

Date: Wednesday, August 20, 2025
Time: 6:00 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_-2Y1enk_Q-iv0IX8w7NQ5w

PLANNING COMMISSION HEARING **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Approval of Minutes

– July 16, 2025

Amendments to the Agenda

Consent Items

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

Applicants: Erin Brandt

Owners: Christopher Bareither & Andreana Castellanos

Development Services Team Recommendation: The Development Services Team recommends Approval of the Bareither & Castellanos Rezoning, File No. 25-ZONE3744.

2. City of Loveland Firefly Trail L&E, File No. 25-ZONE3790 (Addendum: Updated City of Loveland Firefly Trail L&E Staff Report, Updated Referral Agency Comments and Added Attachment 5 - Public Comments)

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

Request: Location and Extent review for the City of Loveland to construct a new parking lot, trailhead, and trail system.

Location: South side of Highway 34, east of the County Rd. 23H and Cedar Valley Dr. intersection

Applicants: Bethany Clark, City of Loveland Parks & Recreation

Owners: City of Loveland

Development Services Team Recommendation: The Development Services Team recommends Approval of the City of Loveland Firefly Trailhead Location and Extent, File No. 25-ZONE3790.

Discussion Items

1. Boxelder Townhomes Planned Development 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 Development Services Team recommends approval of the Boxelder Townhomes Planned Land Division and rezoning to Planned Development, File No. 23-LAND4348 subject to the conditions found in the staff report.

2. 2024 Building Code Updates, File No. 25-CODE0286 (Addendum: 2024 Building Code Updates Staff Memo Update and Attachment 1 - Proposed 2024 Building Codes Amendments (v.2))

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

3. Larimer on the Move Transportation Plan

Staff Contacts: Eric Tracy, Senior Civil Engineer

Action Items

1. Election of Chair, Vice Chair, and Secretary

Reports From Staff

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.