

Date: Monday, June 23, 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 **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Tabled Items to August 11, 2025

- Larimer County Code Amdts. – Estes Valley Emphasis, File No. 25-CODE0283

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. *** Crawford Acres Lot 14 Easement Vacation, File No. 25-LAND4474

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

Request: Request to vacate a 20-foot water line easement that runs 92 feet across the southern portion of Lot 14 of the Crawford Acres Subdivision.

Location: 608 Sunrise Ln. Fort Collins, CO 80521

Applicants/Owners: Peter Kurst & Megan Jonas, 608 Sunrise Ln. Fort Collins, CO 80521

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate a 20-foot wide and 92-foot-long utility easement within the Crawford Acres Subdivision, File No. 25-LAND4474.

2. *** Neubauer Conservation Development, File No. 22-LAND4225 (**Addendum: Attachment C - Updated Current Preliminary Plat**)

Staff Contacts: Justin Currie, Planner Department; David Pringle, Engineering Department; Lea Schneider, Health Department

Request: Approval for a Conservation Development on 50-acres to create two (2) residential lots, one (1) outlot and one (1) residual lot, located in the RR1 zoning district

Location: Located at the northwest corner of the County Rd. 19 and Hwy 287 intersection.

Applicants/Owners: Lauren Neubauer

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the Neubauer Conservation Development, File No. 22-LAND4225, subject to the conditions outlined in the staff report.

3. *** Jacobs Conservation Development, File No. 21-LAND4170

Staff Contacts: Justin Currie, Planner Department; Connor Sheldon, Engineering Department; Lea Schneider, Health Department

Request: Preliminary approval for a Conservation Development on 35-acres to create one (1) residential lot, and one (1) residual lot with a 2-acre building envelope, along with an appeal to Articles 5.3.1.A Public Right-of-Way Required

Location: Located northwest of the Taft Hill and Trilby Rd intersection, directly north of the Larimer County landfill.

Applicants/Owners: Lonnie Jacobs

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the Jacobs Conservation Development, File No. 21-LAND4170, and an Appeal to Article 5.3.1.A of the Land Use Code subject to the conditions outlined in the staff report.

4. * VanHattem Rezone Sketch Plan Review, File No. 22-ZONE3311**

Staff Contacts: Justin Currie, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Health Department

Request: Rezone of two existing parcels from RR-2 Rural Residential to IL-Industrial Light.

Location: 1253 and 1209 N County Road 1 Johnstown, CO 80534

Applicants/Owners: John VanHattem

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the VanHattem Rezone, File No. 22-ZONE3311, subject to the conditions outlined in the staff report.

5. * Emissaries of Divine Light Amended Special Review and Appeal, File No. 23-ZONE3564**

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

Request: Amended Special Review to approve buildings constructed/added to the Sunrise Ranch property and some unpermitted additions to buildings/structures. No new construction is proposed with this request. This request includes an Appeal to Article 4.3.6 of the Land Use Code regarding fire protection. (This is an Amendment to the Sunrise Ranch Special Review, File No.05-Z1578.)

Location: Located along County Road 29 approximately 2 ½ miles north of the Highway 34 intersection; 100 Sunrise Ranch Rd., Loveland, CO 80538.

Applicants: Deanne Roon, RLA, DeRoon Consulting, LLC, 211 N 51st Avenue Greeley, CO 80634

Owners: Emissaries of Divine Light, dba Sunrise Ranch, 100 Sunrise Ranch Road Loveland, CO 80538

Development Services Team Recommendation: A) The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Emissaries of Divine Light Amended Special Review, File No. 23-ZONE3564, subject to the conditions as outlined in the Planning Commission staff report with the revisions noted in the Addendum.

B) The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Appeal to the fire protection requirements in Article 4.3.6 of the Land Use Code.

6. * Land Use Code Amendments, File No. 25-CODE0285**

Staff Contacts: Jenny Axmacher, Planning Manager

Request: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Land Use Code amendments contained within File No. 25-CODE0285, subject to the condition outlined in the staff memo.

Applicants: Larimer County Community Development

Public Hearing Discussion Items:

1. Mead Short-Term Rental Administrative Special Review, File No. 23-ZONE3497

Staff Contacts: Samantha Mott, AICP, Planning; David Pringle, Engineering; Ashton Brodahl, Department of Health and Environment

Request: Administrative Special Review for a 3 bedroom plus 1 additional sleeping area, 8-guest Short-Term Rental in an existing home.

Location: 4710 Swainsona Drive, Loveland, CO 80537; Located approximately 600 feet north of the intersection of 14th Street SW and Nadine Court and 750 feet east of the intersection of Swainsona Drive and Nadine Court.

Applicants: Karen Mead, 4710 Swainsona Drive Loveland, CO 80537

Owners: Karen Mead, 4710 Swainsona Drive Loveland, CO 80537, and Mark Mead, 5 Frontier Place Longmont, 80501

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Mead Short-Term Rental Administrative Special Review, File No. 23-ZONE3497, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

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.