



Date: Monday, July 28, 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 **ADDENDUM** 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. *** Novak Planned Land Division and Rezone, File No. 23-LAND4349

Staff Contacts: Justin Currie, Planning; David Pringle, Engineering Department; Lea Schneider, Health Department

Request: A Planned Land Division to divide an existing 27-acre parcel into four (4) total residential lots & a rezoning from RR2 Rural Residential to PD – Planned Development, Vacation of existing right-of-way, Art.6.5.8.D.1, and an Appeal to Article 4.3.5.A.2a, On-Site Wastewater Treatment Systems

Location: Located on the north side of County Road 14, approximately 1 mile east of the intersection of County Road 14 and County Road 21.

Applicants: Kristin Turner, TB Group

Owners: Novak Family Revocable Trust

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Novak Planned Land Division (PLD) with Rezone to Planned Development (PD), Vacation of existing right-of-way, and the appeal to Article 4.3.5.A.2a, On-Site Wastewater Treatment Systems, File No. 23-LAND4349.

2. *** Larimer County Code Amdts – Estes Valley Emphasis, File No. 25-CODE0283 (**Addendum: Larimer County Code Amdts – Estes Valley Emphasis Staff Memo Update**)

Staff Contacts: Matt Lafferty, Principal Planner

Request: Amend the Larimer County Land Use Code

3. *** Dickey & Peddicord Short-Term Rental, File No. 23-ZONE3491

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

Request: The applicant requests Administrative Special Review approval for a four (4) bedroom, eight (8) guest, Short-term Rental (STR) in an existing single-unit residence.

Location: 199 Elk Road Lyons, CO 80540

Applicants/Owner John Dickey & Hilary Peddicord 199 Elk Road Lyons, CO 80540

Development Services Team Recommendation: The Development Services Team recommends approval of the Dickey and Peddicord Short-Term Rental, File No. 23-ZONE3491, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Marshall Easement Vacation, File No. 25-LAND4485

Staff Contacts: Jacy McNulty, Planning; Traci Shambo, Engineering; Ashton Brodahl, Health

Request: Easement vacation of the 10-foot-wide utility and drainage easement along the north property line, except for the westernmost 30 feet, to allow an existing detached garage to remain.

Location: 4319 Hawg Hollow Ln Loveland, CO 80537

Applicants/Owners: Sharon & Lanny Marshall

Development Services Team Recommendation: The Development Services Team recommends denial of the request to vacate the 10-foot-wide utility and drainage easement along the north property line, except for the westernmost 30 feet, located on Lot 3 of the Amended Plat of Lots 2, 3, and 4 of the Replat of the Lots 5 and 12 of the Floyd Hicks Subdivision, File No. 25-LAND4485.

2. Splittgerber Appeal, File No. 25-GNRL0566

Staff Contacts: Laura Culleton, Planning; Traci Shambo, Engineering; Ashton Brodahl, Health

Request: 1) Appeal to §3.3.5.B.2.a to allow multiple short-term rentals on a property in the EV-A1 zone district; and 2) Appeal to §3.3.5.B.2.aa of the Larimer County Land Use Code, which contains Short-Term Rental Local Roadway and Access Standards, found in Appendix G of the Larimer County Rural Area Roadway Standards. Separate administrative approval through the Site Plan process is required for this property to be used as a Short-Term Rental.

Location: 1121 Griffith Court Estes Park, CO 80517

Applicants: Deanne Roon, DeRoon Consulting, LLC

Owners: Bear-ly Family Living Trust, 1600 Meadowaire Drive Fort Collins, CO 80525

Development Services Team Recommendation: The Development Services Team recommends approval of the Splittgerber Appeal to Article 3.3.5.B.2.a, file number 25-GNRL0566, subject to the conditions in the staff report. The Development Services Team is not making a specific recommendation regarding the Appeal to Article 3.3.5.B.2.aa.

3. Larimer on the Move Transportation Master Plan Update

Staff Contacts: Eric Tracy, Senior Civil Engineer

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.