



Date: Monday, April 12, 2021
Time: 3:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

LAND USE HEARING AGENDA

ADDENDUM

Call to Order

Pledge of Allegiance

Tabled Items:

- Covey Special Exception, File No. 18-ZONE2425 - Date unknown.

Tabled Items From Previous Meeting

1. ** Squires RLUP Lot 5 Building Envelope Amended Plat, File No. 21-LAND4092

Staff Contacts: Tawn Hillenbrand, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Amended Plat to expand the platted building envelope to the east-southeast in order to construct an accessory storage building.

Location: 5646 Squires Place, located approximately one-half mile east of the intersection of N. County Road 3 and E. County Road 58 just west of Weld County.

Applicants/Owners: Craig and Noel Mattison

Development Services Team Recommendation: The Development Services Team recommends approval of Squires RLUP Lot 5 Building Envelope Amended Plat, File #21-LAND4092, subject to the following conditions:

1. The property will be subject to all restrictions, covenants, and conditions as set forth in the plat of record for the Squires RLUP.
2. Any future uses on Lot 5 shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code prior to commencement of the use.
3. The Findings and Resolution shall be a servitude running with the property. Those owners of the Property or any portion of the Property who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this Amended Plat approval.

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. ** Little Cache Ditch Headgate Previous Construction Activities - Floodplain Special Review

Staff Contacts: Devin Traff, Engineering Department

Request: Approve the Floodplain Special Review application for previous construction activities at the existing Little Cache Ditch Headgate for the Larimer and Weld Reservoir Company

Location: Along the Cache La Poudre River west of Overland Trail and south of CR 54G

Applicant: Larimer and Weld Reservoir Company

Owner: Larimer and Weld Reservoir Company

Development Services Team Recommendation: The Larimer County Engineering Department recommends approval of the Little Cache Ditch Headgate Previous Construction Activities - Floodplain Special Review.

2. ** Laporte Diversion Structure Emergency Wingwall Repair Work - Floodplain Special Review

Staff Contacts: Devin Traff, Engineering Department

Request: Approve the Floodplain Special Review application for emergency repairs of the north and south wingwalls at the existing Laporte Diversion Structure for the Larimer and Weld Reservoir Company

Location: Along the Cache La Poudre River west of Overland Trail and south of CR 54G

Applicant: Larimer and Weld Reservoir Company

Owner: Larimer and Weld Reservoir Company

Development Services Team Recommendation: The Larimer County Engineering Department recommends approval of the Laporte Diversion Structure Emergency Wingwall Repair Work - Floodplain Special Review.

3. ** CYO Special Event Appeal, File No. 21-GNRL0509

Staff Contacts: Lesli Ellis, AICP CEP, Director, Community Development Department, Katie Beilby, Community Development

Request: An appeal to Section 7.2.B., 7.2.D., and 7.3.B.1 of the Larimer County Land Use Code to allow the applicant to host special events on a property that has a land use approval, to host more than three events in a year, and to allow than one event per calendar month.

Location: Located at 4927 E County Rd 36, Fort Collins, CO 80528

Applicants: Bob Hewson 4927 E County Rd 36 Fort Collins, CO 80528

Owners: Colorado Youth Outdoors Charitable Trust 209 E 4th Street Loveland, CO 80537

Development Services Team Recommendation: The Community Development Director requests and recommends approval of this appeal for the Special Event permit application because the applicant is seeking to host an increase in fund raising activities and community-benefiting events during a challenging time and will comply with all standards. Additionally, the applicant seeks to amend an existing Special Exception approval and has applied for that amendment. This appeal could allow them to move forward and demonstrate the feasibility of such events prior to a decision about that amendment. If allowed to apply for the Special Events permit, events will be subject to review and conditions of approval that are consistent with input from the reviewer and referral agencies.

4. ** Longview R.L.U.P. Residual Lot A, Amended Plat, File No. 21-LAND4089

Staff Contacts: Tracy Hicks, Planning, Lea Schneider, Health, Connor Sheldon, Engineering

Request: Request to relocate a Building Envelope

Location: Located approximately 1.5 miles East of Interstate 25 and E County Road 50 Intersection

Applicants/Owners: Scott and Laurie Cure 1921 Contentment Lane Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Longview R.L.U.P. Residual Lot A Amended Plat, File Number 21-LAND4089 with the following conditions:

1. All conditions of approval shall be met and the Final Plat recorded by October 12, 2021, or this approval shall be null and void.
2. The lot is subject to all covenants, deed restrictions, or other conditions that apply to the original lots in the subdivision.
3. Prior to the recordation of the Final Plat the applicant shall make the following changes to the plat:
4. Please update the Surveyor's Certificate statement to have the correct title "Longview R.L.U.P. Residual Lot A, Amended Plat".
5. Buildings need to be removed prior to the final plat.
6. The Township and Range cited in the Certificate of Ownership and Dedication does not match the Township and Range of the property depicted on the Plat. Please update accordingly.

5. ** Lot 2 Lake Shore Gardens Planned Land Division a Replat of Lot 101 Amended Plat and Easement Vacation, File No. 21-LAND4087

Staff Contacts: Jenn Cram, AICP, Planning, Traci Shambo, Engineering, Lea Schneider, Health

Request: Amended Plat to vacate the 20-foot shared access and utility easement on Lot 2.

Location: 4680 North Monroe Avenue, Loveland, CO 80538

Applicant: Kyle Pearcy, 916 Engleman Place, Loveland CO, 80538

Owner: Kyle Pearcy, 916 Engleman Place, Loveland CO, 80538

Development Services Team recommendation: The Development Services Team recommends Approval of the Lot 2 Lake Shore Gardens Planned Land Division Amended Plat and Easement Vacation, File #21-LAND4087, subject to the following condition(s):

1. All conditions of approval shall be met, and the Final Plat recorded by **October 12, 2021**, or this approval shall be null and void.
2. Prior to the recordation of the Final Plat the applicant shall make any required technical corrections noted by referral agencies.
3. The resultant lots are subject to any and all covenants, deed restrictions, or other conditions that apply to the original lots.

6. ** Red Rock Land LLC Appeal, File No. 21-GNRL0503

Staff Contacts: Don Threewitt, AICP and Jenn Cram, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: An Appeal to Section 5.3 of the Larimer County Land Use Code to be exempt from the Conservation Development standards to create two legal lots divided by Interstate 25.

Location: Tract 1 = NE corner of East County Road 82 and I-25, Tract 2 = NW corner of East County Road 82 and I-25, Wellington, CO 80549

Applicant: Red Rock Land LLC, PO Box 337264, Greeley CO, 80633

Owner: Red Rock Land LLC

Development Services Team recommendation: The Development Services Team recommends Approval of the Red Rock Land LLC Appeal, File #21-GNRL0503 with the following condition:

1. Future development will meet all Land Use Code standards in effect at the time of application.

Legal Matter

No Decision Expected

Executive Session Citation: 24-6-402(4)(b) C.R.S. Conference with an attorney for the purpose of receiving legal advice on specific legal questions.

Topic: Legal advice concerning the interplay of moratoriums and legislative adoption of regulations.

Action: No decision expected.

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 beilbykm@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.