



Date: Monday, April 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 **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Tabled Item from March 25, 2024 **(Addendum - Item Added)**

1. Lemmon Family Trust Conservation Development, File No. 22-LAND4255

Staff Contacts: Justin Currie, Planning Department; Conner Sheldon, Engineering Department; Lea Schneider, Health Department

Request: Preliminary Plat approval for a Conservation Development on 241-acres to create forty-five (45) residential lots, located in the RR2 zoning district

Location: Located at the southeast corner of the County Rd. 21 and County Road 4 intersection

Applicants: Alex Hoime, HT Land Partners 200, LLC

Owners: HT Land Partners 200, LLC

Development Services Team Recommendation: Development Services Team recommend approval of the Lemmon Family Trust Conservation Development, File No. 22-LAND4255

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. **** Lucky Three Ranch Appeals, File No. 23-ZONE3542**

Staff Contacts: Samantha Lasher, AICP, Planning; David Pringle, Engineering; Ashton Brodahl, Health and Environment

Request: Two Appeals to the Larimer County Land Use Code, including 1) An Appeal to Article 3.4.5.A.3.b of the Larimer County Land Use Code to allow a detached Accessory Living Area to exceed the maximum size limitations, and 2) an Appeal to Article 3.4.5.A.4.c. to allow a detached Accessory Living Area to be located more than 300-feet from the primary residence

Location: Located ~0.2 miles northwest of the intersection of W. County Road 16 and S. County Road 19, 1). 2425 S. County Road 19, Loveland, CO 80537 (address of proposed detached accessory living area), 2). 2457 S. County Road 19, Loveland, CO 80537 (address of primary residence)

Applicants: Meredith S. Hodges, 2457 S. County Road 19, Loveland, CO 80537

Owners: Meredith S. Hodges Trust, 2457 S. County Road 19, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Lucky Three Ranch Appeals, File No. 23-ZONE3542 subject to the conditions in the staff report.

Public Hearing Discussion Items:

1. Crown Castle Appeal of the Administrative Denial of Case 23-WCF0105, File No. 24-GNRL0550

Staff Contacts: Michael Whitley, AICP, Planning, David Pringle, Engineering

Request: An appeal of the decision by the Community Development Director to deny case number 23-WCF0105 which was a Supplemental Site License request to construct a small cell wireless communication facility within the public right-of-way on the south side of W County Road 38E approximately 380 feet east of the intersection of Windom Street and W County Road 38E

Location: Within the public right-of-way on the south side of W County Road 38E approximately 380 feet east of the intersection of Windom Street and W County Road 38E, adjacent to 2404 Idledale Drive

Applicants: Matthew Doran, Meridith Marshall, Nicole Russell, Crown Castle Fiber, LLC, 116 Inverness Drive East, Suite 300, Englewood, CO 80112

Owners: Not applicable – the facility is proposed in the public right-of-way

Development Services Team Recommendation: Because this matter has already been decided by the Director on behalf of the Development Services Team, staff does not offer a specific recommendation. Suggested motions can be found in the staff report.

2. Crown Castle Appeal of the Administrative Denial of Case 23-WCF0106, File No. 24-GNRL0551

Staff Contacts: Michael Whitley, AICP, Planning, David Pringle, Engineering

Request: An appeal of the decision by the Community Development Director to deny case number 23-WCF0106 which was a Supplemental Site License request to construct a small cell wireless communication facility within the public right-of-way on the northwest corner of the intersection of Mead Street and Dalton Drive.

Location: Within the public right-of-way on the northwest corner of the intersection of Mead Street and Dalton Drive, adjacent to 2424 Dalton Drive

Applicants: Matthew Doran, Meridith Marshall, Nicole Russell, Crown Castle Fiber, LLC, 116 Inverness Drive East, Suite 300, Englewood, CO 80112

Owners: Not applicable – the facility is proposed in the public right-of-way

Development Services Team Recommendation: Because this matter has already been decided by the Director on behalf of the Development Services Team, staff does not offer a specific recommendation. Suggested motions can be found 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 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.