

Date: Monday, August 25, 2025

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_D8P-OI0zSeOD5bMaz2QAYQ

LAND USE HEARING **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

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. *** Dowd Subdivision and Appeal, File No. 25-LAND4484

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Ashton Brodahl, Department of Health and Environment

Request: A) A subdivision to divide an existing 4.07-acre lot into two (2) single-unit residential lots, located in the RR-2 Rural Residential zoning district, and B) An Appeal to Article 2.3.3 of the Land Use Code (Minimum Lot Size).

Location: 6009 Pronto Way, Loveland, CO 80538; located approximately ¼ mile east of the intersection of Glade Road and Gitalong Road and 900 feet south of the intersection of Pronto Way and Gitalong Road on the north side of the road.

Applicants: Erin Dowd, 6009 Pronto Way Loveland, CO 80538

Owners: Thompson Dowd Living Trust, 6009 Pronto Way Loveland, CO 80538

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Dowd Subdivision, File No. 25-LAND4484, subject to the conditions outlined in the Planning Commission staff report.

The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Appeal to Article 2.3.3 of the Land Use Code (Minimum Lot Size).

2. *** Pano AI (3463 N County Road 27e) Appeal, File No. 25-GNRL0571

Staff Contacts: Jared Seay, Planning; Traci Shambo, Engineering; Lea Schneider, Health and Environment

Request: An Appeal to Section 9.3.7 of the Land Use Code which allows the placement of cameras or other surveillance on wireless communication facilities (cell towers) only for the safety and security of the wireless communication facility. If approved, the appeal would allow for the placement of cameras on an existing tower for the detection of fires and dissemination of information to emergency responders.

Location: 3463 N County Road 27e Bellvue, CO 80512

Applicants: Marianne Boring, Pano AI, Inc. 3130 20th Street, Suite 175 San Francisco, California 94110

Owners: Floyd A Maxwell Trust, 601 Whedbee Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approve the Pano AI (3463 N County Road 27e) Appeal, File No. 25-GNRL0571, subject to the conditions outlined in the staff report.

3. *** Hollingsworth Easement Vacation, File 25-LAND4480

Staff Contacts: Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Request to vacate 5 feet of a 20-foot easement to the front of the lot. This will allow a pergola and deck to be constructed on this MR zoned lot.

Location: 2332 Dalton Drive, Fort Collins, CO 80526

Applicants: Ian Roush, 3780 E 15th St Unit: 201 Loveland, CO 80538

Owners: Angela Hollingsworth; Gray Hollingsworth, 2332 Dalton Dr., Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate a 5-foot portion of the 20-foot-wide utility easement located on Lot 7 of the Springfield 1st PUD Subdivision, File No. 25-LAND4480.

Public Hearing Discussion Items:

1. Kennedy Enclosed Storage Special Review & Appeals, File No. 24-ZONE3655

Staff Contacts: Michael Whitley, AICP, Planning, David Pringle, Engineering Department, Lea Schneider, Department of Health and Environment

Request: Special Review for an Enclosed Storage facility in the AP – Airport zoning district. The request includes appeals to Sections 4.9.3.C.2 & 3 (building facades), 4.9.3.E (roof form), and 4.9.3.F (architectural design) of the Land Use Code.

Location: 4140 E County Road 30, Fort Collins; located north of E County Road 30 approximately one-third mile west of the intersection of E County Road 30 and the I-25 frontage road

Applicants: Jacob Renninger, Shamrock Buildings LLC, 3801 Weicker Drive, Fort Collins, CO 80524

Owners: Don Kennedy, DMK Land Trust LLC, 6315 Fall Harvest Way, Fort Collins, CO 80528

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Kennedy Enclosed Special Review and Appeals, File No. 24-ZONE3655 subject to the conditions found in the Planning Commission staff report.

2. Valhalla Resort LLC Condominium Map, File No. 25-LAND4472

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Department of Health & Environment

Request: Condominium Map approval to convert 22 preexisting cabins and a recreation building/clubhouse into condominiums in order to sell units individually.

Location: 2185 Eagle Cliff Road, Estes Park; located north and south of Eagle Cliff Road approximately 1,300 feet west of the intersection of Eagle Cliff Road and Highway 66

Applicants: Trish O'Flaherty, Jorgensen, Brownell & Pepin, P.C., 5285 McWhinney Blvd, Ste. 100, Loveland, CO 80538

Owners: Danette Barrett, Valhalla Resort, LLC, 2185 Eagle Cliff Road, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of Valhalla Resort LLC Condominium Map, File No. 25-LAND4472 subject to the conditions outlined in the staff report.

3. Thellman Trust Addressing Resolution Appeal (Packet materials added)

Staff: Christine Day

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.