

LARIMER COUNTY PLANNING COMMISSION

Minutes of March 4, 2020

The Larimer County Planning Commission met on Wednesday, March 4, 2020, at 6:00 p.m. in the Hearing Room. Commissioners Jensen, Wallace, Miller, True, Stasiewicz, and Barnett were present. Commissioner Dougherty presided as Chairman. Also present were Lesli Ellis, Community Development Director; Don Threewitt, Planning Manager; Michael Whitley, Planner II; Traci Shambo, Senior Civil Engineer; Frank Haug, County Attorney; Amy White, Code Compliance Inspector; and Christina Scrutchins, Recording Secretary.

AMMENDMENTS TO THE AGENDA.

Commissioner Dougherty moved the Discussion item be moved to a consent item

Commissioners all in favor

Motion passed 9-0

CONSENT ITEMS:

ITEM #1 – ESTES VALLEY SUPPLEMENTAL REGULATIONS – AMENDMENTS TO THE LARIMER COUNTY LAND USE CODE, FILE #20-CODE0244:

Mrs. Ellis gave a brief presentation regarding the Estes Valley Supplemental Regulations – Amendments to the Larimer County Land Use Code. A Street Design and construction section has been added to the packet as well as amended other parts of the Land Use Code. She mentioned there are Estes Valley standards that will not be included into the county's regulations. The Estes Valley regulations will be presented to the Board of County Commissioners on March 26, 2020, the county will start accepting applications on April 1, 2020, and possible changes after the year 2021. Two key highlights of the criteria are, one, that the proposed regulations are consistent with the county and Estes Valley comprehensive plans and the intent and purpose of the Land Use Code and two, the proposed changes are necessary to correct an omission or error in the Land Use Code. The presentation was ended with staff recommending approval of the Land Use Code amendments to include the Estes Valley code sections that will be effective on April 1, 2020. The section includes the following:

- Include new sections 4.2.5 and section 19.0, Estes Valley supplemental standards.
- Include minor amendments to other sections of the Land Use Code to achieve consistency with the new Estes Valley supplemental standards by amending the following sections of the LUC.
- Replace the Estes Valley Development Code with these provisions in the Land Use Code.

Commissioner Dougherty asked how any existing applications will be handled.

Mr. Ellis explained the county is not authorized to start accepting application until April 1, 2020 but the town of Estes can still accept the applications. Any applications that is not completed before April 1st then Larimer County will continue to process the application under the Estes Valley development code until complete. If an application does not receive a recommendation or is not able to be completed under the Estes Valley development code, then the application will be presented to the Board of County Commissioners for final approval.

Commissioner Jensen asked what the process will be when the Board of County Commissioner adopt the code.

Mr. Ellis explained the process would be the code or changes would be presented to the Planning Commission for recommendations and then be presented to the Board of County Commission for approval.

Commissioner Dougherty asked for clarification regarding removing a provision that allows for more affordable housing.

Mr. Whitley explained the Estes Valley adopted 2 years ago that allows for doubling density only in the Multi-family zoning, if the units are attainable or work force housing. At this time, the small area that falls under this zoning is already built out, and likely will not be developed further, therefore the language is unnecessary.

PUBLIC COMMENT

None

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 approval of the proposed amendments, file 20-CODE0244 to replace the Estes Valley development Code with new sections 4.2.5 and 19 in Larimer County Land Use Code and minor amendments to other sections that follow in attachment A.

Commissioner Miller seconded the motion.

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

Motion passed 7-0.

REPORT FROM STAFF:

Mrs. Ellis informed the Planning Commission of the March 11 work session to discuss the Land Use Code update on Modul one. The Planning Commissioner will have another work session regarding the 1041 regulations. On March 18 the Planning Commission will have one item on the agenda.

With there being no further business, the hearing adjourned at 6:20 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