74 years and Unit 2 has a life expectancy of 26 years. The maximum height of the different phases within the two units varies from 86-feet to 308-feet. Both landfill units will accept municipal waste as defined by the Colorado Department of Public and Engineering Hazardous Materials and Waste Management Division Regulations and with the County Waste Characterization and Disposal Plan. The North Landfill is proposed to operate seven days a week from 7 am to 10 pm, with the facility closed to the public after 7 pm.

The landfill will not typically operate on Sundays, unless adverse weather or other conditions occur that require it. Access to the North Landfill will be in the northeast corner off County Road 9. Most traffic will be generated by transfer trailers from the Central Transfer Station, as well as commercial customers. Residential customers will dispose of waste at the Central Transfer Station, or other local transfer stations such as those located in Wellington and Estes Park. Additional features are necessary to support the landfill operation including fencing, a maintenance building, scales, scale house, on-site storm water control, on-site operations water storage for construction, fire suppression, dust control and roadway systems. Water will be provided via a well. Sewage disposal will likely be via an on-site septic system. Electric and communication lines are available to the south and will be extended to the property. Construction is currently anticipated to begin Spring of 2021 and is expected to take approximately 18 months. The North Landfill can begin to operate with the completion of Unit 1 and ancillary features noted above and then the use of the existing landfill on S Taft Hill Road will cease. The Engineering Design and Operation Plan (EDOP) for the North Landfill is currently being reviewed by the State. A Certificate of Designation (CD) will be approved by the State and issued by the County prior to any construction. The review criteria and conditions of approval required by the State will be reviewed and approved by the Board of County Commissioners sometime this fall. The Location and Extent process is different from other county review processes. It requires the Larimer County Planning Commission to review a proposal within 30 days and is limited to conformity with the Comprehensive Plan. It is not a review of Land Use Code standards. 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 may begin after approval of Location and Extent and run concurrently with the EDOP and CD process. The Technical Review will include a review and analysis of all site improvements which will include addressing Engineering and Health Department comments regarding drainage, water and air quality, traffic, etc. The applicant will also be required to apply for and receive approval of all applicable permits. 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 Comprehensive Plan principles, maps and elements. The Comprehensive Plan serves as a policy document to guide development standards in Larimer County. It includes ten Plan Themes that inform six areas for Policy. The Policy Framework and Framework Map includes Community, Economy, Health and Social, Housing, Infrastructure and Watersheds & Natural Resources, each with their own Principles and recommended Policies. The Comprehensive Plan also references Foundational Plans that have helped to build upon community and data driven efforts. Partnering for Change: The Larimer County Solid Waste Infrastructure Master Plan is noted as a Foundational Plan within the Comprehensive Plan. 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. Location & Extent applications do not require public notice to surrounding property owners. Since the proposal is a Larimer County project and is on public land, the Larimer County North Landfill was publicly noticed to surrounding property owners within 500 feet of the property. As of the date of drafting the staff report no comments had been received from surrounding property owners. The Solid Waste Division also conducted four different open houses to engage the Town of Wellington and neighbors in the process between November 2018 and November 2019. The application was referred to the following agencies noted below. As of the date of drafting the staff report no comments had been received from referral agencies. Referral Agencies: Larimer County Engineering, Larimer County Health and Environment, Larimer County Parks, Town of Wellington, and Wellington Fire Protection District.

An addendum was prepared after the Planning Commission packet was completed that included comments from Larimer County Engineering and Health and Environment. There were no concerns that could not be addressed during the Technical Review. Ms. Cram gave closing summary and conclusion followed by the development service team recommendations.

Commissioner Jensen stated he received an email from a Monique Hein and wanted to confirm that the other board members had been forwarded the email.

Ms. Cram stated that she also received the email and confirmed the email was sent to the other Planning Commissioners as well as handed them a copy.

Commissioner Wallace asked if there is any information regarding how trucks will be able to access the Landfill.

Ms. Cram stated the Technical Review will have more information and referred the question to the applicants.

Commissioner Johnson asked to confirm the public notification that is required for a Location and Extent.

Ms. Cram stated that a Location and Extent is not required to give public notification.

Commissioner Johnson wanted to clarify that the Larimer County staff sent public notification even when the Location and Extent does not require it.

Ms. Cram confirmed that the Larimer County staff sent public notification even when the Location and Extent does not require it.

Commissioner Choate asked for a summary regarding public outreach for the Solid Waste Infrastructure Master Plan adopted in 2018.

Ms. Cram stated public outreach was conducted leading up to the adoption and public hearing in 2018.

Commissioner Choate asked if any neighborhood meetings were held.

Ms. Cram confirmed there had been two neighborhood meetings and two meetings with the town of Wellington.

Commissioner Wallace asked if Ms. Hein's concerns regarding a buffer and traffic issues will be addressed with Site Plans in the future by engineers.

Ms. Cram confirmed that traffic and buffers will be looked at and will meet required Land Use Code standards.

Commissioner Jensen asked if the public comment process could be addressed during the Technical Review phase?

Ms. Cram explained that Technical Review is an administrative process and will not have a public hearing, but the public is able to view all documents and comments are welcome.

Doug DeCesare with HDR gave a PowerPoint presentation to further clarify the public outreach that was conducted thus far and additional project details. He also gave further explanation on the purpose of the landfill and the background and process for selecting the proposed location,

Commissioner Jensen asked where the food waste would be transferred to in the new landfill?

Mr. DeCesare explained that the new landfill would not be accepting food waste. Food waste is planned to be accepted in the future as part of the future composting facilities. This will require State and County approval.

Ms. Cram confirmed the food composting facility will have to complete a Certificate of Designation and Engineering Design and Operations Plan (EDOP) through the State and Location and Extent and Technical Review with the County to accept food waste.

Commissioner Miller asked if Ms. Hein's concerns regarding wind, buffer zone and truck traffic will be addressed?

Mr. DeCesare stated that the layout for the buffers submitted within the application have met the requirements for the Colorado Department of Public Health and Environment (CDPHE) from the property line.

Commissioner Miller asked how the waste will be transferred into the landfill?

Mr. DeCesare stated the waste will be transferred by bails that are compacted down to help reduce the amount of waste being blown around.

Mr. Perez also stated the landfill will have robust wind control such as fencing throughout the landfill along with berms to help with the wind control. Larimer County would have to purchase private land to create a larger buffer to the surrounding properties. This was not part of the project scope or budget. Traffic studies have been completed for the haul routes to determine the best traffic flow with more studies in the future.

PUBLIC COMMENT:

In- person Opposed: Vara Vissa, Rosemary Souza, Mark Rosenlund, Kevin Olson, Jared Martin, Lorri Eichholz, Cory Wilkinson, and Timothy Limbeck

Virtual Opposed: Monique Hein

Concerns

- 500 ft notification is not far enough
- High wind in the area
- Increased traffic
- Cause more harm to residents with respiratory issues
- Surrounding property owner concerns are not being addressed or heard
- There is not enough buffer
- Property values will decrease

Concerns (continued)

- Property contamination due to waste drifting into residents’ properties.
- Construction and hours of operation
- Noise pollution
- Air Pollution
- Bad smells
- Destruction of the rural landscape and views
- Not able to contain garbage
- Hard to find information
- Will the Landfill comply with the state regulation

LARIMER COUNTY NORTH LANDFILL REBUTLE:

Mr. Perez addressed the concerns expressed by the public and explained how the Landfill will be addressing many of their concerns in the future. They will improve outreach and do more public education in the future. They have hired a PR person to assist in these efforts.

Chairman Dougherty asked if the Landfill does not follow State regulation, what process or fines would be imposed?

Mr. Perez explained they will have to abide by the States regulations and have not had any violations in the past. There are significant fines if they do not follow regulations.

Chairman Dougherty asked for additional details on the proposed buffer that around the Landfill boundaries to protect the health and wellbeing of surrounding properties/owners?

Mr. Perez explained they are placing berms with landscaping and building fencing to create a buffer zone.

Chairman Dougherty asked if the website could be more user-friendly and less confusing.

Mr. Perez stated they will be updating the website to be more user-friendly and less confusing.

Commissioner Wallace suggested that the information regarding what State and County regulations the Landfill must abide by be included on the website.

Mr. Cram explained the Certificate of Designation that is required prior to the construction will be presented to the Board of County Commissioner through a public hearing and noticed beyond the standard 500 feet.

Commissioner Barnett suggested that the county have different ways of outreach with the public to negotiate concerns.

Commissioner Choate asked when was the project filed with the Colorado Department of Health and Environment?

Mr. Perez stated the project was filed in March 2020 and we receive comments in six months as part of the EDOP review process.

Commissioner Choate asked if the EDOP review and approval from the State had to be completed before the County Technical Review could be approved?

Mr. Perez stated that the State review will need to be completed prior to the County Technical Review being approved and construction started.

PLANNING COMMISSION COMMENTS

Commissioner Wallace, Miller, Choate, Johnson, Jensen, Barnett, and Dougherty expressed their understanding of all concerns but find the project conforms with the Comprehensive Plan.

MOTION

Commissioner Choate 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 Larimer County North Landfill Location and Extent, File #20-ZONE2705, subject to the two conditions.

Commissioner Miller seconded the motion.

VOTE

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

Motion passed 9-0.

- **Recess Started – 8:37 pm**
- **Recess Ended – 8:42 pm**

ITEM #4 – LARIMER COUNTY YARD COMPOSTING LOCATION AND EXTENT, FILE #20-ZONE2706

Ms. Cram gave a presentation regarding the applicant, Larimer County Solid Waste Division Lou Perez, Interim Solid Waste Director, to request for a Location and Extent review for Larimer County Solid Waste to construct a Yard Composting Facility on approximately 21-acres of the existing landfill site on S. Taft Hill Road. The Yard Composting facility is proposed to be constructed in the northeast corner of the existing Larimer County Landfill site in an area that has been used for borrow soil for landfill cover. The property is owned by Larimer County, the City of Fort Collins, and the City of Loveland. It is just outside of the incorporated limits of the City of Fort Collins and is in the Fort Collins-Loveland Corridor Area. The Yard Composting facility has been designed in accordance with the Solid Waste Infrastructure Master Plan (SWIMP). The composting operation will process material using open aerated windrows. Yard waste will be transported to the facility in bulk. Once received, it will be ground and placed into open windrows on an asphalt composting pad. The windrows will be positioned in long rows on the composting pad that are approximately 14-feet wide and 8-feet tall. A photo of what this might look like was attached as Exhibit C. With the addition of oxygen and water, the yard waste will be biodegraded into stabilized, finished compost over the course of 2 to 4 months. It will then be screened for residual contamination and hauled to a distribution site. The Yard Composting facility will operate Monday through Saturday from 7:30 am to 4:40 pm. There are 5 employees needed for the operation. A private contractor will market the finished compost for sale. It is expected that the compost will be sold to consumers within Larimer County creating a sustainable cycle that diverts

organic waste from the landfill and creates nutrient-dense organic material for reuse in the community. Existing water and electric lines in the southeast corner of the site that serve the existing landfill will be utilized for the Composting facility. It is anticipated that these will be adequate for the composting operation. There is an existing fire hydrant for fire protection as needed. The existing sewage system will also be retained and utilized. The existing access to the landfill will also be used with the addition of a new asphalt access road. No additional buildings are proposed as part of the composting facility. This Location and Extent review is for the proposed Yard Composting project only. Food composting is also proposed as part of the Solid Waste Infrastructure Master Plan to reduce material going into the new landfill. If the County proceeds with that facility, it will require Location and Extent review as well. The Location and Extent process is different from other county review processes. It requires the Larimer County Planning Commission to review a proposal within 30 days and is limited to conformity with the Comprehensive Plan. It is not a review of Land Use Code standards. 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 all site improvements which will include addressing Engineering and Health and Environment Department comments regarding drainage, traffic, etc. The applicant will also be required to apply for and receive approval of all applicable permits. 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 Comprehensive Plan principles, maps and elements. The Comprehensive Plan serves as a policy document to guide development standards in Larimer County. It includes ten Plan Themes that inform six areas for Policy. The Policy Framework and Framework Map includes Community, Economy, Health and Social, Housing, Infrastructure and Watersheds & Natural Resources, each with their own Principles and recommended Policies. The Comprehensive Plan also references Foundational Plans that have helped to build upon community and data driven efforts. Partnering for Change: The Larimer County Solid Waste Infrastructure Master Plan is noted as a Foundational Plan within the Comprehensive Plan. Location & Extent applications do not require public notice to surrounding property owners. Since the proposal is a Larimer County project and is on public land, the Larimer County Yard Composting facility was publicly noticed to surrounding property owners within 500 feet of the property. As of the date of drafting the staff report no comments had been received from surrounding property owners. The application was referred to the following agencies noted below. As of the date of drafting the staff report no comments had been received from referral agencies. Referral Agencies: Larimer County Engineering, Larimer County Health and Environment, City of Fort Collins, City of Loveland, and Poudre Fire Authority. An addendum was prepared after the Planning Commission packet was completed that included comments from Larimer County Engineering and Health and Environment along with the City of Fort Collins. There were no concerns that could not be addressed with the Technical Review. Ms. Cram gave closing summary and conclusion followed by the development service team recommendations.

Commissioner Miller asked for clarification regarding the entrance for the Yard Composting facility.

Mr. Cram stated the location will remain the same as it currently exists for the landfill.

Commissioner Jensen asked if the existing main access would continue to be the main access into the Yard Composting

Ms. Cram confirmed the existing main access would continue to be the main access into the Yard Composting facility. Two internal access roads will also be added that will also meet emergency access requirements.

Mr. Coleman with Burns McDonnell gave a PowerPoint presentation providing additional details about the project.

PUBLIC COMMENT

In- person Opposed: Vara Vissa, Lorri Eichholz.

Concerns

- Quality of life will not get better
- It is irresponsible to place a compost station so close to residents.
- Notification was not given.
- There will be an increase in dust due to all the trucks.
- Increase in allergies to residents
- Increase in Traffic
- High winds
- Wildlife will be forced out of their habitat

LARIMER COUNTY YARD COMPOSTING REBUTLE

Mr. Perez addressed the concerns that were expressed by the public and noted that the City of Loveland has committed to the Compost station serving the community at large.

Commissioner Miller asked to confirm if the City of Loveland will be committing their yard waste to be processed into compost.

Mr. Perez confirmed that the City of Loveland has committed their yard waste to be processed into compost at this facility.

Commissioner Jensen asked if other parts of the community have committed their yard waste and to address the possibility of putting private companies out of business.

Mr. Perez stated other communities have not committed yet and explained their goal is to not put other companies out of business.

Commissioner Jensen asked what the Compost station will be diverting from the landfill and what does it do to extend the landfill's life as well as reduce the number of vehicles going North to the landfill.

Mr. Perez stated that the City of Loveland's yard waste is currently being diverted but we would like to encourage others to use the service for this reason the program needs to be cost effective. The goal combined with other proposed programs for food composting is to divert 40% of the waste by composting it. Composting the waste will also help the new landfill last longer and reduce methane gas.

Commissioner Jensen asked how they will mitigate the odor, and will there be a way for the public to notify the Compost station if there is a concern?

Mr. Perez stated they will follow State guidelines and explained in more detail how the process for aerating will help to mitigate any odor. The public will be able to contact Solid Waste using a hotline with any questions or concerns.

Commissioner Miller asked if the public will be able to purchase the compost material or if it will be available for free of charge?

Mr. Perez explained that initially they will be using the compost material to help with closing the current Landfill. A private contractor will be brought on in the future to market and sell the compost material.

Commissioner Choate asked to clarify the acreage of the existing landfill and what will be converted back to open space. He also asked for confirmation that no future development could occur on the closed landfill.

Mr. Perez stated that they will not be able to develop over the old landfill.

Chairman Dougherty asked if the 40% reduction in waste to the new landfill could relate to a reduction in traffic as well?

Mr. Perez stated the 40% of waste that will be diverted from going into the new landfill will reduce some traffic coming out of the landfill by composting the waste.

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 Larimer County Yard Composting Location and Extent, File #20-ZONE2706, subject to the conditions included in the packet with an amendment to condition number 2.

2. *The site design shall incorporate recommendations of the Plan for the Region adopted in 1995 between Fort Collins and Loveland.*

Commissioner Miller seconded the motion.

DISCUSSION

Commissioner Jensen asked if the Plan for the Region, between Loveland and Fort Collins, has a start date and what is the plan?

Ms. Cram stated the Plan for the Region was adopted in 1995 to address the corridor between Loveland and Fort Collins. Information is located on the Larimer County website under Planning Documents.

PLANNING COMMISSION COMMENTS

Commissioner Jensen, Choate, Wallace, Miller, and Dougherty expressed their understanding of all concerns but find the project conforms with the Comprehensive Plan.

VOTE

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

Motion passed 9-0.

ELECTION OF THE PLANNING COMMISSION CHAIR, VICE-CHAIR, AND SECRETARY

Choate – Chair
Jensen – Vice Chair
Stasiewicz – Secretary

REPORT FROM STAFF

None

ADJOURN

With there being no further business, the hearing adjourned at 9:49 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, Acting Secretary