

Date: Monday, August 26, 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 AGENDA

Call to Order

Pledge of Allegiance

Tabled Items from July 7, 2024

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. ** Welcome to Realty, LLC Easement Vacation, File No. 23-LAND4321

Staff Contacts: Jared Seay, Planning; Steven Rothwell, Engineering; Ashton Brodahl, Health

Request: Request for a vacation of a portion of a ten-foot wide utility easement along the northwestern lot line. Associated with Variance File 24-ZONE3656.

Location: 7800 Costigan Ave Fort Collins, CO 80525

Applicants: Christophe Attard, PO Box 270145 Fort Collins, CO 80527

Owners: Welcome to Realty, LLC 401 Profit Sharing Plan, Po Box 270145 Fort Collins, CO 805270145

Development Services Team Recommendation: The Development Services Team recommends approval of the Welcome to Realty, LLC. Easement Vacation, File No.23-LAND4321, subject to the conditions outlined in the staff report.

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. ** Sunflower Community Amended Special Review, File No. 22-ZONE3317

Staff Contacts: Samantha Lasher, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Department of Health & Environment

Request: Amended Special Review to convert an existing 15,863 square foot storage lot into two new residential mobile home sites in the southwest corner of the Sunflower Active Adult Community Mobile Home Park.

Location: 4517 E. Mulberry Street, Fort Collins, CO 80524; located approximately 0.45 miles east of the intersection of Interstate-25 and Mulberry Street. The physical address of the Community is 4517 E. Mulberry Street and the mailing address on record with the County Assessor's Office is 865 Pleasure Drive.

Applicants: Eric Rollain, Follett USA, 3600 American River Drive Sacramento, CA 95864

Owners: Sunflower SPE LLC, 3600 American River Drive, Sacramento, CA 95864

Development Services Team Recommendation: A) The Development Services Team recommends the Board of County Commissioners approve the Sunflower Community Amended Special Review, File No. 22-ZONE3317, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff

report on July 17, 2024. B) The Development Services Team recommends the Board of County Commissioners approve the Sunflower Community Amended Special Review, File No. 22-ZONE3317, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on July 17, 2024.

Commissioner Duffy moved that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommend to the Larimer County Board of County Commissioners approval of the consent agenda. Commissioner Barrack seconded the motion. This received unanimous voice approval. Motion carried (8-0).

2. ** Farrell Sub L7 & Riverwalk Sub L3 Amended Plat & Easement Vacation, File No. 24-LAND4415

Staff Contacts: Laura Culleton, Planning; Ashton Brodahl, Health; David Pringle, Engineering

Request: 1) Amended Plat to adjust the property lines between two adjacent lots in the Farrell and Riverwalk Subdivisions; and 2) Vacation of a portion of two existing utility easements within the 0.05-acres of land being transferred from Lot 3 of the Riverwalk Subdivision to Lot 7 of the Farrel Subdivision.

Location: 3337 Bingham Hill Rd. Fort Collins, CO 80521

Applicants: Tyler Stauffer, 3337 Bingham Hill Rd. Fort Collins, CO 80521

Owners: Tyler Stauffer and Taylor Marlott, 3337 Bingham Hill Rd. Fort Collins, CO 80521, *Lot 7 – Farrell Subdivision and Susan Deines, Parcel #9832405003 Lot 3 – Riverwalk Subdivision*

Development Services Team Recommendation: The Development Services Team recommends approval of the Farrell Sub L7 & Riverwalk Sub L3 Amended Plat & Easement Vacation, File No. 24-LAND4415 subject to the conditions outlined in the staff report.

3. ** Newman, Lot 2 Amended Plat, File No. 24-LAND4400

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Amended Plat of Lot 2 in the Newman Subdivision to amend the existing building envelope

Location: 8517 Cindy Lane Fort Collins, CO 80525

Applicants: Marc Newman, 8517 Cindy Lane Fort Collins, CO 80525

Owners: Marc and Barbara Newman, 8517 Cindy Lane Fort Collins, CO 80525

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lot 2, Newman Subdivision, File No. 24-LAND4400, subject to the condition outlined in the staff report.

4. ** Pivot Energy Inc. 1041, File No. 24-ZONE3646

Staff Contacts: Justin Currie, Planning; 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 1.9 MW solar energy facility.

Location: 4817 E County Road 62, Wellington, East of the I-25 intersection & County Rd.62

Applicants: Kyle Sundman, Pivot Energy Inc.

Development Services Team Recommendation: The Development Services Team and Planning Commission recommends that the Board of County Commissioners approve of the Pivot Energy Inc. 1041, File No. 24-ZONE3646, 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 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.