

**Date:** Wednesday, May 21, 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](https://larimer-org.zoom.us/webinar/register/WN_-2Y1enk_Q-iv0IX8w7NQ5w)

## PLANNING COMMISSION HEARING **ADDENDUM** AGENDA

**Call to Order**

**Pledge of Allegiance**

**Amendments to the Agenda**

**Approval of Minutes**

– April 16, 2025

### **Consent Items**

#### **1. Neubauer Conservation Development, File No. 22-LAND4225**

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

**Request:** Preliminary 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 Planning Commission recommend to the Board of County Commissioners approval of the Neubauer Conservation Development, File No. 22-LAND4225

#### **2. 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 Article 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 Planning Commission recommend to the Board of County Commissioners approval of the Jacobs Conservation Development, File No. 21-LAND4170, and an Appeal to Article 5.3.1.A of the Land Use Code.

#### **3. VanHattem Rezoning, 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 VanHatten

**Development Services Team Recommendation:** The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the VanHatten Rezone, File No. 22-ZONE3311.

**4. Emissaries of Divine Light Amended Special Review and Appeal, File No. 23-ZONE3564 (Addendum – Attachments Added)**

**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 Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Emissaries of Divine Light Amended Special Review, File No. 23-ZONE3564, subject to the conditions as listed in the staff report. B. The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Appeal to the fire protection requirements in Article 4.3.6 of the Land Use Code.

**5. Amendments to the Larimer County Land Use Code, File No. 25-CODE0283 (Addendum – Attachments Added)**

**Staff Contacts:** Matt Lafferty, Principal Planner, AICP

**Request:** Amend the Larimer County Land Use Code as follows:

- 1) Amend Article 13.0 – Supplemental Regulations for the Estes Valley by incorporating references within Article 13.0 to ensure other Articles of the Land Use Code are being administered and to address misspellings and missing text.
- 2) Amend Article 13.0 – Supplemental Regulations for the Estes Valley by incorporating language to §13.4.2. and §13.4.3. regarding when the standards contained within those subsections apply and when standards of Article 5.0 apply.
- 3) Amend Article 13.0 – Supplemental Regulations for the Estes Valley by amending 13.6.1.D to acknowledge that approving preexisting lodging facilities by the provisions in 13.6.1.D. should only occur when no other procedure/process is available.
- 4) Amend Article 13.0 – Supplemental Regulations for the Estes Valley by deleting §13.6.2.B.4.d, amending 13.6.2.B.4.e., and deleting 13.6.2.B.4.f. to redefine the allowances for accessory buildings and structures on residential properties.
- 5) Amend Article 13.0 – Supplemental Regulations for the Estes Valley by amending §13.7.6. – Exterior Lighting to strike the standards therein and provide reference to the Countywide lighting standards in Article 4.0 – Development Standards, §4.10. – Exterior Lighting.
- 6) Amend Article 8.0 -Signs to add references linking the Estes Valley zone districts into the sign regulations.
- 7) Amend Article 3.0 – Use Regulations, §3.3.5.B.2. ee. Transfer of Short-term Rental License to add a new item iii. to include language allowing transfer of short-term rental licenses when such uses are in the EV-A Estes Valley Accommodations/Highway Corridor or EV-A1 Estes Valley Accommodations/Low Intensity zoning districts.
- 8) Amend Article 13.0 – Supplemental Regulations for the Estes Valley by amending §13.6.2.B.2.a – Accessory Dwelling Units by 1) re-titling the subsection to Accessory Living Area and 2) eliminating the existing standards and provisions within the subsection and replacing them with a reference to §3.4.5.A. Accessory Living

Area standards of the Land Use Code. Furthermore, to Amend Table 13-6: Accessory Uses and Structures Permitted in the Residential Zoning Districts to change the Additional Requirements reference for Accessory Living Area, and to amend §3.4.5.A.4. Site Standards by adding additional standards.

**Applicants:** Larimer County Community Development

**6. Land Use Code Amendments, File No. 25-CODE0285 (Addendum – Attachments Added)**

**Staff Contacts:** Jenny Axmacher, Planning Manager

**Request:** Amendments to the Larimer County Land Use Code regarding noticing requirements, wells, and other minor code updates

**Reports From Staff**

**Adjourn**

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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](mailto: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.