

Date: Monday, November 13, 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

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. ** Gilmore Acres Lot 9 Subdivision, File No. 23-LAND4331

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

Request: A) Preliminary Plat approval for a Subdivision to create two existing non-conforming parcels into legal single-family residential lots at approximately 2.33-acres each, located in the RR1 zoning district B) An appeal to Article 2.3.3 of the Land Use Code (minimum lot size)

Location: Located approximately 2 miles west of the Douglas Reservoir; 2520 W County Rd. 60E

Applicants: Terry Reu, 7123 Reu Ranch Rd. Fort Collins, CO 80513

Owners: Russell and Cheryl Spence, 2520 W. County Rd. 60E Fort Collins, CO 80524 & Lude Junior Bailey & Poa-Winston Scriven 3633 Catalpa Court Loveland, CO 80538

Development Services Team Recommendation: A) The Development Services Team and the Planning Commission recommend that the Board of County Commissioners approve the Gilmore Acres Lot 9 Subdivision, File No. 23-LAND4331, subject to conditions. B) The Development Services Team and the Planning Commission recommend that the Board of County Commissioners approve the Appeal to Article 2.3.3, Table 2-3 of the Land Use Code (minimum lot size).

2. ** Little Valley Subdivision 2nd Filing Lot 27 Right-of-Way Vacation and Amended Plat with Easement Vacation, File No. 22-LAND4232

Staff Contacts: Laura Culleton, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: 1) Vacation of public right-of-way within the Little Valley Subdivision 2nd Filing. 2) Amended plat with a utility easement vacation to adjust the lot line to remedy the existing residence encroachment.

Location: 4075 Little Valley Road Estes Park, CO 80517

Applicants: Trail Ridge Consulting Engineers

Owners: Joseph and Shannon Coenen, 4075 Little Valley Road Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate right-of-way within the Little Valley Subdivision as indicated on the Little Valley 2nd Filing Amended Plat, File No. 22-LAND4232, and The Development Services Team recommends approval of the Little Valley 2nd Filing Lot 27 Amended Plat, File No. 22-LAND4232 with the conditions listed in the staff report.

3. Triplett Accessory Living Area Appeal, File No. 23-ZONE3417

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

Request: An Appeal to Article 3.4.5.A.3.b of the Larimer County Land Use Code to allow a detached accessory living area to exceed the required size limit of 40% of the square footage in the single-family dwelling or 1,000 square feet, whichever is less.

Location: 3726 Goodell Ln Fort Collins, CO 80526

Applicants/Owners: Arnie Triplett, 3726 Goodell Ln Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team is recommending approval of this request of the Triplett Accessory Living Area Appeal, File 23-ZONE3517.

Public Hearing Discussion Items:

1. Keyser Short-Term Rental Administrative Special Review, File No. 22-ZONE3184

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

Request: Administrative Special Review for a 5 bedroom, 10 guest Short-Term Rental in an existing home.

Location: 1509 Country Club Road Fort Collins, CO 80524

Applicants/Owners: Matthew Keyser, 1509 Country Club Road Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Keyser Short-Term Rental Administrative Special Review, File No. 22-ZONE3184, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

2. Weston Short Term Rental, File No. 23-ZONE3512

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

Request: Administrative Special Review for a 2 bedroom plus 1 additional sleeping area, 6 guest Short-Term Rental in an existing home.

Location: 121 Oak Ct. Red Feather Lakes, CO 80545

Applicants/Owners: Liam & Carmen Weston, 81 Bee Be Dr. Red Feather Lakes, CO 80545

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Weston Short-Term Rental, File No. 23-ZONE3512 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.