



Date: Monday, June 27, 2022

Time: 3:00 PM

Location: In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link:
https://larimer-org.zoom.us/webinar/register/WN_3R7RobOzTWmh-IPlgeyRcw

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

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1. Environmental Stewardship Awards Ceremony

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. ** Signet Lot 2 Easement Vacation, File No. 22-LAND4216

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: To vacate an existing 25-foot wide 'access and landscape easement' located along the rear or west property line; to vacate the easement in its entirety from the north property line to the south property line.

Location: 7408 Caren Circle, Johnstown, CO

Applicants: Handcrafted Custom Construction, LLC, c/o Grant Davis

Owners: Matthew and Heather McIntyre

Development Services Team Recommendation: The Development Services Team recommends approval of the Signet Lot 2 Easement Vacation, File No. 22-LAND4216, subject to the conditions of approval outlined in the staff report.

2. ** Hoskins Minor Land Division, File No. 22-LAND4210

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Health

Request: The applicant requests approval of a Minor Land Division to divide a 40.0-acre parcel with two residences into three parcels

Location: 1600 S. County Road 21, Berthoud; located northeast of the intersection of County Road 21 and County Road 4

Applicant/Owner: David Hoskins, 1600 S. County Road 21, Berthoud, CO 80513

Development Services Team Recommendation: The Development Services Team recommends approval of the Hoskins Minor Land Division, File No. 22-LAND4210, subject to the conditions of approval outlined in the staff report.

3. ** Crystal Lakes 2nd L31 & L32 Lot Consolidation, File No. 22-LAND4234

Staff Contacts: Tracy Hicks, Planning; Traci Shambo, Engineering Department; Lea Schneider, Health Department

Request: Lot Consolidation for lots 31 and 32 in the Crystal Lakes Subdivision-2nd Filing. The owners would also like to vacate the 14' utility easement along the common property line.

Location: 498 & 604 Beartrap Road Red Feather Lakes, CO 80545

Applicants/Owners: Barry L. Johnson and Catriona V. Smith 1502 Sea Wolf Court Fort Collins, CO 80525

Development Services Team Recommendation: I move that the Board of County Commissioners approve the Crystal Lakes 2nd, Lots 31 and 32 Lot Consolidation File No. 22-LAND4234, subject to the conditions of approval outlined in the staff report.

4. ** Rudkin Planned Land Division/Planned Development and Appeals, File No. 21-LAND4167

Staff Contacts: Doug May, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Health Department

Request: A) A Planned Land Division to divide an existing 18.11-acre parcel into two (2) total residential lots, B) A rezoning from RR2- Rural Residential to Residential to PD – Planned Development, and C) Appeals to the Land Use Code: Article 4.3.5. (On-lot Septic in a Growth Management Area), Article 4.5.4.B.1 (Connectivity), Article 5.3.A (Public Right-of-Way), Article 5.3.1.C.2 (Urban Street Standard), and Article 4.7 (Landscaping).

Location: Located approximately ½ mile east of the intersection of S. County Road 3 and E. County Road 44; 6440 E. County Road 44, Fort Collins, CO.

Applicant: Sam Rudkin, 2913 Southmoor Drive, Fort Collins, CO 80525

Owners: Ronald Rudkin, 6440 E. County Road 44, Fort Collins, CO 80524

Development Services Team Recommendation: A) The Development Services Team recommends that the Board of County Commissioners approve the Rudkin Planned Land Division, File No. 21-LAND4167, subject to the conditions outlined in the staff report. B) The Development Services Team recommends that the Board of County Commissioners approve the rezoning from RR2 – Rural Residential to PD – Planned Development, File No. 21-LAND4167, subject to the conditions outlined in the staff report. C) The Development Services Team recommends that the Board of County Commissioners approve the Appeals to the following Articles in the Land Use Code: Article 4.3.5. (On-lot Septic in a Growth Management Area), Article 4.5.4.B.1 (Connectivity), Article 5.3.A (Public Right-of-Way), Article 5.3.1.C.2 (Urban Street Standard), and Article 4.7 (Landscaping).

5. ** Boxelder Heights RLUP Lot 5 Amended Building Envelope, File No. 22-LAND4228

Staff Contacts: Doug May, Planning; Traci Shambo, Engineering; Lea Schneider, Health

Request: Amended Plat to modify the platted building envelope; specifically, to move the building envelope 70-feet to the west to accommodate a future outbuilding.

Location: 5362 Inspiration Drive, Fort Collins, CO; approximately 0.45-miles north of the intersection of E. County Road 58 and Inspiration Drive.

Applicants: Scott and Sarah Park, 5362 Inspiration Drive, Fort Collins, CO

Owners: Scott and Sarah Park, 5362 Inspiration Drive, Fort Collins, CO

Development Services Team Recommendation: The Development Services Team recommends approval of Boxelder Height RLUP, Lot 5 Building Envelope Amended Plat, File No. 22-LAND4228, subject to the conditions outlined in the staff report.

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 planningcirt@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.