



Date: Monday, November 14, 2022
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_zYTEKCvRTMyD2IMLj3xyw

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. ** Kiefer Subdivision and Appeals, File No. 20-LAND4051

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering Department; Lea Schneider, Health Department

Request: A) Preliminary Plat for the Kiefer Subdivision to divide a 4.87 acre property into two lots (approximately 2.58-acres and 2.30-acres) in the RR-2 Rural Residential zoning district, and B) Appeals to the Land Use Code: Article 4.3.5.A.2: On-lot Septic in a Growth Management Area, Article 4.5.4.B.1: Connectivity, Article 5.3.1.A: Public Right-of-Way, Article 5.2.1.7: Lot Width-Depth Ratio.

Location: Located approximately 1/2 mile west of the intersection N. County Road 13 and E. County Road 8 on the north side of the road; 704 E. County Road 8, Berthoud; Lot 4, of the Amended Johnson Subdivision.

Applicants: Located approximately 1/2 mile west of the intersection N. County Road 13 and E. County Road 8 on the north side of the road; 704 E. County Road 8, Berthoud; Lot 4, of the Amended Johnson Subdivision.

Owners: Lester and Nancy Kiefer, 704 E County Road 8 Berthoud, CO 80513

Development Services Team Recommendation: A) The Development Services Team recommends the Board of County Commissioners approve the Kiefer Subdivision, File #20-LAND4051, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on October 19, 2022; The Development Services Team recommends the Board of County Commissioners approve the Appeals to the following Articles in the Land Use Code: Article 4.3.5.A.2 (On-lot Septic in a Growth Management Area), Article 4.5.4.B.1 (Connectivity), Article 5.3.1.A (Public Right-of-Way), and Article 5.2.1.A.7 (Lot Width to Depth Ratio).

Public Hearing Discussion Items:

1. Roth Appeal, File No. 22-GNRL0534

Staff Contacts: Don Threewitt, Planning

Request: An Appeal to the Community Development Director's determination via email regarding uses of property.

Location: 5100 East County Road 70 Wellington, CO

Applicants: Clayton Roth, Daniel Roth

Owners: Front Range Feedlots, LLC

Development Services Team Recommendation: The Development Services Team recommends denial of the Roth Appeal, File No. 22-GNRL0534.

2. Lamers Short-Term Rental Administrative Special Review, File No. 22-ZONE3288

Staff Contacts: Samantha Mott, Planning; Logan Graves, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Administrative Special Review to convert an existing single-family residence into a short-term rental

Location: 626 Country Club Road Fort Collins, CO

Applicant: Mark Driskell, Mountain Time Vacation Rental 2026 Bear Mountain Drive #103 Fort Collins, CO, 80525

Owners: Kristina Lamers, 1507 Shadow Mountain Court Fort Collins, CO, 80525

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Lamers Short-Term Rental, File #22-ZONE3288, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

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 planningcirt@larimer.org or by calling 970-498-7719 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.