



Date: Monday, March 27, 2023
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_I2gyTQ2NSvy7BMVozRGQmA

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items From Previous Hearing

1. ** Town of Wellington Minor Land Division and Appeal, File No. 22-LAND4267

Staff Contacts: Tawn Hillenbrand, Planning; Mark Christensen, Planning; Laurie Clark, Engineering; Lea Schneider, Health

Request: A Minor Land Division request to divide one parcel into three lots with existing uses with the two new lots to be acquired by the Town of Wellington for public utilities. This request includes an Appeal to deviate from the minimum lot sizes required by the O- Open zoning district.

Location: 10691 N County Road 11, Wellington, CO 80549; Located southwest of the intersection of N. County Road 11 and E. County Road 68

Applicants: Nathan Ewert, P.E. Town of Wellington, 8225 3rd Street Wellington, CO 80549

Owners: North Poudre Irrigation Company, 3729 Cleveland Avenue Wellington, CO 80549

Development Services Team Recommendation: A. The Development Services Team recommends Approval of the Wellington Minor Land Division, File No. 22-LAND4267, subject to the conditions of approval outlined in the staff report and authorization for the chairman to sign the plat when the conditions are met, and the plat is presented for signature. B. The Development Services Team recommends Approval of the Appeal to deviate from the Minimum Lot Size Requirements.

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. ** Glacier View Meadows 12th Filing PUD, Lot 54 and Lot 55, Lot Consolidation and Easement Vacation, File No. 22-LAND4296

Staff Contacts: Samantha Lasher, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: Lot Consolidation of Lots 54 and 55 in the Glacier View Meadows 12th Filing PUD with a request to vacate the northeastern 335-feet of the existing 20-foot utility easement along the common lot line.

Location: 893 Meadow Mountain Drive, Livermore, CO 80536; approximately 1.8 miles northwest of the intersection of W. Highway 14 and Stove Prairie Road

Applicants/Owners: Jeremiah and Rachael Jones, 893 Meadow Mountain Drive, Livermore, CO 80536

Development Services Team Recommendation: I move that the Board of County Commissioners approve the Glacier View Meadows 12th Filing, Lot 54 and Lot 55 Lot Consolidation and Easement Vacation, File No. 22-LAND4296, subject to the conditions outlined in the staff report.

2. ** Davis Administrative Special Review for an ALA and Appeal, File No. 22-ZONE3361

Staff Contacts: Tracy Hicks, Planning Connor Sheldon, Engineering Noel Udell, Department of Health and Environment

Request: Administrative Special Review for an Accessory Living Area with an Appeal to Article 3.4.5.A of the Larimer County Land Use Code to allow a detached Accessory Living Area to exceed the required size limit of 40% of the square footage in the single-family dwelling.

Location: Located approximately a ½ mile east of the intersection of W. County Road 24 and N. County Road 27 in Loveland.

Applicants/Owners: Daniel J. Davis 3018 Black Fox Run Lane Loveland, Colorado 80538

Development Services Team Recommendation: The Development Services Team recommends Approval of the Davis Administrative Special Review for ALA and Appeal, File No. 22-ZONE3361, subject to the conditions within the staff report.

3. ** Vander Molen Conservation Development - Development Agreement Modification Amended Plat, File No. 23-LAND4308

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

Request: Amended Plat to Amend the Development Agreement for the Vander Molen Conservation Development (01-S1385) to remove the fire sprinkler requirement.

Location: The Vander Molen Conservation Development, located on Little Acres Lane off County Road 4 in Berthoud.

Applicants/Owners: Cassie and Tanner Gifford, 11371 Arbor St Unit: L307 Longmont, CO 80504

Owners: See signature list for property owners attached to the project description.

Development Services Team Recommendation: The Development Services Team recommends approval of the Vander Molen Conservation Development - Development Agreement Modification Amended Plat, File No. 23-LAND4308, subject to the conditions as 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 planningcirt@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.