

Date: Monday, January 10, 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_BeG_EXOrS369cuKVpieffg

LAND USE HEARING **ADDENDUM** 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. ** Peakview PLD/PD Final Plat Appeal, File No. 21-GNRL0525

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

Request: Appeal to Article 6.5.6 of the Land Use Code and a modification to the condition of approval to the Peakview PLD/PD Appeal, 20-GNRL0486, regarding the Final Plat completion timeframe of 1 year.

Location: Located at the northwest corner of Highway 14 and Greenfields Road, approximately 3/4 mile west of I-25.

Applicants: Troy Jones 108 Rutgers Ave. Fort Collins, CO 80525

Owners: Valley 14 LLC 3384 E. Mulberry Fort Collins CO 80524

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners Approve the Peakview PLD/PD Final Plat Appeal, File# 21-GNRL0525, subject to condition as outlined in the staff report.

2. ** Mountain Whitewater Descent Amended Special Review #3 and Appeals, File No. 21-ZONE2903

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

Request: Amended Special Review for uses associated with Mountain Whitewater Descent/Paddler's Pub. This Amended Special Review will update the 2014 Special Review and the 2016 Special Review will be revoked. This request includes appeals to landscape requirements and to have on-site septic in a Growth Management Area (Sections 8.5 and 8.1.1 of the Land Use Code).

Location: Located at on the south side of Highway 287, approximately 1/2 mile west of North Shields Street; 1329 Highway 287, Fort Collins, CO.

Applicant: John Beggs Russell + Mills Studios 506 S. College Avenue, Unit A Fort Collins, CO 80525

Owner: Bamboo Descents LLC 2411 N. Shields Street Fort Collins, CO 8024

Development Services Team Recommendation: A) I move that the Board of County Commissioners approve the Mountain Whitewater Descent Amended Special Review #3, File #21-ZONE2903, subject to the conditions as outlined in the staff report. B) I move that the Board of County Commissioners approve the Appeal to the landscaping requirements in Section 8.5 of the Land Use Code. C) I move that the Board of County Commissioners approve the Appeal to the requirements in Section 8.1.1 of the Land Use Code to allow on-site septic in the Growth Management Area.

3. **** Graff Rezoning, File No. 21-ZONE3072**

Staff Contacts: Tawn Hillenbrand, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Applicants request to Rezone the subject property from O – Open to RR-2 Rural Residential in order to seek approval for an existing accessory agricultural use not currently permitted in the O – Open zone district due to recent changes to the Land Use Code.

Location: 3724 N. County Road 13, Fort Collins, CO

Applicant & Owner: Gregory and Rosemary Graff

Development Services Team Recommendation: BE IT RESOLVED that the Planning Commission recommends to the Board of County Commissioners approval of the Graff Rezoning, File #21-ZONE3072, from O – Open to RR-2 Rural Residential.

Public Hearing Discussion Items:

1. **Stunning Views Rocky Mountain Home Short-Term Rental (21-ZONE3078) Appeal to a Director's Decision, File No. 21-GNRL0523**

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

Request: An Appeal to the Community Development Director's denial of a Short-Term Rental application.

Location: 71 Pine Tree Drive, Estes Park, CO 80517

Applicant: Mike Samelson, Wick and Trautwein, LLC, 323 S. College Avenue, Unit 3, Fort Collins, CO 80524

Owner: Estes Park, LLC, Sean Hugo, 2123 SW 119th Street, Oklahoma City, OK 73170

Development Services Team Recommendation: The Development Services Team recommends denial of the Stunning Views Rocky Mountain Home Short-Term Rental Appeal, File No. 21-GNRL0523.

2. **Adoption and Amendments to 2021 International Residential, Building and Related Codes, File No. 21-CODE0252**

Staff Contacts: Eric Fried, Chief Building Official (CBO)

Request: 1) Adopt the 2021 International Residential, Building and Related Codes as amended. 2) Repeal the 2018 International Residential, Building and Related Codes.

Applicants: Community Development Department

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approval of the Adoption and Amendments to 2021 International Residential, Building and Related Codes, File #21-CODE0252.

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.