



Date: Monday, March 10, 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

Tabled Items From February 24, 2025:

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

**Board to sign F&R at the Hearing

1. *** **The Ridge at Legacy Farm Appeal, File No. 25-GNRL0563 (Addendum - Corrected attachments)**

Staff Contacts: Laura Culleton, Planning

Request: An appeal to §5.8.2 to allow the property owner to apply for a one lot subdivision on Lot 2 of the Manning Minor Land Division, which would normally require the Conservation Development process.

Location: 7601 E County Road 16 Johnstown, CO 80534

Applicants: Mark Manning, 4630 Sorrel Lane Johnstown, CO 80534

Owners: The Ridge at Legacy Farm, LLC

Development Services Team Recommendation: The Development Services Team recommends approval of the Ridge at Legacy Farm Appeal, File No. 25-GNRL0563 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. *** **Cantor Boundary Line Adjustment and Appeal, File No. 24-LAND4427**

Staff Contacts: Kassidee Fior, Planning; Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Department of Health & Environment

Request: Lot Size Appeal associated with the Cantor Boundary Line Adjustment, File No. 24-LAND4427, to allow an 8.44-acre parcel in the O-Open zoning district when 10-acres is typically required.

Location: 801 Hernia Hill Trail, 813 Hernia Hill Trail, Bellvue, CO 80512

Applicants/Owners: David Cantor, PO Box 271, Bellvue, CO 80512

Development Services Team Recommendation: I move that the Board of County Commissioners approve the Cantor Boundary Line Adjustment Lot Size Appeal, File No. 24-LAND4427, subject to the conditions outlined in the staff report.

2. *** **Miller Holt Revocable Living Trust Easement Vacation, File No. 24-LAND4423**

Staff Contacts: Kassidee Fior, Planning; David Pringle, Engineering; Ashton Brodahl, Department of Health & Environment

Request: Request to vacate a 15' wide utility easement that bisects the property to facilitate future construction of a garage.

Location: 2121 Charro Avenue, Longmont, CO 80504

Applicants: Scott Miller, 2121 Charro Avenue, Longmont, CO 80504

Owners: Miller Holt Revocable Living Trust, 2121 Charro Avenue, Longmont, CO 80504

Development Services Team Recommendation: The Development Services Team recommends approval of the Miller Holt Revocable Living Trust Easement Vacation, File No. 24-LAND4423, subject to the following conditions outlined in the staff report.

3. *** Johnstown 1041 Raw Water Pipeline, File No. 24-ZONE3722

Staff Contacts: Scott Benton, Planning; Traci Shambo and Steven Rothwell, Engineering; Lea Schneider, Department of Health & Environment

Request: 30-inch raw water pressurized transmission line, pump station, and necessary appurtenances.

Location: The proposed pump station is located adjacent to the existing pump station on the northern end of Lonetree Reservoir. The proposed alignment of the proposed raw water pipeline within unincorporated Larimer County runs northeast from the proposed pump station for 0.35 miles, east 0.37 miles to Pine Hill Dr., east for 0.64 miles paralleling Larimer County Road (LCR) 17 (42nd St), south on LCR 15H for 900 feet, east for 1.7 miles crossing the Consolidated Home Supply Ditch, Burlington Northern Santa Fe railroad, and State Highway 287, north for 1000 feet to State Highway 60, and east for 900 feet to Weld County Road 1.

Applicants: Doug Gossett, Engineering Director, Town of Johnstown, 450 South Parish Avenue Johnstown, CO 80534

Development Services Team Recommendation: The Development Services Team finds that the request for the Johnstown Raw Water Pipeline meets the criteria found in Sections 10.9.1 and 10.10.1 of the Larimer County Land Use Code subject to the proposed conditions of approval which are intended to ensure compliance with staff and referral agency comments.

Public Hearing Discussion Items:

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 24-ZONE3715, subject to the recommended conditions of approval 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.