

Date: Monday, August 14, 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. **** Adoption of the proposed Larimer County Stormwater Design Standards referenced in Article 4, Development Standards, Article 12, Floodplain, Article 13, Supplemental Regulations for the Estes Valley, and Article 15, Fees and Land Dedications of the Larimer County Land Use Code.**

Staff Contacts: Devin Traff, Civil Engineer; Traci Shambo, Senior Civil Engineer

Request: Adopt the proposed Larimer County Stormwater Design Standards and amend the adoption date of the standards provided in Article 4, Subsection 14.3 of the Larimer County Land Use Code from June 2005 to September 2023.

Applicants: Larimer County Engineering Department

Development Services Team Recommendation: County staff recommend that the Board of County Commissioners approve the proposed Stormwater Standards. Staff also recommend that the Board of County Commissioners approve the Land Use Code amendment by: 1. Amending Article 4, Subsection 14.3 from June 2005 to September 2023 in accordance with the effective date of the proposed Stormwater Standards. Subject to the following: 1. The effective date of the Stormwater Standards will be September 1, 2023.

2. **** Tian and Gurong Administrative Special Review Short-Term Rental and Appeal, File No. 23-ZONE3458**

Staff Contacts: Samantha Lasher, AICP, Planning, David Pringle, Engineering, Lea Schneider, Health

Request: Administrative Special Review for a three-bedroom plus one additional sleeping area, eight guest Short-Term Rental in an existing home. This application also includes an Appeal to Section 3.3.5.B.2.a. in the Land Use Code to allow for more than one Short-Term Rental on one lot.

Location: Located approximately 0.2 miles west of the intersection of Highway 66 and Eagle Cliff Road; 2131 Eagle Cliff Road Estes Park, CO, 80517

Applicants: YingYing Tian and Yogyesh Gurong, 932 Peakview Drive, Estes Park, CO 80517, and Frank Theis, Estes Valley Watershed Coalition, P.O. Box 4494, Estes Park, CO 80517

Owners: YingYing Tian and Yogyesh Gurong, 932 Peakview Drive, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of the Tian and Gurong Administrative Special Review Short-Term Rental and Appeal, File No. 23-ZONE3458, subject to the conditions in the staff report.

3. **** FTCPW LLC Condominium Map, File No. 23-LAND4328**

Staff Contacts: Justin Currie, Planning Connor Sheldon, Engineering Lea Schneider, Department of Health & Environment

Request: Approval of a Condominium Map for a 1.21-acre property with eight (8) units

Location: 11 NW Frontage Rd, Fort Collins; located on the northwest corner of Mulberry and I-25

Applicants: Troy Jones MTA Planning & Architecture

Owners: Eric Greven FTCPW LLC

Development Services Team Recommendation: The Development Services Team recommends approval of FTCPW LLC Condominium Map, File No. 23-LAND4328

4. ** All Kinds Investments LLC Amended Plat, File No. 23-LAND4335

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

Request: Amended Plat to remove the Minor Residential Development (MRD) restriction allowing only single-family residential uses

Location: 950 Blue Heron, Fort Collins; West side of Terry Lake

Applicants/Owners: Anthony Serafin & Cristine Romarine - Serafin

Development Services Team Recommendation: The Development Services Team recommends approval of All Kinds Investments LLC Amended Plat, File No. 23-LAND4335

5. ** Fox Acres PUD Amendment, File No. 23-LAND4324

Staff Contacts: Tracy Hicks, AICP, Planning; Traci Shambo, Engineering; Lea Schneider, Department of Health and Environment.

Request: PUD Amendment request for the Fox Acres Country Club Development. The amendment seeks to clarify definitions of the Fox Acres Country Club PUD.

Location: Fox Acres Country Club is located at the intersection of Fox Acres Drive and County Road 67J; Fox Acres Country Club is located approximately .50 miles east of Downtown Red Feather Lakes.

Applicants: James Cates, Fox Acres Community Services Corp. PO Box 38 Red Feather Lakes, CO 80545

Owners: Fox Acres Community Services Corp., PO Box 38 Red Feather Lakes, CO 80545

Development Services Team Recommendation: The Development Services Team recommends approval of the Fox Acres Amended PUD, File Number 22-LAND4324, subject to the conditions of approval outlined in the staff report.

Public Hearing Discussion Items:

1. CBEP Solar 3, LLC 1041 Permit, File No. 22-ZONE3408

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

Request: A 1041 permit application for an activity of state interest pursuant to Article 10 of the Land Use Code for a 2.4-megawatt solar facility covering more than 10 acres on a 35.56-acre parcel of land.

Location: Located approximately 3/4 mile east of the intersection of I-25 and E. County Road 48 on the south side of E. County Road 48, just west of the Larimer and Weld Canal.

Applicants: CBEP Solar 3, LLC (Cloudbreak Energy Partners), Zach Brammer, P.O. Box 1255 Sterling, CO 80751

Owners: Markus and Anita Krieger, 5023 E County Road 48 Fort Collins, CO 8052

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the CBEP Solar 3, LLC 1041 Permit, File No. 22-ZONE3408, subject to the conditions as 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 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.