



Date: Monday, July 08, 2024
Time: 3:00 PM
Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_0zNvFMtWRsK1AjnZIV4xew

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items from May 20, 2024:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. Russell Short-Term Rental, File No. 22-ZONE3397

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Administrative Special Review for a 4-bedroom + 1 additional sleeping area, 10 guests, Short-Term Rental in an existing single-family home.

Location: 3919 Joni Ln. Loveland, CO 80537

Applicants: Deb & Jim Russell, 867 Jordache Dr. Loveland, CO 80538

Owners: Deb & Jim Russell, 867 Jordache Dr. Loveland, CO 80538

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Russell Short-Term Rental, File No. 22-ZONE3397, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

Public Hearing Consent Items:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. ** University of Denver Appeal, File No. 24-GNRL0552

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Appeal to Article 8.4 of the Land Use Code to allow a freestanding sign to be 14 feet tall where 6 feet would be allowed.

Location: 17900 W County Rd 74e. Red Feather Lakes, CO 80545

Applicants: Tracey Diehl, Expedite the Diehl, LLC

Owners: University of Denver, 1921 S York St. Denver, CO 80210

Development Services Team Recommendation: The Development Services Team recommends approval of the University of Denver Appeal, File No. 24-GNRL0552.

2. ** Fellows Lot Consolidation & Easement Vacation, File No. 24-LAND4422

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Request to combine lots 79 and 82 in the Glacier View Meadows 9th Subdivision and vacate the 20' wide utility easement along the common lot line.

Location: 38 & 76 Mount Steele Ct. Livermore, CO 80536

Applicants: Robert Fellows, 876 Madison Ct. Erie, CO 80516

Owners: Cathleen & Robert Fellows, 876 Madison Ct. Erie, CO 80516

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate a 20-foot wide and 290.15-foot-long utility easement within the Glacier View Meadows 9th Filing subdivision, File No. 24-LAND4422 and The Development Services Team recommends approval of the Fellows Lot Consolidation, File No. 24-LAND4422, subject to the conditions in the staff report.

3. ** Van Blaricom Appeal, File No. 24-ZONE3631

Staff Contacts: Kassidee Fior, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: This request is an appeal to Article 3.4.5.A.3 of the Larimer County Land Use Code which limits the size of a detached accessory living area (ALA) on lots with an area of 100,000 square feet or greater to 75 percent of the square footage of the single-family dwelling, excluding any garage or basement area whether finished or unfinished, or 1,200 square feet, whichever is less. In this case, the applicant is seeking a 1,350 square foot ALA, which would be less than 75 percent of the square footage of the proposed dwelling, but is greater than the 1,200 square foot maximum.

Location: 3848 S County Road 29, Loveland, CO 80537

Applicants: Glenn and Peggy Van Blaricom, 3848 S County Road 29, Loveland, CO 80537

Owners: Glenn and Peggy Van Blaricom, 3848 S County Road 29, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Van Blaricom Accessory Living Area Appeal, File No. 24-ZONE3631.

Public Hearing Discussion Items:

1. Cecil Sign Appeals, File No. 24-GNRL0553

Staff Contacts: Justin Currie, Planning; David Pringle, Engineering

Request: Appeals to seven (7) Larimer County Land Use Code sign standards to allow one (1) new two-sided electronic message display (EMD) billboard while removing 24 existing billboards within Larimer County.

Location: 6545 E Highway 60., northwest corner of I-25 and Highway 60.

Applicants: Steve Cecil, Lamar Advertising

Owners: Murdock Properties LLC

Development Services Team Recommendation: The Development Services Team recommends approval of the Cecil Sign Appeals, File No. 24-GNRL0553.

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at accessibility@larimer.org or by calling 970-498-5967 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.