



Date: Wednesday, February 17, 2021
Time: 6:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins - At this time, we highly discourage in-person testimony due to COVID-19. If you wish to have your opinions on this matter voiced at the hearing, please send an email to, beilbykm@larimer.org with your name and phone number or register at larimer.org/planning. You can watch online at larimer.org/broadcast

PLANNING COMMISSION MEETING AGENDA ADDENDUM

Call to Order

Pledge of Allegiance

Public Comment on the County Land Use Code or Regarding Relevant Land Use Matters not on the Agenda or Future Proposals

Approval of Minutes:
December 16, 2020
January 20, 2021

Amendments to the Agenda

Consent Items

1. * Snow Top Rental Special Review, File No. 20-ZONE2767

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health Department

Request: The applicant requests Special Review approval for a Resort Lodge/Cottage in the O – Open zone district. Approval would allow for the property owners to continue to rent out an existing sleeping area located in the basement of the home to up to two guests at a time on a short term basis. The request includes appeals to Section 8.1.4 and 8.6.3.C of the Land Use Code regarding fire protection and paving.

Location: 468 Snow Top Drive, Drake, CO; located approximately 1.5 miles northeast of the intersection of County Road 43 and Storm Mountain Road.

Applicants/Owners: Jessica O'Bryan

Development Services Team Recommendation: The Development Services Team recommends approval of the Snow Top Rental Special Review, File #20-ZONE2767 subject to the following conditions:

1. This Special Review approval shall automatically expire without a public hearing if the use is not commenced within three years of the date of approval.

2. The site shall be developed consistent with the approved plan and with the information contained in the Snow Top Rental Special Review File20-ZONE2767 except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Snow Top Special Review.
3. Failure to comply with any conditions of the Special Review approval may result in reconsideration of the use and possible revocation of the approval by the Board of Commissioners.
4. This application is approved without the requirement for a Development Agreement.
5. In the event the applicant fails to comply with any conditions of approval or otherwise fails to use the property consistent with the approved Special Review, applicant agrees that in addition to all other remedies available to County, County may withhold building permits, issue a written notice to applicant to appear and show cause why the Special Review approval should not be revoked, and/or bring a court action for enforcement of the terms of the Special Review. All remedies are cumulative and the County's election to use one shall not preclude use of another. In the event County must retain legal counsel and/or pursue a court action to enforce the terms of this Special Review approval, applicant agrees to pay all expenses incurred by County including, but not limited to, reasonable attorney's fees.
6. County may conduct periodic inspections to the property and reviews of the status of the Special Review as appropriate to monitor and enforce the terms of the Special Review approval.
7. The Findings and Resolution shall be a servitude running with the Property. Those owners of the Property or any portion of the Property who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of the Special Review approval.
8. The maximum number of overnight occupants on-site shall not exceed two.

Discussion Items

1. CDOT North I-25 Design Location and Extent, File No. 21-ZONE2875

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Location and Extent review for the Colorado Department of Transportation (CDOT) to relocate the northbound and southbound Port-of-Entry facilities located on Interstate 25 (I-25) south of Prospect Avenue.

Location: 2237 SE Frontage Road, Fort Collins; on I-25 about one-half mile south of Prospect Avenue

Applicants/Owners: Atkins Global c/o Matt Aguirre

Development Services Team Recommendation: The Development Services Team recommends approval of the Colorado Department of Transportation Location and Extent, File #21-ZONE2875, subject to the following conditions:

- 1.The subject property shall annex to the City of Fort Collins prior to obtaining all applicable building and construction permits.
- 2.Technical Review and approval shall be determined by the new jurisdiction and is required prior to any construction at the site and prior to applying for building permits.

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 beilbykm@larimer.org, or call (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.