



Date: Monday, December 09, 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 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. ** Choice Organics Transfer of Membership Interest, File No. 13-G0257

Staff Contacts: Michael Whitley, AICP, Planning

Request: Approval of a Change in Principal Officers and Transfer of Membership Interest for a Retail Marijuana Store License

Location: 813 Smithfield Drive, Fort Collins, located approximately 1,200 feet southwest of the intersection of Mulberry Street & I-25

Applicants: Lucas Ewing, Compliance Counsel & Director of Compliance, Eaze, Inc., 2467 Sheridan Boulevard, Unit A, Edgewater, CO 80214

Owners: Jeremy and Michelle Johnson, 125 S Howes Street, Suite 120, Fort Collins, CO 80521

Development Services Team Recommendation: The Development Services Team recommends approval of the change in principal officers and transfer in membership interest of Choice Organics, Inc.

Public Hearing Discussion Items:

1. Heslep Appeal, File No. 24-ZONE3651

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Appeal to §4.3.7.B.1 and §4.3.7.B.2 of the Land Use Code to utilize a well to supply water to an Accessory Living Area (ALA) within Northern Colorado Water Association's service area.

Location: 6699 Savvy Place, Fort Collins, CO 80524

Applicants/Owners: Daniel C. Heslep

Development Services Team Recommendation: The Development Services Team recommends **approval** of the Heslep Appeal, File No. 24-ZONE3651 subject to the conditions listed in the staff report.

2. Manufactured Housing Park Preservation (MHP-P) Zoning District, File No. 24-CODE0279

Staff Contacts: Danielle Reimanis, Planner I; Samantha Lasher, AICP, Planner II

Request: Adoption of the Manufactured Housing Park Preservation (MHP-P) Zoning District in the Larimer County Land Use Code

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners Approve the adoption of the Manufactured Housing Park Preservation (MHP-P) Zoning District, File No. 24-CODE0279, pursuant to the recommendation outlined in the Planning Commission Meeting Minutes on November 20, 2024, and the December 9, 2024 Board of County Commissioners memo.

3. Larimer County Water Master Plan, File No. 24-CODE0280

Staff Contacts: Danielle Reimanis, Planner I, Water Master Plan Coordinator; Lesli Ellis, AICP CEP, Community Planning, Infrastructure, and Resources Director

Request: Approval of the Larimer County Water Master Plan Adopted by the Planning Commission

Development Services Team Recommendation: Staff recommends that the Board of County Commissioners approve the adoption of the Water Master Plan, File No. 24-CODE0280, to become an element of the Larimer County Comprehensive Plan.

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.