



Date: Monday, June 14, 2021
Time: 3:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Item to June 28, 2021

- Cedar Springs 3rd Filing, Lots 23 & 24 Block 1 Lot Consolidation, File No. 21-LAND4120

Stewardship Awards

Staff Contacts: Shelley Bayard de Volo

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. ** Red Tail Estates Rural Land Plan Modifications, File No. 19-LAND3889

Staff Contacts: Jenn Cram, Planning; Steven Rothwell, Engineering

Request: Modifications to an approved Rural Land Plan to divide 168.5 acres into ten (10) single-family residential lots, ranging in size from 5.01-5.79 acres, and two residual lots totaling approximately 114.5 acres that will be protected from any further development for a minimum of 40 years, as required under the Rural Land Use Process (RLUP).

Location: The property is located at the southeast corner of County Road 4 and County Road 27; southwest of Berthoud.

Applicant /Owner: Steve Hilde, Arrowhead Properties, LLC - 4429 Prairie Trail Dr., Loveland CO 80537

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the modifications to the Red Tail Estates Rural Land Plan, File # 19-LAND3889, subject to the following conditions which must be met prior to approval of final plat by the Board of County Commissioners:

2. ** South Nokomis Lake Lots 32-34, Blk 27 Lot Consolidation, File No. 21-LAND4114

Staff Contacts: Doug May, Planning; Lea Schneider, Health; Connor Sheldon, Engineering

Request: Combine the area of Lots 32-34, Blk 27, S. Nokomis Lake to create a 0.38 acre-lot.

Location: 93 Mon Sin Connection, Red Feather Lakes, CO 80545

Applicants/Owners: Glenn Santistevan, 305 N 44th Avenue Ct., Greeley, CO 80634

Development Services Team Recommendation: The Development Services Team recommends Approval of the Lot Consolidation, subject to the following condition:

1. All conditions shall be met and the final resolution of the County Commissioners recorded by December 14, 2021, or this approval shall be null and void.

2. The resultant lot is subject to any and all covenants, deed restrictions or other conditions that apply to the original lots in the subdivision.
3. The reconfiguration of the lots lines shall be finalized at such time when the Findings and Resolution of the County Commissioners is recorded.
4. Prior to recordation of the Findings and Resolution, provide Ownership and Encumbrances for both parcels. If the Ownership and Encumbrances include any lienholders, a Consent of Lienholder form will be required to be signed by each lienholder.

3. **** Jax/Holcim Rezone, File No. #18-ZONE2335**

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: A request to rezone a portion of parcel #98170-00-001 and a portion of parcel #98160-00-001 and parcel #98174-00-070 in its entirety from O – Open to PD – Planned Development.

Location: 4629 N. Overland Trail and 3060 W. CR 56, LaPorte, CO

Applicants: Logan Simpson, c/o Amanda Castelli, 213 Linden Street, Suite 300, Fort Collins, CO

Owners: Jax, c/o Jim Quinlan, 1000 N. Hwy 287, Fort Collins, CO and Holcim (US) Inc., c/o Carlos Pineda, 3060 W CR 56, Fort Collins, CO

Development Services Team Recommendation: BE IT RESOLVED that the Planning Commission recommends to the Board of County Commissioners approval of the Jax/Holcim Rezone from O – Open to PD – Planned Development, File #18-ZONE2335, subject to the following condition:

1. The permitted uses, lot building and structure requirements, setbacks and structure height limitations for Jax/Holcim Planned Development shall be as noted in the full staff report.

Public Hearing Discussion Item:

1. Holiday Twin Special Event 1st Appeal

Staff Contacts: Don Threewitt, AICP, Community Development; Katie Beilby, Community Development; Lea Schneider, Environmental Health; Connor Sheldon, Engineering

Request: An appeal to Section 7.2.2., 7.2.3., and 7.2.4 of the Larimer County Land Use Code to allow the applicant to host more than three Special Events in a year, to host events that exceed 30 days in a 12-month period, and to allow more than one event per calendar month.

Location: 2206 South Overland Trail, Fort Collins, CO 80526

Applicants: Josh Cisar

Owners: Webb Real Estate Holdings, LLC 4202 Rolling Gate Road Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of this appeal for Special Event application limitations, File No. 21-GNRL0511 subject to the following conditions:

1. The number of requests shall not exceed twenty-five (25) individual events between May 31, 2021 and October 31, 2021. Event applications may group together identical, repeating events but each event counts toward the maximum 25.
2. The applicant shall note planned deviations to the business' normal traffic movement or vehicle count in each Special Event application;
3. Event ticketing shall be conducted in advance of the event online, transactions shall be minimized or eliminated at the gate so as to minimize traffic stacking on South Overland Trail;
4. Normal traffic control protocols shall be approved by City of Fort Collins and Larimer County Engineering, with any event-specific deviations to be highlighted and specific traffic control plans presented in the Special Event application.
5. Noise levels shall be at or under 50 decibels at the property boundary for the duration of any Special Event;

6. Permanent, continuous noise monitoring equipment shall be installed by sound professionals at the fence-line of the property. Noise monitoring reports shall be made available to Larimer County staff upon request, and time-stamped data shall be submitted to staff in the event of a noise complaint;
7. If sound amplification is utilized for any Special Event, event staff shall continuously monitor fence-line equipment and adjust controllable output levels to ensure perimeter decibels do not exceed the maximum 50 decibel limit;
8. Hours of operation for Special Events shall be limited to 7 PM -11 PM on Sunday and Thursday; and 7 PM - 12 AM on Friday and Saturday;
9. Daytime events not subject to Special Event permits shall end on or before 7 PM. An event which is conducted continuously before 7 PM into the hours of operation above, with or without breaks, shall be considered a Special Event and subject to these conditions and an individually reviewed application;
10. Special Event lighting shall not exceed the limitations outlined in Larimer County Land Use Code or the Special Event application, whichever is more stringent. Event lighting shall not fall or project outside the property boundary at any time.
11. Non-compliance with one or more of these conditions may result in a revocation of existing and/or future Special Event Permits and may result in denial of future Special Event Permit applications.

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.