



Date: Monday, March 24, 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 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. * Dyer Subdivision Preliminary Plat, File No. 24-LAND4442

Staff Contacts: Kassidee Fior, Planning; Connor Sheldon, Engineering; Lea Schneider, Health and Environment

Request: A Subdivision to adjust property boundaries between one developed lot and one Outlot, and to permit development of a single-unit residence on the existing Outlot. No new lots are being created.

Location: 3851 S County Road 21 and adjacent unaddressed lot, known as Tract B of the Parker MRD (95-EX0693) and Outlot A of the Parker Subdivision, respectively. Located approximately 0.5 miles northwest of Lonetree Reservoir.

Applicants: Austin Dyer

Owners: Austin P. Dyer and Gabriella D. Ferro, 3851 S County Road 21 Loveland, CO 80537; and Meg E. Dyer and Timothy M. Dyer, 3851 S County Road 21 Loveland, CO 80537

Development Services Team Recommendation: The Larimer County Planning Commission and Development Services Team recommends that the Board of County Commissioners approve the Dyer Subdivision, File No. 24-LAND4442, subject to the conditions outlined in the staff report.

2. * Olander Farms – Root Shoot Malting Amended Special Review, File No. 21-ZONE3065

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: The applicant requests an Amended Special Review approval for a value-added agricultural facility. (This is an expansion to the Olander Farms Minor Special Review, File No.15-Z1994, and the Olander Farms Special Review, File No. 20-ZONE2691.)

Location: Located on the north side of Highway 60 approximately 3/4 miles east of County Road 11; 3555 E. Hwy. 60, Loveland, CO.

Applicants: Steve Steinbicker, 5833 Big Canyon Drive Fort Collins, CO 80528

Owners: Steve and Marsha Olander, 3853 County Road 14 Loveland, CO 80537

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Olander Farms Root Shoot Malting Amended Special Review, File No. 21-ZONE3065, subject to the conditions outlined in the staff report.

3. * Bacon Lake Interceptor 1041, File No. 24-ZONE3726

Staff Contacts: Scott Benton, Planning; Traci Shambo and Steven Rothwell, Engineering; Lea Schneider, Department of Health & Environment

Request: A 1041 review of a permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for a proposed sanitary sewer interceptor and a water transmission line.

Location: The eastern terminus of the proposed alignment is along the north side of State Highway 56 approximately 0.13 miles west of its intersection with County Line Road and extends to the western terminus at southeast corner of Parcel 9413300001.

Applicants: Ken Matthews, Director of Water Utilities, Town of Berthoud 807 Mountain Avenue, Berthoud, CO 80513

Development Services Team Recommendation: The Development Services Team finds that the request for the Bacon Lake Sewer Interceptor and Water Transmission Line Project meets the criteria found in Sections 10.9.1 and 10.10.1 of the Larimer County Land Use Code subject to the proposed conditions of approval which are intended to ensure compliance with staff and referral agency comments.

Public Hearing Discussion Item Continued from March 10, 2025

1. Platte River Power Authority Rawhide 1041 Permit 24-ZONE3715

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.