

Date: Monday, December 04, 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 **ADDENDUM** 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. ** Amended Plat of Lots 3 and 4 of the James Eller Minor Residential Development (MRD), File No. 23-LAND4353

Staff Contacts: Samantha Lasher, AICP, Planning, Steven Rothwell, Engineering, Ashton Brodahl, Health

Request: Amended Plat of Lots 3 and 4 of the James Eller Minor Residential Development to remove a plat note that requires residential fire sprinkler systems to be installed in new residential structures

Location: 6447 and 6515 W. County Road 20, Loveland, CO 80537; Located approximately 0.3 miles west of the intersection of W. County Road 20 and N. County Road 23H.

Applicants: James Johnson, 3620 Royal Drive, Fort Collins, CO 80526

Owners: Shawn and Lynne Layne, 6447 W. County Road 20, Fort Collins, CO 80537 & David and Julie Howard, 6515 W. County Road 20, Fort Collins, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the Amended Plat of Lots 3 and 4 of the James Eller Minor Residential Development, File No. 23-LAND4353, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Zuellig Short-Term Rental Administrative Special Review, File No. 23-ZONE3493

Staff Contacts: Mark Christensen, Planning; David Pringle, Engineering; Lea Schneider, Health

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

Location: 322 N. Sunset Street Fort Collins, CO 80521

Applicants/Owners: Robert Zuellig, 324 N. Sunset Street Fort Collins, CO 80521

Development Services Team Recommendation: Denial: I move that the Board of County Commissioners deny the Zuellig Short-Term Rental, File No. 23-ZONE3493. OR Approval: I move that the Board of County Commissioners approve the Zuellig Short-Term Rental, File No. 23-ZONE3493, subject to the conditions of approval outlined in the staff report.

2. Fronczak Short-Term Rental Administrative Special Review, File No. 23-ZONE3501

Staff Contacts: Mark Christensen, Planning; David Pringle, Engineering; Lea Schneider, Health

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

Location: 818 Hiawatha Highway Red Feather Lakes, CO 80545

Applicants/Owners: Marialena Fronczak, PO Box 606 Wellington, CO 80549-0606

Development Services Team Recommendation: Denial: I move that the Board of County Commissioners deny the Fronczak Short-Term Rental, File No. 23-ZONE3501. OR Approval: I move that the Board of County Commissioners approve the Fronczak Short-Term Rental, File No. 23-ZONE3501, subject to the conditions of approval outlined in the staff report.

3. Second Amended Ordinance Implementation & Enforcement Short Term Rental Regulations, File No. 23-CODE0275 (Addendum – Additional Item)

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.