



Date: Monday, December 19, 2022
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_jmi6Cd3uSSyOzSiGgYfZ6A

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. ** Stark 3rd Appeal, File No. 22-GNRL0536

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: An Appeal to Article 6.5.5.C.8.a of the Larimer County Land Use Code for an extension to the Final Plat submittal requirement of one year from the Preliminary Plat approval.

Location: Located at the northwest corner of the intersection of Mi Casa Drive and W. County Road 60E, more specifically located at 1126 and 1132 W County Road 60E, Fort Collins.

Applicant: Terry Reu, 7123 Reu Ranch Road Fort Collins CO 80524

Owners: Theresa and Carlisle Stark, 1126 W. County Road 60E Fort Collins CO 80524

Development Services Team Recommendation: The Development Services Team recommends Approval of the Stark 3rd Appeal, File No. 22-GNRL0536, subject to the condition outlined in the staff report.

Public Hearing Discussion Items:

1. Herman Short-Term Rental Administrative Special Review, File No. 22-ZONE3292

Staff Contacts: Tracy Hicks, Planning; Logan Graves, Planning; Traci Shambo, Engineering; Lea Schneider, Health

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

Location: 3282 H Bar G Road Estes Park, CO

Applicant/Owner: Diane Herman

Development Services Team Recommendation: Denial: I move that the Board of County Commissioners deny the Herman Short-Term Rental, File No. 22-ZONE3292. **OR Approval:** I move that the Board of County Commissioners approve the Herman Short-Term Rental, File No. 22-ZONE3292, subject to the conditions of approval outlined in the staff report.

2. Swedras Nelson Short-Term Rental Administrative Special Review, File No. 22-ZONE3275

Staff Contacts: Tracy Hicks, Planning; Logan Graves, Planning; Traci Shambo, Engineering; Lea Schneider, Health

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

Location: 8407 Highway 7 Estes Park, CO

Applicant: Renee McCauley

Owner: Jim Swedras and Jackie Nelson

Development Services Team Recommendation: Denial: I move that the Board of County Commissioners deny the Swedras/Nelson Short-Term Rental, File No. 22-ZONE3275. **OR Approval:** I move that the Board of County Commissioners approve the Swedras/Nelson Short-Term Rental, File No. 22-ZONE3275, subject to the conditions of approval outlined in the staff report.

3. Estes Forward Comprehensive Plan, File No. 22-CODE0269

Staff Contacts: Lesli Ellis, AICP CEP, Community Development Director

Request: Adoption of the Estes Forward Comprehensive Plan as it relates to unincorporated areas of the Estes Valley Planning Area

Applicants: Larimer County Community Development Department

Development Services Team Recommendation: Staff recommends the Board of County Commissioner ratify the Estes Forward Plan, File No. 22-CODE0269 with the changes that were incorporated by the Town of Estes Park and noted on the previous page. The Planning Commission will be asked to adopt the plan on December 19, 2022.

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.