



Date: Monday, August 11, 2025
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_D8P-OI0zSeOD5bMaz2QAYQ

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. *** Anderson Ranches, Inc. & Gibbens ROW Vacation, File No. 25-LAND4458

Staff Contacts: Jacy McNulty, Planning; Justin Core, Engineering; Ashton Brodahl, Health

Request: To vacate a portion of right-of-way known as Beaver Hill County Road or the Old Otter Road; as the Road is located on property owned by Anderson Ranches, Inc. or William Ray Gibbens and Dixie Dee Gibbens

Location: 16246 & 17426 Buckhorn Road, Bellvue, CO 80512

Applicants: Brad March, March & Olive, LLC

Owners: Anderson Ranches Inc. and William Ray & Dixie Dee Gibbens

Development Services Team Recommendation: The Development Services Team recommends approval of the Anderson Ranches, Inc. & Gibbens Right-of-Way Vacation, File No. 25-LAND4458, subject to the conditions listed in the staff report.

2. *** Cushman's Lakeview Development First Filing, Lot 1 (Pettenger) Easement Vacation, File No. 25-LAND4492

Staff Contacts: Kassidee Fior, Planning; Connor Sheldon, Engineering; Ashton Brodahl, Health

Request: Request to vacate a 10-foot utility easement that runs 118.87 feet across the eastern portion of Lot 1 of the Cushman's Lakeview Development Subdivision 1st Filing.

Location: 4651 Irene Way, Fort Collins, CO 80526

Applicants/Owners: Carla & Gary Pettenger, 6500 Brentwood Street, Arvada, CO 80004

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the request to vacate a 10-foot wide and 118.87-foot-long utility easement on Lot 1 of the Cushman's Lakeview Development First Filing, File No. 25-LAND4492.

3. *** Dreiling Rezoning, File No. 24-ZONE3706

Staff Contacts: Samantha Mott, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Department of Health and Environment

Request: A request to rezone two properties from Rural Residential (RR 2) to Rural Planned Development (RPD). The subject properties are within the Timnath Growth Management Area.

Location: 3482 and 3488 SE Frontage Road Fort Collins, CO 80525

Applicants/Owner: Graem Dreiling, 3482 SE Frontage Road Fort Collins, CO 80525 and Melody Dreiling , 8460 Allenbrook Dr. Windsor, CO 80550

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Dreiling Rezoning, File No. 24-ZONE706, subject to the conditions as outlined in the Planning Commission staff report.

4. * Timnath GMA Overlay Zone District, File No. 25-ZONE3774**

Staff Contacts: Matt Lafferty, Principal Planner

Request: Legislative Rezoning amending the Larimer County Zoning Map by adopting a GMA Overlay Zone District for the planning area surrounding the Town of Timnath.

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.