

RESOLUTION DECLARING SEASONAL ALLOWANCE FOR CERTAIN SPECIAL EVENTS RELATED TO LOCAL FOOD AND FARM STANDS

WHEREAS, Larimer County values local agriculture, farms and ranches, and locally produced food sales and in Larimer County as expressed in the 2019 Larimer County Comprehensive Plan, Agricultural Lands Conservation and Stewardship goals; and

WHEREAS, the County recently updated its Land Use Code (LUC) to define and allow farm stands as an accessory use on all agricultural properties in the county regardless of the property size or location.

WHEREAS, the LUC also defines and contains a review process and standards for special events; and

WHEREAS, the county recognizes from the Agricultural Advisory Board's recommendations on local food sales and from agricultural stakeholder input to the LUC a desire to support local agriculture and local food sales; and

WHEREAS, multiple farmers in Larimer County are desiring to operate farm stands on their properties during the growing and harvest seasons with ancillary events; and

WHEREAS, the LUC requires that farm stands meet the requirements of Section 3.3.4.E and that all Special Events comply with Article 7 and the standards therein; and

WHEREAS, the Board of County Commissioners may delegate authority to the Planning Director (Community Development Director) to conduct a review and approval process and provide flexibility for farm stands and special events during the growing and harvest season to pilot approaches for local food sales.

WHEREAS, if successful, such practices may be considered later with the community for amendment into the LUC.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Planning Director is hereby authorized to allow a farm stand on a property that includes up to six (6) producers. The use must meet standards in the LUC for a farm stand (Sec. 3.3.4.E.) and shall not exceed 10-feet by 20-feet per producer space or tent size.
2. Accompanying activities (such as non-amplified music or entertainment) must relate to the local food sales farm stand and be applied for, reviewed, and approved as a Special Events permit per Article 7 of the Land Use Code. The operator must comply with the performance standards in LUC Section 7.7. The size and scale of the accompanying event(s) shall not exceed the scale of the farm stand(s) or market, may occur one day per week, and may not extend past 7 PM.

3. To allow extended seasonal activity related to farm stands through October 31, 2022, if the application meets the standards in Article 7, the Planning Director is hereby authorized to waive two standards of the article, including: (a) a maximum of three events in a calendar year and (b) a maximum of 30 days in 12-month period (LUC Secs. 7.2.2 and 7.2.3). All other requirements of the Special Events permit remain applicable.
4. If any building on the property greater than 200 square feet will be used as part of the farm stand(s) or events, if the public will be allowed into the building or structure, or if electrical, gas or other utilities are installed for the new use, a building permit and inspection(s) will be required to ensure the building or structure is fit for the purpose intended before the use commences.
5. Farm stand providers are required to comply with all other local and state requirements relating to local food sales.
6. Long-term approval for expanded farm stands or special events beyond October 31, 2022 and into the 2023 season will necessitate an applicant to submit a planning application to the county.
7. If Larimer County Code Compliance receives at least three verifiable complaints about noise, traffic, safety, or other issues related to the ancillary events on the property, the Planning Director may schedule a public meeting before the Board of County Commissioners to consider whether to revoke the appealed allowances.
8. This resolution is effective as of the date given below and shall remain in effect, at the discretion of the Board of County Commissioners through October 31, 2022.

Signed and effective this 24 day of May, 2022.



ATTEST:

K. Myant
Dep County Clerk

BOARD OF COMMISSIONERS OF
LARIMER COUNTY, COLORADO

Kristin Dwyer
Chairperson

DATE 5/18/22
APPROVE AS TO FORM
[Signature]
ASSISTANT COUNTY ATTORNEY