

Date: Wednesday, February 21, 2024

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_KXG36s4UTISCdhzd-7bPdQ

PLANNING COMMISSION HEARING AGENDA

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

Amendments to the Agenda

Approval of Minutes

– January 17, 2024

Consent Items

*Will not be discussed unless requested by Commissioners or members of the audience.

1. * Lemmon Family Trust Conservation Development, File No. 22-LAND4255

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

Request: A) Preliminary Plat approval for a Subdivision to create two existing non-conforming parcels into legal single-family residential lots at approximately 2.33-acres each, located in the RR1 zoning district. B) An appeal to Article 2.3.3 of the Land Use Code (minimum lot size).

Location: Located approximately 2 miles west of the Douglas Reservoir; 2520 W County Rd. 60E

Applicants: Terry Reu, 7123 Reu Ranch Rd. Fort Collins, CO 80513

Owners: Russell and Cheryl Spence, 2520 W. County Rd. 60E Fort Collins, CO 80524, and Lude Junior Bailey & Poa-Winston Scriven 3633 Catalpa Court Loveland, CO 80538

Development Services Team Recommendation: I move that the Planning Commission recommends that the Board of County Commissioners Approve the Gilmore Acres Subdivision, File No. 23-LAND4331, and the Appeal to Article 2.3.3 of the Land Use Code (minimum lot size)

2. * New Cell Tower at 520 Isaac Lane Special Review, File No. 23-WCF0107

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

Request: The applicant requests Special Review approval for a new 190' self-support wireless facility in the O-Open zone district.

Location: 520 Isaac Ln., on the northeast corner of Rist Canyon Road and Stove Prairie in Bellvue

Applicants: Abby Porter, Tower Engineering Professionals 326 Tryon Rd. Raleigh, NC 27603

Owners: Nathan & Deborah Horn, 520 Isaac Lane Bellvue, CO 80512

Development Services Team Recommendation: Planning Commission recommend approval to the Board of County Commissioners for the New Cell Tower at 520 Isaac Ln. Special Review Special Review, File No. 23-WCF0107

Reports From Staff

Adjourn