

Date: Monday, January 26, 2026

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-0l0zSeOD5bMaz2QAYQ

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. *** Shankar Short-Term Rental, File No. 25-ZONE3778

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

Request: The applicant requests Special Review approval for a two (2) bedroom, four (4) guests, Short-term Rental (STR) in an existing single-unit residence.

Location: 3140 Laporte Ave. Fort Collins, CO 80521

Applicant: Alex Alvarez, 3134 Laporte Ave Fort Collins, CO 80521

Owner: Ashok Shankar, 3140 Laporte Ave Fort Collins, CO 80521

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Shankar Short-Term Rental, File No. 25-ZONE3778, subject to the conditions outlined in the staff report.

2. *** Menard Conservation Development, File No. 23-LAND4385

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

Request: Preliminary approval for a Conservation Development on 40-acres to create eight (8) residential lots, and one (1) residual lot along with an appeal to Article 4.3.5.2 On-Site Wastewater Treatment System

Location: Located southwest of the County Road 21 and County Road 8 intersection, west of the Coleman Reservoir.

Applicant: Ryan Mick, The Mosaic Companies

Owner: Celestina Menard, 113 N. County Road 21 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 Menard Conservation Development, File No. 23-LAND4385, subject to the conditions outlined in the staff report.

3. *** Hanson Appeal, File No. 25-GNRL0580

Staff Contacts: Samantha Lasher, Planning; Traci Shambo, Engineering; Ashton Brodahl, Health Department

Request: Appeal to Article 3.3.5.B.2.a. of the Land Use Code to allow more than one short-term rental on three properties in the EV-A1 zoning district. The three properties are located at 1057 and 1071 Griffith Court, and 1083 Alpaca Farm Way in Estes Park and each contain a duplex. If approved, Site Plan Review approval is required for all proposed short-term rentals.

Location: 1057 Griffith Court Estes Park, CO 80517; 1071 Griffith Court Estes Park, CO 80517; 1083 Alpaca Farm Way Estes Park, CO 80517

Applicant: Seth Hanson, 1112 Upper Broadview Road Estes Park, CO 80517

Owners: Estes Duplex LLC, 2803 E. Harmony Road Fort Collins, CO 80528 and Opportunity Ridge LLC, 2803 E. Harmony Road Fort Collins, CO 80528

Development Services Team Recommendation: The Development Services Team recommend that the Board of County Commissioners approve the Hanson Appeal, File No. 25-GNRL0580, subject to the conditions outlined in the staff report.

4. * 904 North US 287 LLC Appeal, File No. 25-GNRL0576 (Tabled from December 8, 2025)**

Staff Contacts: Samantha Lasher, Planning; David Pringle, Engineering; Lea Schneider, Health Department

Request: Appeal to Table 8-8 ("Pole Sign Dimensions by Setback") within Article 8.0 of the Larimer County Land Use Code to allow a 16-foot tall, 70-square foot freestanding pole sign to be 12 feet, 6.5 inches from the front property line, where this size of sign requires a 25-foot setback.

Location: 904 N. Highway 287 Fort Collins, CO 80524; Located approximately 1,000 feet east of the intersection of N. Shields Street and N. Highway 287

Applicant/Owner: Josh Stone, 904 N. Highway 287 LLC, 11 Old Town Square Unit 250 Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommend that the Board of County Commissioners approve the 904 N US 287 LLC Appeal, File No. 25-GNRL0576, subject to the conditions outlined in the staff report.

5. * Leach MRD Amended Plat, File No. 25-LAND4511**

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

Request: Amended Plat to remove a plat note on Lot 1 of the Leach MRD plat, which limited the property to only single-unit residential uses.

Location: 3825 E County Road 30, Loveland, CO 80538

Applicant: Katy Thompson, 1337 Riverside Ave #3 Fort Collins, CO 80524

Owner: Timothy F. Lindgren, PO Box 271273 Fort Collins, CO 80527

Development Services Team Recommendation: The Development Services Team recommend that the Board of County Commissioners approve the request to remove Condition 25 (residential-use restriction) from Lot 1 of the Leach MRD Amended Plat, File No. 25-LAND4511, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. The Ranch Master Plan

Staff Contacts: Conor McGrath, The Ranch Events Complex Director; Lesli Ellis, Community Planning, Infrastructure, and Resources Director

Request: Adoption of The Ranch Master Plan

Staff Recommendation: Staff recommends that the Board of County Commissioners adopt The Ranch Master Plan. The plan:

Provides a clear framework for the future of The Ranch property owned by Larimer County for the next five years and beyond,

Includes the vision and goals, phasing summary of projects, and explanation of governance and implementation, and

Reflects a robust approach to public engagement, incorporating community input and addressing key concerns and continuing engagement for future phases.

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.