



Date: Monday, July 22, 2024
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_0zNvFMtWRsK1AjnZIV4xew

LAND USE HEARING **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Tabled Items to August 26, 2024

1. Welcome To Realty, LLC Easement Vacation, File No. 23-LAND4321

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. ** GTP Infrastructure LLC New Cell Tower Administrative Special Review, File No. 24-WCF0138

Staff Contacts: Justin Currie, Planning; Traci Shambo, Engineering; Lea Schneider, Health Department

Request: requests Administrative Special Review to replace an existing 36-foot cell tower with a new 66-foot mono-pine cell tower in the O-Open zone district

Location: 214 Chickasaw Ct., Crystal Lakes

Applicants: Sarah O'Neil, TruNorthe LLC

Owners: GTP Infrastructure I, LLC

Development Services Team Recommendation: Development Services Team recommends approval of the GTP Infrastructure LLC New Cell Tower Administrative Special Review, File No. 24-WCF0138, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Boondocks Land LLC Exemption & Appeal, File No. 24-GNRL0549

Staff Contacts: Laura Culleton, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Request for an exemption from the land division process to create two legal lots. This application also includes an appeal to the minimum lot size requirements.

Location: Parcel #0610000020 and #0610000023; located approximately 6 miles north of the intersection of N County Road 27 and Highway 34.

Applicants: Bob Choate Coan, Payton & Payne LLC

Owners: Boondocks Land LLC, 1250 E Earth Rd. Newkirk, OK 74647

Development Services Team Recommendation: The Development Services Team recommends denial of the Boondocks Exemption & Appeal, File No. 24-GNRL0549.

2. Henius Short-Term Rental Administrative Special Review, File No. 22-ZONE3353

Staff Contacts: Samantha Lasher, AICP, Planning; David Pringle, Engineering; Ashton Brodahl, Department of Health and Environment

Request: Administrative Special Review for a 4 bedroom, 8 guest Short-Term Rental in an existing home

Location: 705 White Pine Drive, Bellvue, CO 80512; Located approximately 0.72 miles southwest of the intersection of W. County Road 48C and Santanka Trail

Applicants: Jan Nimlo, 701 White Pine Drive Bellvue, CO 80512

Owners: Kenneth R. Henius Family Trust 2841 Frye Street Oakland, CA 94602

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Henius Short-Term Rental Administrative Special Review, File No. 22-ZONE3353, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

3. Wellington Operation Company – WF Muddy Unit #26-2 Special Review & Appeals, File No. 23-ZONE3571 (Addendum - Attachment Added)

Staff Contacts: Matt Lafferty, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Department of Health and Environment

Request: Special Review to deepen the existing Wellington Field Muddy Unit #26-2 well to determine the potential of oil and gas resources at greater depths than currently mined. This request includes appeal to §11.3.3 – Air Quality to not be required to monitor for Methane Emissions.

Location: 1590 E County Road 70, Wellington; located on the north side of County Road 70, approximately ½ mile west of County Road 11.

Applicants: Conner Staley, 5200 Energy LLC/Wellington Operating Company, 1590 E County Road 70 Wellington, CO 80549

Owners: King Operating Company, DBA Wellington Operating Company, 15301 Dallas Parkway STE 900 Addison, Texas 75001-4674

Development Services Team Recommendation: The Development Services Team recommends approval of the Wellington Operation Company – WF Muddy Unit #26-2 Special Review and Appeal, File No. 23-ZONE3571, subject to the conditions 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.