

Date: Monday, April 21, 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 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. *** Murdock Properties LLC Rezoning, File No. 24-ZONE3605

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering Department, Lea Schneider, Department of Health and Environment

Request: Rezoning of a 1.0-acre parcel from RR-2 – Rural Residential to CC – Commercial Corridor

Location: 3420 S County Road 5, Loveland; located west of I-25 and east of County Road 5, approximately one-half mile north of E Highway 60

Applicants/Owners: Scott Murdock, Murdock Properties LLC, 3550 S County Road 5, Loveland, CO 80537

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Murdock Properties LLC Rezoning, File No. 24-ZONE3605.

First Reading NoCo Humane Third Revised Ordinance

1. NoCo Humane Third Revised Ordinance, File No. 25-CODE0284

Staff Contacts: Amy White, Code Compliance Supervisor

Request: Revise Chapter 6 Animal Ordinance to prohibit the roadside sale of animals.

Public Hearing Discussion Item Continued from March 24, 2025

1. Platte River Power Authority Rawhide 1041 Permit 24-ZONE3715

Staff Contacts: Kassidee Fior, Planning; Traci Shambo, Engineering; Lea Schneider, Health and Environment; Scott Benton, Environmental Planning

Request: A 1041 review of a permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for five (5) new aeroderivative combustion turbines (proposed natural gas, with potential for future conversion) and related infrastructure including an ammonia storage tank, wastewater storage tank, demineralized water tank, power distribution centers and a proposed water treatment facility. Also included in the application are substation buswork additions, transmission upgrades, and construction staging, laydown and storage yards. The proposed construction area includes approximately 30 acres of the existing 4,590-acre site; approximately 32 additional acres are included in the application as laydown areas.

Location: 2700 E. County Road 82, Wellington, CO, 80549. Located approximately 9 miles northwest of the Town of Wellington and 2 miles west of I-25.

Applicants/Owners: Platte River Power Authority, 2000 E. Horsetooth Road, Fort Collins, CO, 80525.

Development Services Team Recommendation: The Development Review Team recommends approval of the application for a 1041 Permit for the Platte River Power Authority Rawhide 1041 Permit, File No. 24-ZONE3715, subject to the recommended conditions of approval outlined in the staff report.

Public Hearing Discussion Items:

1. Stonewall Estates Subdivision, File No. 21-LAND4194

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Ashton Brodahl, Health Department

Request: Preliminary Plat approval for a subdivision to divide an existing 19.97-acre lot into four (4) single-family residential lots, located in the RR-2 Rural Residential zoning district.

Location: Located 250 feet north of the intersection of W. County Road 6 and S County Road 23 on the east side of the road; 616 S County Road 23, Berthoud.

Applicants: Joel Seamons, Rocky Ridge Civil Engineering, 420 21st Avenue, Suite 101 Longmont, CO 80501

Owners: Katherine Caufield and Kenneth Murawski 616 S County Road 23 Berthoud, CO 80513

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Stonewall Estates Subdivision, File No. 21-LAND4194, subject to the conditions as 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.