



Date: Monday, September 22, 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 October 27, 2025

1. Zigzag Short-Term Rental - 1963 Phantom Ranch Rd, File No. 23-ZONE3510

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. *** Bareither and Castellanos Rezoning, File No. 25-ZONE3744

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

Request: Rezone existing parcel from UR-1 Urban Residential to PD-Planned Development.

Location: 3911 Capital Dr. Fort Collins, CO 80526

Applicants: Erin Brandt

Owners: Christopher Bareither & Andreana Castellanos

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the Bareither and Castellanos Rezone, File No. 25-ZONE3744.

2. *** Horizon Hills Appeal, File No. 25-GNRL0574

Staff Contacts: Samantha Mott, AICP, Planning; Traci Shambo, Engineering; Lea Schneider, Health

Request: An Appeal to allow a decrease in the exterior property line setbacks from 20 feet to 10 feet for multiple building sites in a manufactured home community.

Location: Located at the southeast corner of the intersection of State Highway 287 and State Highway 60 (42nd Street SW), directly south of the city limits of Loveland and north of the city limits of Berthoud.

Applicants: Andrea Horvath, Otten Johnson Robinson Neff & Ragonetti, 950 17th Street, Suite 1600 Denver, CO 80202

Owners: Horizon Hills LLC, Don Clauson, 2055 Third Avenue #200 San Diego, CA 92101

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approve the Horizon Hills Appeal, File No. 25-GNRL0574, subject to the condition as outlined in the staff report.

Public Hearing Discussion Items:

1. Boxelder Townhomes Planned Land Division and Rezoning to Planned Development, File No. 23-LAND4348

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering, Ashton Brodahl, Department of Health and Environment

Request: A combined Preliminary and Final Planned Land Division to consolidate two lots into one parcel and a rezoning from MR – Multi-Unit Residential, UR-2 – Urban Residential, and UR-3 – Urban Residential to PD - Planned Development.

Location: Located north of E. Mulberry Street/Highway 14 between Loma Linda Drive and Camino del Mundo, Fort Collins (no address assigned)

Applicants: Troy Jones, TMA Planning & Architecture, 2826 Sitting Bull Way, Fort Collins, CO 80524

Owners: Kevin Brown, 39946 Ridgecrest Court, Severance, CO 80610

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Boxelder Townhomes Planned Land Division and Rezoning to Planned Development, File No. 23-LAND4348 subject to the conditions found in the Planning Commission staff report with the following revision: Condition 7 shall be amended to include, "Wetland buffer and waterway setbacks shall be consistent with those described in the Credible and Competent Evidence Report for Wetland Buffer Reduction."

2. Zigray 684 Phantom Ranch Road Short-Term Rental Administrative Special Review and Appeal, File No. 23-ZONE3509

Staff Contacts: Michael Whitley, AICP, Planning, David Pringle, Engineering, Lea Schneider, Department of Health and Environment

Request: Administrative Special Review for a three-bedroom plus one additional sleeping area, 8-guest Short-Term Rental in an existing home. The request includes an appeal to Section 3.3.5.B.2.a of the Land Use Code to allow more than one short-term rental on this parcel.

Location: 684 Phantom Ranch Road Red Feather Lakes; located on the west side of Phantom Ranch Road approximately 3,200 feet (0.6 miles) southwest of the intersection of Phantom Ranch Road and County Road 74E/Red Feather Lakes Road.

Applicants/Owners: Mark and Suzy Zigray, 684 Phantom Ranch Road, Red Feather Lakes, CO 80545

Development Services Team Recommendation: The Development Services Team recommends denial of the Zigray 684 Phantom Ranch Road Short-Term Rental Administrative Special Review and Appeal, File No. 23-ZONE3509.

3. 2024 Building Code Updates, File No. 25-CODE0286

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

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.