



Date: Monday, February 06, 2023
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_I2gyTQ2NSvy7BMVozRGQmA

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. ** McLain Easement Vacation, File No. 22-LAND4267

Staff Contacts: Tracy Hicks, Planning; Logan Graves, Planning; Laurie Clark Engineering; Lea Schneider, Health

Request: To partially vacate an existing 10-foot wide 'utility easement' located along the side or east property line where the resulting easement would be 3.5-feet.

Location: 440 Pine Tree Drive Estes Park, CO

Applicants/Owners: Phil McLain, 440 Pine Tree Drive Estes Park, CO

Development Services Team Recommendation: The Development Services Team recommends approval of the McLain Easement Vacation, File No. 22-LAND4275, subject to the conditions of approval outlined in the staff report.

2. ** Town of Wellington Minor Land Division and Appeal, File No. 22-LAND4267

Staff Contacts: Tawn Hillenbrand, Planning; Mark Christensen, Planning; Laurie Clark, Engineering; Lea Schneider, Health

Request: A Minor Land Division request to divide one parcel into three lots with existing uses with the two new lots to be acquired by the Town of Wellington for public utilities. This request includes an Appeal to deviate from the minimum lot sizes required by the O- Open zoning district.

Location: 10691 N County Road 11, Wellington, CO 80549; Located southwest of the intersection of N. County Road 11 and E. County Road 68

Applicants: Nathan Ewert, P.E. Town of Wellington, 8225 3rd Street Wellington, CO 80549

Owners: North Poudre Irrigation Company, 3729 Cleveland Avenue Wellington, CO 80549

Development Services Team Recommendation: A. The Development Services Team recommends Approval of the Wellington Minor Land Division, File No. 22-LAND4267, subject to the conditions of approval outlined in the staff report and authorization for the chairman to sign the plat when the conditions are met, and the plat is presented for signature. B. The Development Services Team recommends Approval of the Appeal to deviate from the Minimum Lot Size Requirements.

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 beilbykm@larimer.org or by calling 970-498-7719 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.