



**Date:** Wednesday, March 19, 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 AGENDA

### Call to Order

### Pledge of Allegiance

### Amendments to the Agenda

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

### Approval of Minutes

- February 12, 2025
- February 19, 2025

### Consent Items

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

#### 1. \* Murdock Properties LLC Rezoning, File No. 24-ZONE3605

**Staff Contacts:** Michael Whitley, AICP, Planning, Connor Sheldon, Engineering Department, Lea Schneider, Department of Health and Environment

**Request:** Rezoning of a 1.0-acre parcel from RR-2 – Rural Residential to CC – Commercial Corridor

**Location:** 3420 S County Road 5, Loveland; located west of I-25 and east of County Road 5, approximately one-half mile north of E Highway 60

**Applicants/Owners:** Scott Murdock, Murdock Properties LLC, 3550 S County Road 5, Loveland, CO 80537

**Development Services Team Recommendation:** The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Murdock Properties LLC Rezoning, File No. 24- ZONE3605.

### Discussion Items

#### 1. Stonewall Estates Subdivision, File No. 21-LAND4194

**Staff Contacts:** Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Ashton Brodahl, Health Department

**Request:** Preliminary Plat approval for a subdivision to divide an existing 19.97-acre lot into four (4) single-family residential lots, located in the RR-2 Rural Residential zoning district.

**Location:** Located 250 feet north of the intersection of W. County Road 6 and S County Road 23 on the east side of the road; 616 S County Road 23, Berthoud.

**Applicants:** Joel Seamons, Rocky Ridge Civil Engineering, 420 21st Avenue, Suite 101 Longmont, CO 80501

**Owners:** Katherine Caufield and Kenneth Murawski 616 S County Road 23 Berthoud, CO 80513

**Development Services Team Recommendation:** The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Stonewall Estates Subdivision, File No. 21-LAND4194, subject to the conditions as outlined in the staff report.

## 2. Heller Short-term Rental, Special Review, File No. 24-ZONE3625

**Staff Contacts:** Laura Culleton, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

**Request:** The applicant requests Special Review approval for a four (4) bedroom and one (1) additional sleeping area, nine (9) guests, Short-term Rental (STR) in an existing single-unit residence.

**Location:** 767 Skinner Gulch Rd Loveland, CO 80537

**Applicants/Owners:** Chris Heller, 767 Skinner Gulch Rd. Loveland, CO 80537

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Heller Short-Term Rental, File No. 24-ZONE3625, subject to the conditions outlined in the staff report.

## Reports From Staff

### Adjourn

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**Date:** Wednesday, March 19, 2025

**Time:** After Adjournment of the Planning Commission Hearing

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# PLANNING COMMISSION WORK SESSION AGENDA

## Discussion Item

1. Annual Compliance Training
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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.