



Date: Monday, November 17, 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. *** Furney Easement Vacation, File No. 25-LAND4491

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Request to vacate the 10-foot-wide utility and drainage/irrigation easement along the east property line to allow an existing playhouse to remain in its current location.

Location: 1204 36th St SW Loveland, CO 80537

Applicants/Owners: Jerry Furney, 1204 36th St. SW Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate the 10-foot-wide utility and drainage/irrigation easement located along the east property line of the east half of Lot 11, Bo-Mar Subdivision (File No. 25-LAND4491).

2. *** City of Fort Collins Appeal, File No. 25-GNRL0578

Staff Contacts: Kassidee Fior, Planning; Aaron Wurster, Engineering; Lea Schneider, Health

Request: An appeal to Article 3.5.3.G.2 of the Land Use Code for the extended use (beyond 18 months, to December 31, 2026) of a temporary construction storage area on the property. The temporary construction storage area is related to the City of Fort Collins' Oak Street Stormwater Project.

Location: Unaddressed West Vine Drive, located south of W Vine Drive and east of N Taft Hill Road.

Applicants: Heather McDowell, City of Fort Collins – Stormwater, 700 Wood Street, Fort Collins, CO 80522

Owners: City of Fort Collins, c/o Tyler Marr (City Manager's Office), 300 LaPorte Avenue, Fort Collins, CO 80521

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the City of Fort Collins Appeal, File No. 25-GNRL0578, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789

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

Request: Amended Special Review for a State Licensed Group Home to remove previously approved age restrictions and increase capacity from 24 to 45 individuals. The original Fire Mountain Special Review (File No. 13-Z1914) was approved in 2013.

Location: 5532 E Highway 36, Estes Park, CO 80517

Applicants: Tom Parko, Spruance Consulting

Owners: Bear Tribe, LLC, 5532 E Highway 36, Estes Park, CO 80517

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789 subject to the conditions found in the Planning Commission Addendum (Attachment C).

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.