

**Date:** Monday, May 22, 2023  
**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\\_I2gyTQ2NSvy7BMVozRGQmA](https://larimer-org.zoom.us/webinar/register/WN_I2gyTQ2NSvy7BMVozRGQmA)

## 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. \*\* McKay-Meusborn Subdivision and Appeal, File No. 22-LAND4238

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

**Request:** A) Preliminary Plat approval for a Subdivision to divide an existing 27-acre parcel into two (2) single-family residential lots at approximately 12-acres and 15-acres in size, located in the O-Open zoning district, and B) An Appeal to Article 5.2.1.A.7 of the Land Use Code (Lot Depth to Width Ratio).

**Location:** Located at the northwest corner of E. County Road 56 and N. County Road 11; 4721 N. County Road 11, Fort Collins.

**Applicants/Owners:** Kelly Meusborn, 4721 County Road 11 Fort Collins, CO 80524

**Development Services Team Recommendation:** A) The Development Services Team recommends the Board of County Commissioners approve the McKay-Meusborn Subdivision, File No. 22-LAND4238, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on April 19, 2023; B) The Development Services Team recommends the Board of County Commissioners approve the Appeal to Article 5.2.1.7 of the Land Use Code (Lot Width to Depth Ratio).

#### 2. \*\* Brown Annexation Appeal, File No. 23-GNRL0538

**Staff Contacts:** Michael Whitley, AICP, Planning

**Request:** Request to have the Board of County Commissioners accept a determination of the City of Fort Collins that annexation is not required prior to development of the property

**Location:** North of E. Mulberry/Highway 14 between Loma Linda Drive and Camino Del Mundo (no address assigned)

**Applicants/Owners:** Kevin Brown, 39946 Ridgecrest Court, Severance, CO 80610

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Brown Annexation Appeal, File No. 23-GNRL0538, subject to the condition outlined in the staff report.

### Public Hearing Discussion Items:

#### 1. Ride the Rockies MacGregor Ranch Special Event Appeal, File No. 23-GNRL0541

**Staff Contacts:** Michael Whitley, Planning; Rusty McDaniel, Engineering; Noel Udell, Environmental Health

**Request:** An appeal of the decision by the Community Development Director to approve, with conditions, a special event permit for the three-day Ride the Rockies MacGregor Ranch event, scheduled for June 11-13, 2023.

**Location:** MacGregor Ranch, 901 Devils Gulch Rd #903 Estes Park, CO 80517

**Applicants:** Ride the Rockies, 85 Devonshire St Floor 9 Boston, MA 02109; David Benjes, 519 Adams Avenue Louisville, CO 80027; Sabra Nagel, P.O. Box 271234 Littleton, CO 80127

**Owners:** Muriel L MacGregor Charitable Trust, 1301 Clara Drive, Estes Park, CO 80517

**Development Services Team Recommendation:** The Board of County Commissioners may choose to: 1) Uphold the Director's decision to approve the special event with conditions; 2) Reverse the Director's decision and deny the special event; 3) Modify the Director's decision (e.g., add or remove conditions); or 4) Remand the decision back to the Director for further consideration. Because this matter has already been decided by the Director on behalf of the Development Services Team, staff does not offer a specific recommendation with this report.

## **2. 1802 Ventures LLC Short-Term Rental Administrative Special Review, File No. 22-ZONE3403**

**Staff Contacts:** 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:** 200 Mills Moraine Drive Estes Park, CO 80517

**Applicants:** SkyRun Estes Park, Randy Ash, Property Manager 950 Comanche Street, Suite 101 Estes Park, CO 80517

**Owners:** 1802 Ventures LLC

**Development Services Team Recommendation:** The Development Services Team is not making a specific recommendation on the 1802 Ventures LLC Short-Term Rental, File No. 22-ZONE3403, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

## **3. Serrano Short-Term Rental Administrative Special Review, File No. 23-ZONE3413**

**Staff Contacts:** 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:** 352 Nowata Drive Red Feather Lakes, CO 80550

**Applicants/Owners:** Lakeview Lodge LLC Ramon Serrano, Managing Member 7033 Sedgwick Dr. Fort Collins, CO 80525

**Development Services Team Recommendation:** The Development Services Team is not making a specific recommendation on the Serrano Short-Term Rental, File No. 23-ZONE3413, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

## **Adjourn**

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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](mailto: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.