

Date: Monday, February 24, 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

Tabled Items to Unknown Date

1. The Ridge at Legacy Farm Appeal, File No. 25-GNRL0563

Tabled Discussion Items from January 27, 2025

1. Askeland Electric Vehicle Charging Infrastructure Appeal, File No. 24-ZONE3601

Staff Contacts: Justin Currie, Planning

Request: Appeal to section 4.6.7.H.1 of the Larimer County Land Use Code (LCLUC) to deviate from the requirement of the installation of Electric Vehicle (EV) Parking Spaces and associated EV charging station infrastructure.

Location: 4769 W County Rd. 38E Fort Collins, CO 80526

Applicants/Owners: John & Rachel Askeland

Development Services Team Recommendation: The Development Services Team recommends Denial of Askeland Electric Vehicle Charging Infrastructure Appeal, File No. 24-ZONE3601.

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. ** Peterson Accessory Living Area Appeal, 24-ZONE3622

Staff Contacts: Jared Seay, Planner I, Planning Division

Request: An Appeal to Article 3.4.5.A of the Larimer County Land Use Code to allow an attached Accessory Living Area to have its entrance located on the same façade as the main dwelling.

Location: 620 Gregory Rd. Fort Collins, CO 80524

Applicants: Jarred and Monica G Peterson; 620 Gregory Rd. Fort Collins, CO 80524

Owners: Jarred and Monica G Peterson; 620 Gregory Rd. Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of Peterson Accessory Living Area Appeal, File No. 24-ZONE3622, subject to the conditions outlined in the staff report.

2. ** Stark 4th Appeal, File No. 24-GNRL0562

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Department of Health and Environment

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.

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

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

Development Services Team Recommendation: The Development Services Team recommends approval of the Stark 4th Appeal, File No. 24-GNRL0562, subject to the condition outlined in the staff report.

3. ** Griffin Lot Consolidation & Easement Vacation, File No. 24-LAND4456

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

Request: Request to consolidate Lots 30 and 31 in the Crystal Lakes 13th Filing PUD and to vacate the 20-foot-wide utility easement along the common lot line.

Location: 65 Dogrib Court & 728 Flathead Drive, Red Feather Lakes, CO 80545

Applicants/Owners: Sherry & Daniel Griffin

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate a 20-foot wide and 405.7 -foot-long utility easement along the common lot line between Lots 30 and 31 the Crystal Lakes 13th Filing subdivision, File No. 24-LAND4456 AND the Development Services Team recommends approval of the Griffin Lot Consolidation, File No. 24-LAND4456, subject to the conditions listed in the staff report.

Public Hearing Discussion Items:

1. Add Meadow Hawkweed (*Hieracium caespitosum*) to Larimer County Noxious Weed List

- Suggested Motion: I move to add Meadow Hawkweed to the Larimer County Noxious Weed List with the management goal of eradication, as allowed by C.R.S. 35-5.5.

2. Ehrlich Appeal, File No. 24-GNRL0561

Staff Contacts: Jacy McNulty, Planning; Conner Sheldon, Engineering; Lea Schneider, Health

Request: An appeal to §3.3.3.G.3 of the Land Use Code to store commercial fireworks in a storage building on a vacant lot.

Location: 2163 Bee Lake Road, Wellington, CO 80559

Applicants: Bryan & Mary Ehrlich

Development Services Team Recommendation: The Development Services Team recommends approval of the Ehrlich Appeal, File No. 24-GNRL0561, 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.