



Date: Monday, May 12, 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

1. Second Reading NoCo Humane Third Revised Ordinance

NoCo Humane Third Revised Ordinance, File No. 25-CODE0284

Staff Contacts: Amy White, Code Compliance Supervisor

Request: Revise Chapter 6 Animal Ordinance to prohibit the roadside sale of animals.

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. *** University of Denver Amended Special Review, File No. 24-ZONE3729

Staff Contacts: Kassidee Fior, Planning; Connor Sheldon, Engineering; Lea Schneider, Health and Environment

Request: The applicant requests an Amended Special Review approval for a new emergency services building associated with the James Kennedy Mountain Campus. This is an amendment to the Magic Sky Ranch Special Review, File 02-Z1434 and the Magic Sky Ranch Amended Special Review, File No. 14-Z1935.

Location: 17900 W County Road 74e, Red Feather Lakes, CO 80545.

Applicants: Michael White, Cushing Terrell 1700 Broadway Suite 1200 Denver, CO 80290

Owners: Jason Jackson, University of Denver 17900 W County Road 74e Red Feather Lakes, CO 80545

Development Services Team Recommendation: The Development Services Team and Larimer County Planning Commission recommends that the Board of County Commissioners approve the University of Denver James Kennedy Mountain Campus Amended Special Review, File No. 24-ZONE3729, subject to the conditions outlined in the staff report.

2. *** Hyde Living Trust Lot Size Appeal, File No. 25-LAND4461

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Lot Size Appeal associated with the Hyde Living Trust Boundary Line Adjustment, File Number 25-LAND4461, to allow a 2.107-acre parcel in the O-Open zoning district when 10-acres are typically required.

Location: 2404 Island Pl Laporte, CO 80535, 2500 N Overland Trl. Laporte, CO 80535

Applicants: Richard Dunlap, 3813 Ideal Dr. Fort Collins, CO 80524

Owners: Hyde Living Trust

Development Services Team Recommendation: The Development Services Team recommends approval of the Hyde Living Trust Lot Size Appeal, File No. 25-LAND4461.

3. * Amended Plat of Lot 3 of the Kendall Canyon Ranch, Files No. 25-LAND4462**

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

Request: Amended Plat to create a second building envelope on Lot 3 of the Kendall Canyon Ranch Estates Minor Subdivision, to allow the conversion of an existing temporary shelter into a permanent outbuilding for horse shelter and hay storage.

Location: 2017 Kendall Drive, Estes Park, CO 80517

Applicants/Owners: Deborah L Dufty 2015 Revocable Trust

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lot 3 of the Kendall Canyon Ranch Estates Minor Subdivision, File Number 25-LAND4462, subject to the conditions 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 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.