

Date: Monday, July 31, 2023
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_I2gyTQ2NSvy7BMVozRGQmA

LAND USE HEARING **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Tabled Consent Items from July 10, 2023

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. **** Upper Thompson Sanitation District Rezoning, File No. 23-ZONE3430 (**Addendum Additional Attachments**)**

Staff Contacts: Michael Whitley, AICP, Planning

Request: Rezoning of a 9.01-acre parcel from EV RE – Estes Valley Rural Estate to EV CO – Estes Valley Outlying Commercial

Location: Southeast of the Intersection of US Highway 34 and Mall Road, Estes Park (no address assigned)

Applicants: Steven Ravel, Merrick & Company, 2480 W. 26th Avenue, B225, Denver, CO 80211

Owners: Upper Thompson Sanitation District, 2196 Mall Road, Estes Park, CO 80517

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Upper Thompson Sanitation District Rezoning, File No. 23-ZONE3430.

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. **** Amended Plat of Lots 5 and 6, Block 2, Cedar Springs Estates Fourth Filing and Easement Vacation, File No. 23-LAND4312**

Staff Contacts: Samantha Lasher, Planning, David Pringle, Engineering, Lea Schneider, Health

Request: Amended Plat to combine Lot 5 and Lot 6, Block 2, of the Cedar Springs Estates Fourth Filing Subdivision into one lot and to vacate the existing 10-foot utility easement along the common lot line

Location: 1004 and 1038 Snow Top Drive, Drake, CO 80515; Located approximately 2.1 miles northeast of the intersection of County Road 43 and Storm Mountain Drive

Applicants: Steven Woods, CDS Engineering, 165 2nd Street SW, Loveland, CO 80537

Owners: Faye and James Burrell, 1004 Snow Top Drive, Drake, CO 80515

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lots 5 and 6, Block 2 of the Cedar Springs Estates Subdivision, Fourth Filing & Easement Vacation, File No. 23-LAND4312, subject to the conditions in the staff report.

Tabled Discussion Items from July 10, 2023

1. McGarvey, Kress, Whitnah Short-Term Rental Administrative Special Review, File No. 22-ZONE3386

Staff Contacts: Logan Graves, Planning

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

Location: 4411 Storm Mountain Drive, Drake, CO 80515

Applicants/Owners: Josh McGarvey, David Kress, 4411 Storm Mountain LLC and Jeffrey Whitnah, 5906 Oleary Ct.

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the McGarvey, Kress, Whitnah Short-Term Rental, File No. 22-ZONE3386, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

Public Hearing Discussion Items:

1. Staniar Appeal, File No. 23-GNRL0542

Staff Contacts: Samantha Lasher, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Health

Request: An Appeal to Section 3.4.5.A.1.a. of the Larimer County Land Use Code to allow a Short-term Rental in an approved Accessory Living Area.

Location: 450 Willow Patch Lane, Bellvue, CO 80512; Located approximately 4.4 miles northwest of the intersection of W. County Road 38E and Buckhorn Road

Applicants: Devin Staniar, P.O. Box 334, Masonville, CO 80541

Owners: Devin and Wallace Staniar, P.O. Box 334, Masonville, CO 80541

Development Services Team Recommendation: The Development Services Team recommends denial of the Staniar Appeal, File No. 23-GNRL0542.

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.