

Date: Wednesday, June 17, 2026
Time: 6:00 PM
Location: Hybrid: In-Person, Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom.

PLANNING COMMISSION HEARING MINUTES

The Larimer County Planning Commission met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Wednesday, June 17, 2026, at which time the following business was transacted.

Board Members Present: Lisa Chollet, Jon Slutsky, Jon Weiss, Shelby King, and Conor Duffy.

Staff Present: Jenny Axmacher, Justin Currie, Ryane Oswandel, Shalana Lysaght, and Christina Scrutchins (Community Development Planning Division); Connor Sheldon, (Engineering Department); Lea Schneider (Department of Health & Environment); Christine Luckasen (Larimer County Attorney).

AMENDMENTS TO THE AGENDA

None.

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner Slutsky seconded the motion to approve the May 20, 2026, minutes of the Larimer County Planning Commission, as presented.

Commissioners Slutsky, Duffy, Weiss, King, and Chollet voted in favor. The motion carried (5-0).

CONSENT ITEMS

Item No. 1 – Harter Short Term Rental Special Review, File No. 26-ZONE3846

MOTION

Commissioner Duffy moved, and Commissioner Weiss seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends that the Larimer County Board of County Commissioners approve the consent agenda.

Commissioners Rowe, King, Duffy, Weiss, Slutsky, Eggleston, and Chollet voted in favor. The motion carried (7-0).

DISCUSSION ITEMS

Item No. 1 – LifeQuest Campus and Retreat Center Rezone, File No. 25-ZONE3797

Disclosure: Prior to the staff presentation, Commissioner Duffy made a public disclosure for the record that one of the applicant's legal counsel is related to a member he serves with on the Poudre School Board. He stated that he did not believe this constituted a conflict of interest for this application but noted he would recuse himself if the conversation veered into school-related issues.

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

[View Applicant Presentation](#)

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The Commission engaged in a detailed discussion regarding the rezoning application from O-Open to Rural Planned Development (RPD). The Commission sought clarification regarding the "discouraged" classification within the Mountain Foothills framework; Staff clarified that such labels provide guidance on Comprehensive Plan alignment but do not constitute regulatory prohibitions, allowing applicants the opportunity to justify proposed uses. Regarding infrastructure, the Commission and staff noted the unprecedented scale of the requested expansion. Staff explained that while only preliminary traffic estimates are reviewed during the rezoning phase, a comprehensive technical analysis of impacts to County Roads 27 and 29 would be mandatory should the application proceed.

In response to concerns about noise and intensity, the applicant explicitly offered to completely forgo the proposed outdoor amphitheater as a condition of approval, suggesting they could instead build a slightly larger indoor theater inside the campus life center.

The Commission questioned the high number of nonconforming uses and the history of staff-applicant coordination. Staff explained that the applicant was advised early in the sketch plan process that the proposal did not align with the Comprehensive Plan and was provided options to withdraw, modify, or proceed to a public hearing; the applicant chose to move forward as-is. Addressing concerns over water quality, the Commission prompted a discussion on the conflicting positions of the applicant and Loveland Utilities. The applicant's consultant, Matt Blakely of TST Consulting Engineers, argued that the site's runoff contribution to the Green Ridge Glade Reservoir is negligible compared to the reservoir's primary water source, and contended that the proposed RPD zoning offers superior mitigation measures compared to the potential for dispersed septic systems under current O-Open zoning.

Finally, the applicant's legal counsel, Claire Havelda, addressed the City of Loveland's ongoing opposition. Counsel asserted that the applicant team had prepared comprehensive technical reports to address the city's concerns, but alleged that city staff failed to review these documents or provide specific, actionable feedback. The applicant maintained that the city has not identified any technical deficiencies or calculation errors in their proposed water quality mitigation framework.

Note: The Commission took a 5-minute recess, reconvening at 7:55 p.m.

PUBLIC TESTIMONY

Robert Hau, Jane Anetrini, Bill Becker, Maria Zayas, Linda Moore, Pamela Goodman, Patrick Padden, Todd Hanlin, Clayton Smith, Robert Ewing, Dinna de Winton, Sicley Foster, Brian Mullen, Rajiv Mehta, Bina Mehta, Sammy Solt, Chad Birgenheier, and Dan Herlihey, Christina Minihan, and Jeff Fleischer.

Note: Three additional people were called to the podium to speak during the hearing, but they had already left the meeting room and did not make comments: Tom Arnold, Donna Arnold, and Kimberly Foster

Comments

Supporters of the project included residents of Sunrise Ranch, local business owners, healthcare professionals, a Colorado State University professor, and potential investors. These individuals praised the development for its innovative and experimental approach, emphasizing themes of environmental stewardship, community care, and health and wellness. Investors and business leaders noted the strong financial backing for the project and expressed deep respect for the development team's visionary reputation. Others highlighted specific community benefits, such as potential hospitality internships and student collaborations with Colorado State University, as well as an architectural design that is highly sensitive to the existing landscape by clustering buildings to maximize open space. Addressing water concerns, some supporters pointed out that the project would draw from the concrete-lined Hansen feeder canal and asserted that the site's state-of-the-art wastewater treatment discharge would flow to an unnamed gulch leading away from the City of Loveland's reservoir.

Conversely, three representatives from the City of Loveland - the Water Resources Manager, the Water Utility Division Manager, and the Chair of the Utilities Commission - spoke in opposition to the rezoning application. They testified that the proposed development sits merely 275 feet from the shoreline of the Green Ridge Glade Reservoir, which supplies drinking water to over 80,000 residents. The officials stressed that the property is in a priority protection zone with virtually no natural buffer, arguing that the intensive uses allowed under an RPD zoning would introduce permanent, irreversible risks of contamination from stormwater runoff, nutrients, and harmful algae blooms. Furthermore, they cautioned the Commission against relying on engineered Best Management Practices (BMPs) for water quality, describing them as a "last resort" that inevitably degrade or fail over time, and urged the Commission to deny the rezone to protect the watershed at its source.

APPLICANT'S REBUTTAL

The applicant team: Claire Havelda (Legal Counsel), Meredith McCrindle (Project Manager), and Matt Blakely (TST Consulting Engineers)

The applicant team and Ed Goodman delivered the rebuttal. Matt Blakely addressed the ongoing water concerns, noting their unreturned offers to meet with the City of Loveland. They reiterated that the site's 88 acres represent a minuscule fraction of the 945-square-mile watershed and argued that maintaining the current O-Open agricultural zoning would result in worse phosphorus and nutrient loading into the reservoir than the proposed development.

Claire Havelda expressed frustration with the County's review process, stating that staff initially directed the applicant to pursue the RPD zoning pathway, but later used the Comprehensive Plan as a reason for denial. She reminded the Commission that the Comprehensive Plan is an aspirational policy document, not a strict regulatory one, and that the RPD zoning is meant precisely for projects that do not neatly fit existing base designations. She reiterated that the City of Loveland provided only speculation without factual engineering analysis to counter their data, and she formally offered to accept conditions of approval tying any development to the rigorous water quality standards within the TST report.

Finally, Ed Goodman closed the rebuttal by drawing parallels to his past transformative work in Old Town Fort Collins. Highlighting the overwhelming community support from seniors and local letters, he described the LifeQuest vision as a first-of-its-kind experiential campus integrating neuroscience-based tools for health and wellness. He urged the Commission to seize this innovative opportunity, emphasizing that the RPD zoning process was specifically created to bring this type of visionary project to Larimer County.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

The Commission expressed concern that the proposed density of one to four dwelling units per acre in a high-wildfire-risk area conflicts with standard mitigation principles. It was noted that clustering more homes and residents together forces emergency responders to prioritize defending additional life and property, which could impede their ability to actively fight the wildfire itself. The applicant stated that the clustered campus design offers better fire safety and mitigation than traditional 35-acre rural plots. They emphasized that the project includes a comprehensive water distribution system, featuring a 400,000-gallon storage tank for fire flow capacity, site-wide fire hydrants, and indoor sprinkler systems. Additionally, the applicant noted the property is located 1.5 miles from a Loveland Fire Authority station, and all development will strictly comply with the agency's wildland-urban interface requirements for building materials and defensible space.

The Commission expressed difficulty reconciling the staff recommendation for denial with the applicant's arguments, noting the availability of a separate process to formally amend the Comprehensive Plan to a "Rural Center" designation. Staff confirmed that the current application was limited to an RPD rezone rather than a Comprehensive Plan amendment, noting that the community and Board of County Commissioners previously elected not to designate the area as a Rural Center during the 2019 planning process. The Commission inquired whether a continuation would be beneficial to allow the applicant, County staff, and the City of Loveland to resolve outstanding differences. Staff and the County Attorney advised that the Commission maintained the authority to recommend approval with conditions, vote to deny, or continue the hearing to allow for the resolution of identified information gaps.

After a 10-minute recess, the applicant's legal counsel formally requested a continuation to the next hearing date to facilitate further meetings with City and County staff, proposing to limit the scope of the next hearing to water and land use table concerns. The County Attorney clarified for the record that the burden of proof rests entirely with the applicant. It was further

emphasized that while the applicant is responsible for coordinating interim meetings, the Commission lacks the legal authority to compel the City of Loveland to participate, as the City acts only in the capacity of a referral agency.

Regarding the scheduling of the proceedings, the Commission discussed the merits of continuing to a "date uncertain" versus a "date certain." Staff advised that a "date certain" was preferred to avoid the public expense of re-noticing the hearing. The applicant formally agreed to the "date certain" continuation, and the Commission proceeded accordingly.

PLANNING COMMISSION DELIBERATION

The Commission discussed that the decision to continue the hearing was intended to give the applicant and County staff an opportunity to collaborate and hopefully resolve the major points of disagreement. The goal of this collaborative approach is to return with a revised plan, which would make the next meeting much more straightforward and efficient. The Commission noted that while the project has substantial potential to benefit the community, there remain significant concerns regarding its conformance with the Comprehensive Plan and unresolved questions concerning water quality.

Additionally, the Commission expressed appreciation for the applicant's decision to drop the proposed amphitheater from the plan, noting it had been a major concern that was successfully addressed. To conclude the deliberation, the Commission encouraged the applicants, County staff, and the City of Loveland Utilities to make an earnest effort to work through their differences prior to the next hearing on July 15, 2026.

MOTION

Commissioner Duffy moved, and Commissioner King seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission to continue the conversation pertaining to the LifeQuest Campus and Retreat Center Rezone, File No. 25-ZONE3797, until the next Planning Commission meeting on July 15, 2026.

Commissioners Duffy, Weiss, Slutsky, King, and Chollet voted in favor. The motion carried (5-0).

REPORT FROM STAFF

None.

ADJOURN

With there being no further business, the hearing adjourned at 9:40 p.m.

These minutes constitute the Resolution of the Larimer County Planning Commission for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.



PLANNING COMMISSION HEARING

June 17, 2026

LifeQuest Campus and Retreat Center Rezone,
File No. 25-ZONE3797
Staff Presentation

LARIMER COUNTY PLANNING



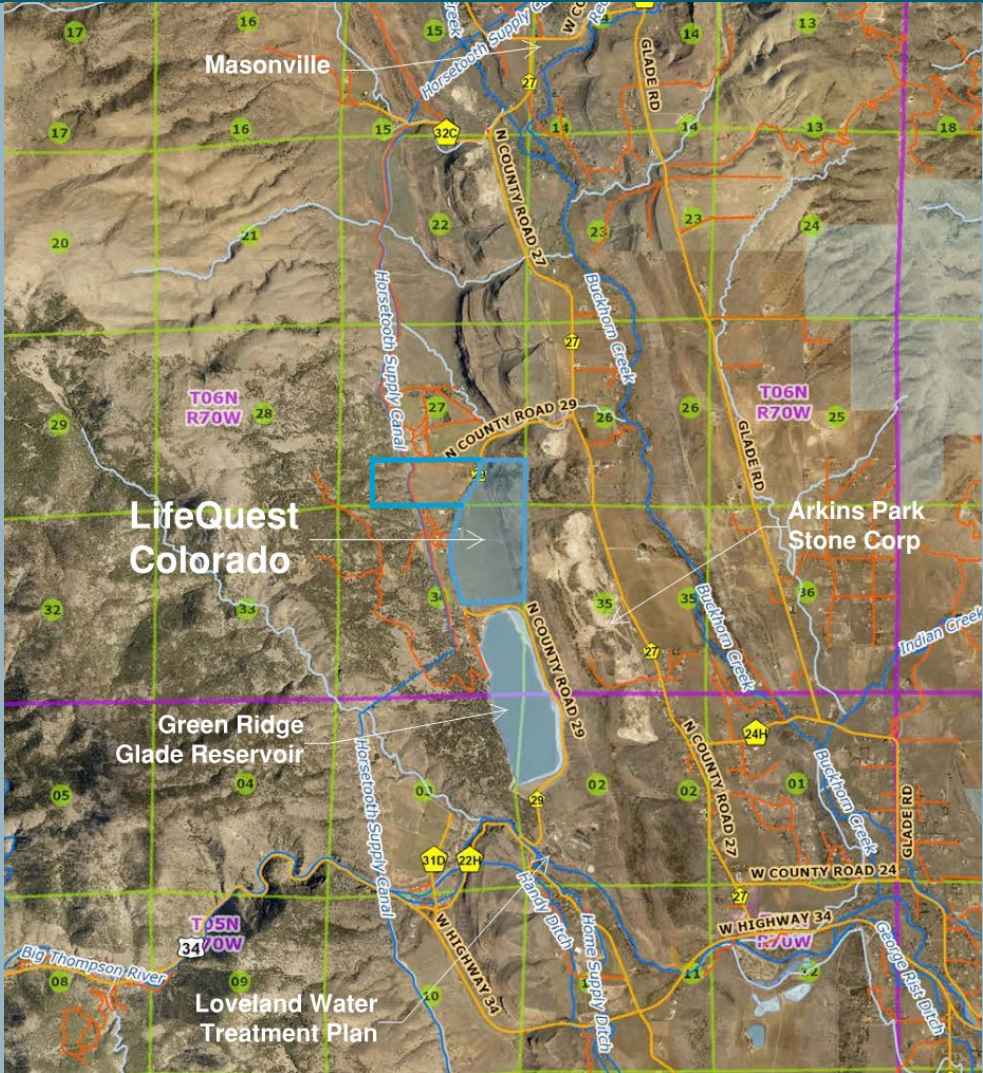
Emissaries of Divine Light RPD Rezone 25-ZONE3797

Planning Commission: June 17, 2026





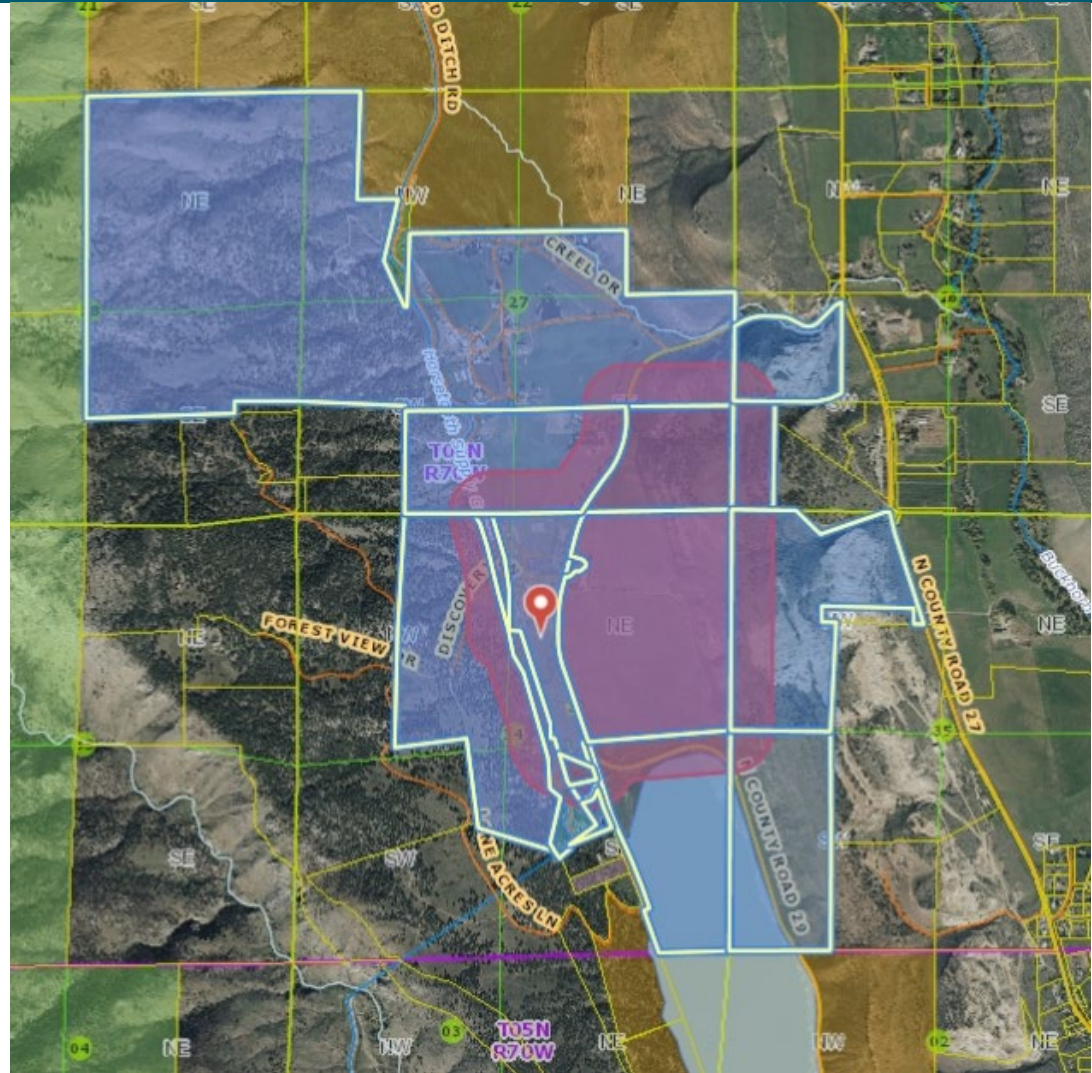
Vicinity Map



Neighbor Notification

Community Notification

- Notifications were sent to property owners (9) within 500 ft. of the project site
- One (1) comment was received in support and one (1) comment was received in opposition



POTENTIAL FUTURE DEVELOPMENT

CAMPUS ACCESS - NORTH

INDEPENDENT LIVING CENTER "BLUE ZONE"
LAKES, FALLS AND ORCHARDS
CLUSTERED COTTAGE HOMES
30 TO 65 SINGLE FAMILY DETACHED DWELLING UNITS
+ 1 EDDSF PER DU
(USE: DWELLING, SINGLE-UNIT DETACHED)

EXISTING DOME STRUCTURE
GATHERING SPACE
VIDEO IMMERSSION SHOWS
(USE: ASSEMBLY, WOODH)

EXISTING CHAPEL

MAIN CAMPUS ACCESS

CAMPUS LIFE CENTER
CAMPUS WELCOME AND RETREAT CENTER
RESTAURANT
OFFICES
SMALL THEATER (+200 SEATS)
HEALTH AND WELLNESS STUDIO
BROADCAST STUDIO
+ 40,000 TOTAL SF
(USE: MIXED USE BUILDINGS)

LODGING
"MODERN" HOME CABINS
10 TO 15 CABINS
+ 100,000 TOTAL SF
(USE: LODGING, RESORT COTTAGES)

CAMPUS ACCESS - SOUTH

MIXED USE
RESORT LODGE
80 TO 100 ROOMS
LOBBY AND SMALL CAFE
+ 75,000 TOTAL SF
3 STORIES
(USE: LODGING, RESORT LODGE,
PERFORMING ARTS STUDIO)

MIXED USE
MULTI-FAMILY WORKFORCE HOUSING
20 TO 25 MULTI-FAMILY UNITS
1, 2 AND 3 BEDROOM UNITS
+ 30,000 TOTAL SF
3 STORIES
(USE: DWELLING, MULTI-UNIT)

NORTH COUNTY ROAD 29

HOBBS SOUTH SUPPLY CANAL

SUBJECT PARCEL
RUEZ OWNERS JT
199.875 ACRES

OPEN SPACE
+ 112.13 ACRES

INDEPENDENT LIVING-SFD
+ 11.9 ACRES

INDEPENDENT LIVING-SFD
+ 3.9 ACRES

SHARED PARKING
+ 2.6 ACRES

SHARED PARKING
+ 1.75 ACRES

OUTDOOR PERFORMANCE AREA
+ 2.35 ACRES

CAMPUS LIFE CENTER
+ 9 ACRES

LODGING COTTAGES
+ 3.75 ACRES

LODGING MIXED USE
+ 5.25 ACRES

HOUSING SINGLE UNIT DETACHED
+ 8.25 ACRES

HOUSING SINGLE-UNIT DETACHED
+ 5.5 ACRES

HOUSING
8 TO 12 SINGLE FAMILY DETACHED DWELLING UNITS
+ 1 EDDSF PER DU
(USE: DWELLING, SINGLE-UNIT DETACHED)

HOUSING
CLUSTERED FOR LEASE AND WORKFORCE HOUSING COTTAGES
15 TO 45 SINGLE FAMILY DETACHED DWELLING UNITS
+ 1 EDDSF PER DU
(USE: DWELLING, SINGLE-UNIT DETACHED)

SHUTTLE/EMERGENCY ACCESS

OPEN SPACE
NATIVE GRASS MEADOW, EXISTING HOGBACK, ORCHARDS,
CELTICIZATION, DRAINAGE, FORCE FEELS & GATHERING NODES,
PLAYGROUNDS, SHUTTLE ROUTE, PRIVATE ACCESS DRIVES,
POTENTIAL GROUND MOUNTED SOLAR, GARDENS, INDOOR AND
OUTDOOR EDUCATIONAL CLASSROOMS, SMALL SANITARY,
OBSERVATORY
(USE: OPEN SPACE, GROUND MOUNTED SOLAR)

INDEPENDENT LIVING VILLAGE
"BLUE ZONE"
APARTMENT COMMUNITY
80 TO 140 MULTI-FAMILY UNITS
1 AND 2 BEDROOM UNITS
+ 90,000 TOTAL SF
3 TO 4 STORIES
(USE: DWELLING, MULTI-UNIT)

SHUTTLE/EMERGENCY ACCESS

OUTDOOR PERFORMANCE AREA
MEDIUM SIZE AMPHITHEATRE, SPECIAL EVENTS
HALL AND GATHERING SPACE

SHUTTLE/EMERGENCY ACCESS

Background

The applicant is proposing to rezone a 235 (+/-) parcel zoned O-Open into a Rural Planned Development (RPD). The RPD district is intended to facilitate planned development outside of areas subject to a sub-area plan such as LaPorte and Red Feather Lakes and established GMAs that allows greater flexibility than that allowed by the strict application of the Code and the zoning districts.

The applicant is proposing a large retreat center that includes:

- Detached single-family style residential dwellings,
- Independent apartment style multi-family dwelling units
- Resort style lodging and cabins
- Workforce housing
- Campus life center with restaurant and program spaces
- One medium sized amphitheater
- Special events hall
- Earth/nature learning laboratory

Comprehensive Plan Framework

Per the 2019 Larimer County Comprehensive Plan, this property falls under the Natural Resource Framework category. The applicant felt that this was an incorrect framework category for this property since it is privately owned and not publicly owned or conserved private lands as the Comprehensive Plan suggests.

The applicant submitted a request on April 7, 2026 for Director determination on the Comprehensive Plan Framework category designation of Natural Resources to either Rural Center or Mountain Foothills.

The Community Development Director, Rebecca Everette, made the determination that the Mountain Foothills framework category was the appropriate land use designation

Comprehensive Plan Framework Continued

The designation of the Mountain & Foothills category is where “the majority of privately-owned mountains and foothills areas.”

Preferred uses in this area are as follows:

- Forestry
- Ranching
- Agricultural
- Conservation Easements and conserved public lands
- Watershed protection
- Hazard mitigation
- Outdoor recreation and tourism

Additional uses that are supported by this framework category include:

- 35-acre lots or greater
- Rural Land Use Plan (RLUP)
- Conservation Developments
- Resorts and public institutions

Discouraged uses for this category are as follows:

- Residential development at a density less than 35 acres
- Industrial
- Commercial Office
- Commercial Retail
- Heavy Industrial

General Review Criteria (Article 6.3.8.D)

Standards for General Review:

In reviewing a proposed rezoning application, the review and decision-making bodies shall consider the general approval criteria in §6.3.8.D, General Review Criteria, and if the proposed rezone:

1. Compliance with this Code;
 - The current development proposal is not compatible with the code hence the request for custom, site specific entitlements through the RPD rezoning process.
2. Compliance with other applicable regulations.
 - Staff reviewed this proposal against the County's Comprehensive Plan, which is a guiding document on the community's future vision for development within the County and is meant to inform the County's regulatory documents. Staff found that this proposal does not align with the community's vision for this area.
3. Compliance with Prior Approvals.
 - There are no prior land use approvals for the subject properties.
4. Compliance with Zoning District Standards.
 - The proposal currently does not comply with the current O-Open zoning district, which is why the applicant is requesting a rezone to RPD-Rural Planned Development.
5. Compliance with Development Standards.
 - If the proposed rezoning is approved, any future development of the site will need to comply with the applicable standards and requirements as outlined in the proposed RPD. Anything that is not specified in the RPD language would then default to requirements in the Land Use Code. The proposed development without the rezoning would not comply.

General Review Criteria (Article 6.3.8.D) Continued

Standards for General Review:

6. Compliance with other Code Provisions.
 - If the rezoning is approved, any new development on the lots must comply with any use-specific standard related to the types of future development as outlined in the proposed RPD. Anything that is not specified in the RPD language would then default to requirements in the Land Use Code. The uses currently proposed in the development would not comply with the Land Use Code without the rezoning.

Rezoning Review Criteria (Article 6.6.1.D)

Standards for Rezoning Review:

In reviewing a proposed rezoning application, the review and decision-making bodies shall consider the review criteria in §6.6.1.D, Rezoning Review Criteria, and if the proposed rezone:

1. Compatible with Surrounding Uses;
 - Surrounding zoning districts, O-Open & RR2, do not allow multi-unit residential, resort lodge or resort cottages, hotel or motel, or for multiple principal uses
 - the City of Loveland has significant concerns with the compatibility of this development to their reservoir
2. Community Need or Public Benefit.
 - proposed residential uses will increase the amount of workforce, senior, and potentially attainable housing in the County. Also, the addition of added rural employment opportunities should the rezone be approved and the project fully realized
 - While these are both community needs with public benefits, there are other areas of the County targeted for these land uses and not this specific area
3. Change of Circumstances.
 - There has not been a change of circumstances in the immediate neighborhood that this rezone request is responding to.
 - The proposed uses would be better served to be located in a more urban area with adequate utility and transportation service.

Review Criteria (Article 6.6.1.D) Continued

4. Adequate Infrastructure

- Access is from County Road 29, which is a public road, and is classified as a minor collector with a future right-of-way of 80 feet. Should the rezoning be approved any future application review will be reviewed for compliance with development standards, such as, adjacent and offsite street improvements, site access, traffic impacts, paved parking and adequate spaces, drainage impacts, stormwater quality, erosion control, Transportation Capital Expansion Fees, etc.
- Public water and sewer service are not currently available on site or adjacent for the proposed intensity/density. Should the rezone be approved the applicant plans to expand the existing private water and private sewer systems located to the west at the Sunrise Ranch Community.

5. Natural Environment

- The proposed uses, except for a handful of parks, wildlife areas, and agricultural uses, are urban in nature and could have a significant impact on the natural environment. Staff commends the applicant for proposing a significant portion of the property to remain as open space but the areas where development are proposed are at urban level intensities/densities and are not appropriate for the rural areas of the County where it could negatively impact the natural environment.

Referral Agency Comments

Comments were received from the following referral agencies:

- Larimer County Code Compliance
- Larimer County Environmental Planner
- Larimer County Engineering Dept.
- Larimer County Health Dept.
- Loveland Fire Rescue Authority
- Colorado Parks & Wildlife
- Colorado Dept. of Health & Environment
- City of Loveland Utilities

Significant issues were raised by the City of Loveland Utilities Department and by Planning Staff. The remaining referral agencies expressed no issues/concerns with the proposed rezoning but did provide a series of recommendations, permitting requirements, and application expectations should the rezone be approved.

Major Issues & Concerns

- A fundamental concern is that this rezoning request and the list of proposed uses do not align with the Comprehensive Plan. With the types of uses at the densities they are proposing, this is a project that would develop at urban levels with the associated infrastructure in place and given its location in a rural part of the County, Staff have concerns about the effect on the surrounding area and feasibility to adequately service it with public (or private) utilities.
- Based on the new framework category of Mountain Foothills, a large portion of the proposed uses provided by the applicant, would not be permitted in this framework category.

Major Issues & Concerns Continued

One of the referral agencies, City of Loveland Utilities, has significant concerns with the proposed uses and densities. One of their primary drinking water reservoirs is located directly south of the subject property. Below is a summary of some of their concerns related to potential contamination of the reservoir:

- Onsite wastewater systems – leakage of pathogens, nutrients, and emerging contaminants into groundwater and surface water.
- Residential runoff – fertilizers, pet waste, vehicle fluids, pesticides, and trash, which increase nutrient and contaminant loading.
- Roadways and traffic – stormwater runoff carrying sediment, petroleum, and de-icer compounds, along with increased risk of spills and accidents.
- Nutrient enrichment and algal blooms – Green Ridge Glade Reservoir already requires active management for algae; added nutrient inputs would elevate the risk of harmful algal blooms and associated toxins.
- Security and public access risks – Increased public activity adjacent to the reservoir elevates the potential for intentional or accidental contamination events.

Recommendation

The Development Services Team has concerns with the proposed rezoning to RPD and concludes the request does not meet the requirements of the Larimer County Land Use Code or Comprehensive Plan, therefore.....

The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners denial of the Emissaries of Divine Light Rezone, File #25-ZONE3797, based on the findings outlined in the staff report.

Suggested Motion

I move that the Planning Commission recommends that the Board of County Commissioners Deny the Emissaries of Divine Light Rezone, File #25-ZONE3797.



PLANNING COMMISSION HEARING

June 17, 2026

LifeQuest Campus and Retreat Center Rezone,
File No. 25-ZONE3797
Applicant presentation

LifeQuest

COLORADO

LARIMER COUNTY PLANNING COMMISSION

REZONING PUBLIC HEARING

JUNE 17, 2026

PROJECT TEAM



David
Karchere

SUNRISE RANCH



Meredith
McCrindle

LIFEQUEST COLORADO
Project Manager



Ed
Goodman

LIFEQUEST COLORADO
Acting CEO LifeQuest Colorado
Project Master Planner,
Experience Designer



Dave
Goodman

Creative Strategist,
Former VP of Disney
Entertainment



Don
Taranto

TST, INC. CONSULTING
ENGINEERS
Professional Engineer
49 plus years of experience
in Northern Colorado



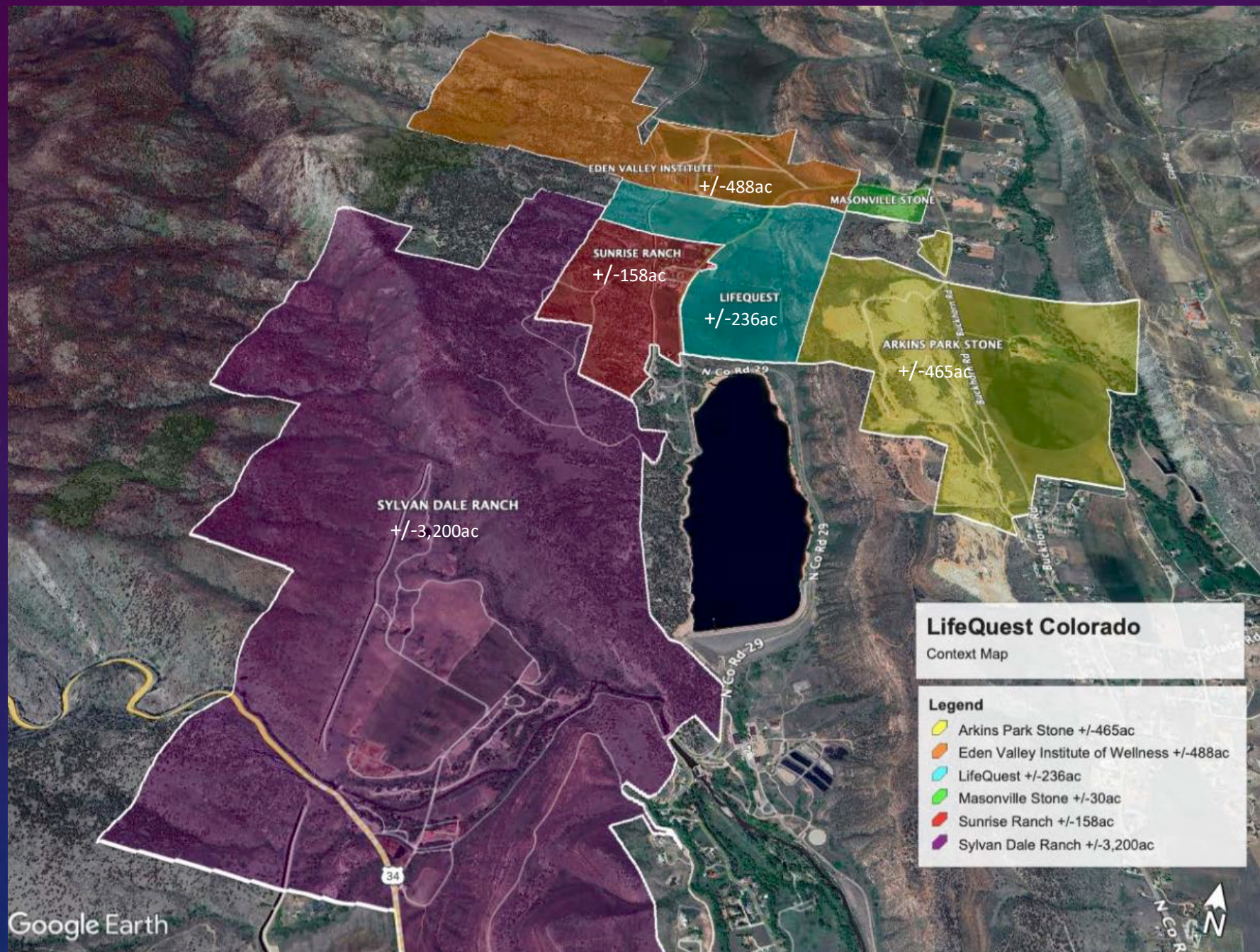
Matt
Blakely

TST, INC. CONSULTING
ENGINEERS
Landscape Architect, Planner
27 years of experience in
Northern Colorado



Claire
Havela

BROWNSTEIN HYATT
FARBER SCHRECK, LLP



PROJECT TIMELINE

March 2025	Pre-app meeting – <u>RPD direction</u>
August 4, 2025	Rezoning – Sketch Plan submittal
October 22, 2025	Sketch Plan Submittal comments received
November 5, 2025	Meeting with City of Loveland Utilities Staff
November 6, 2025	Sketch Plan Comment Review and Public Hearing Pre-App meeting
December 2, 2025	Rezoning – Public Hearing Submittal
February 6, 2026	Public Hearing Submittal comments received
March 4, 2026	City of Loveland Technical Response submittal
March 12, 2026	City of Loveland Utilities meeting
March 30, 2026	Larimer County Planning meeting
April 6, 2026	Request for Director Determination of Comprehensive Plan designation
April 14, 2026	Comprehensive Plan designation Director Determination
April 16, 2026	Updated Planning Comments Received
May 12, 2026	Response to updated Planning Comments
June 17, 2026	Planning Commission Public Hearing
July 27, 2026	Board of County Commissioners Public Hearing

PROPOSED REZONING - RPD

Larimer County Land Use Code §2.6.1.B

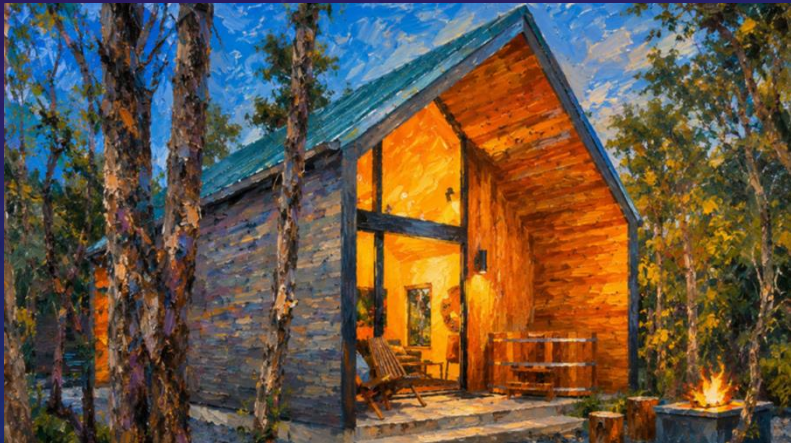
Rural Planned Development (RPD) Intent:

... facilitate planned development outside of areas subject to a sub-area plan ... that allows greater flexibility than that allowed by the strict application of the Code in exchange for ***more creative and imaginative designs with a higher level of amenities and public benefits*** than is otherwise possible under the base zoning districts.



LifeQuest

COLORADO



COMPREHENSIVE PLAN COMPATIBILITY

“Mountain tourism and outdoor recreation is a primary economic driver, which creates demand for more services in mountain communities.” (pg. 10).

“One of the most hazardous counties in Colorado for wildfire, and regulatory tools to protect the public have not kept pace with the increased risk.” (pg. 14).

“Everyone in Larimer County has access to economic opportunities and a vibrant quality of life. We work together to remove barriers.” (pg. 6 Comp Plan – outlining the Strategic Plan).

“Housing Needs; “Housing Diversity”; “Land Division and Residential Planning”; Economic Health and Resiliency. (pg.29).

“Promoting high value, low impact job creation, retention and connectivity to proactively encourage innovation and diversification and prevent economic downturns.” (pg. 20)

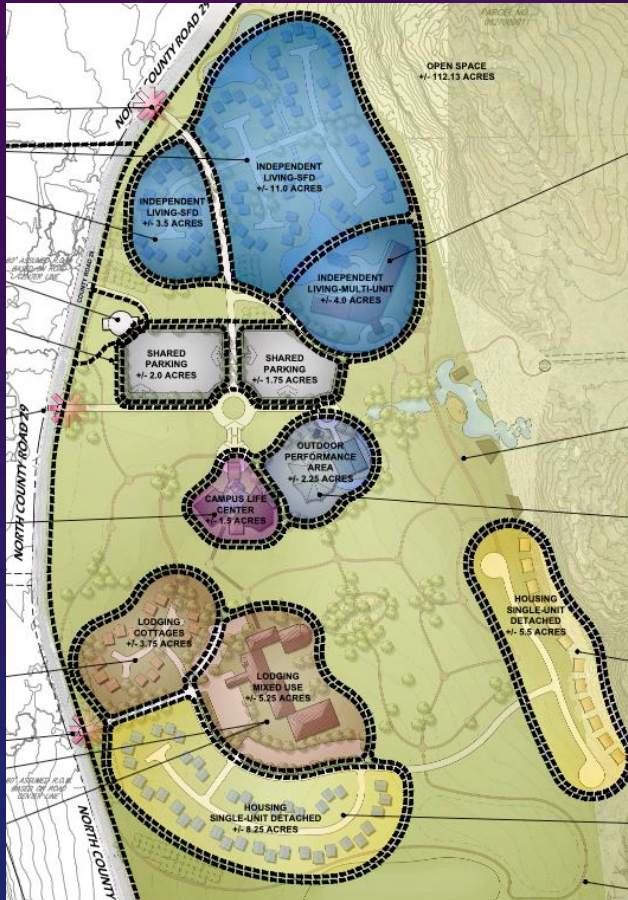
“Cultivating partnerships with all community members and organizations, local governments, businesses, non-profits and district providers... to influence the County’s future”. (pg. 19).

“Larimer County balances growth and preservation of community character outside of GMA’s through flexible and predictable land use strategies, processes, and development standards in unincorporated areas”. (pg. 33).

“Larimer County Strives for high water quality and responsible management of limited water resources.” (pg. 47).

“Larimer County adapts to the challenges and natural hazard risks of our terrain and the necessity of compatible design and development practices to protect ecosystem values and minimize damage to life, property, and fiscal resources.” (pg. 47).

ADDITIONAL RPD CRITERION: UNIQUE SITUATION / SUBSTANTIAL BENEFIT / INNOVATIVE DESIGN



6.6.1.E.4.b. For a PD/RPD rezoning, the decision-makers consider whether the plan addresses a unique situation, provides substantial benefit to the County, or incorporates innovative design, layout, or configuration resulting in quality beyond what could be achieved through strict base zoning.

Strict base zoning would produce either limited rural uses or dispersed development. RPD allows a better outcome: clustered design, conserved land, coordinated infrastructure, public benefit, and long-term stewardship.

LIFEQUEST CONCEPT PLAN

APPLICANT:

NAME: Meredith McCrindle, Project Manager
 COMPANY: LifeQuest Global, LLC and Sunrise Ranch
 ADDRESS: 100 Sunrise Ranch Road, Loveland, CO 80538
 PHONE: (970) 481-4046

OWNER:

NAME: David Kachere
 COMPANY: Sunrise Ranch and LifeQuest Global, LLC
 ADDRESS: 100 Sunrise Ranch Road, Loveland, CO 80538
 PHONE: (970) 593-2145

SITE DATA:

GROSS AREA: +/-198.625 ac
 NET AREA (less east side of CR29): +/-160.88 ac

	ACRES	UNITS
INDEPENDENT LIVING:		
SINGLE-UNIT DETACHED:	+/-14.50 ac	30-65
MULTI-UNIT:	+/-4.0 ac	80-140
HOUSING:		
SINGLE-UNIT DETACHED:	+/-13.75 ac	23-52
LODGING-COTTAGES:	+/-3.75 ac	10-15
LODGING-MIXED-USE:	+/-5.25 ac	
LODGE-BEDS:		80-100
HOUSING-MULTI-UNIT:		20-25

CAMPUS LIFE CENTER-MIXED USE: +/-1.5 ac
 OUTDOOR PERFORMANCE AREA: +/-2.25 ac
 SHARED PARKING: +/-3.75 ac
 OPEN SPACE: +/-112.13 ac

PROPOSED LAND USES:

RESIDENTIAL:
 DWELLING, SINGLE-FAMILY DETACHED
 DWELLING, MULTI-UNIT FAMILY

LODGING
 LODGING, RESORT COTTAGES
 LODGING, RESORT LODGE

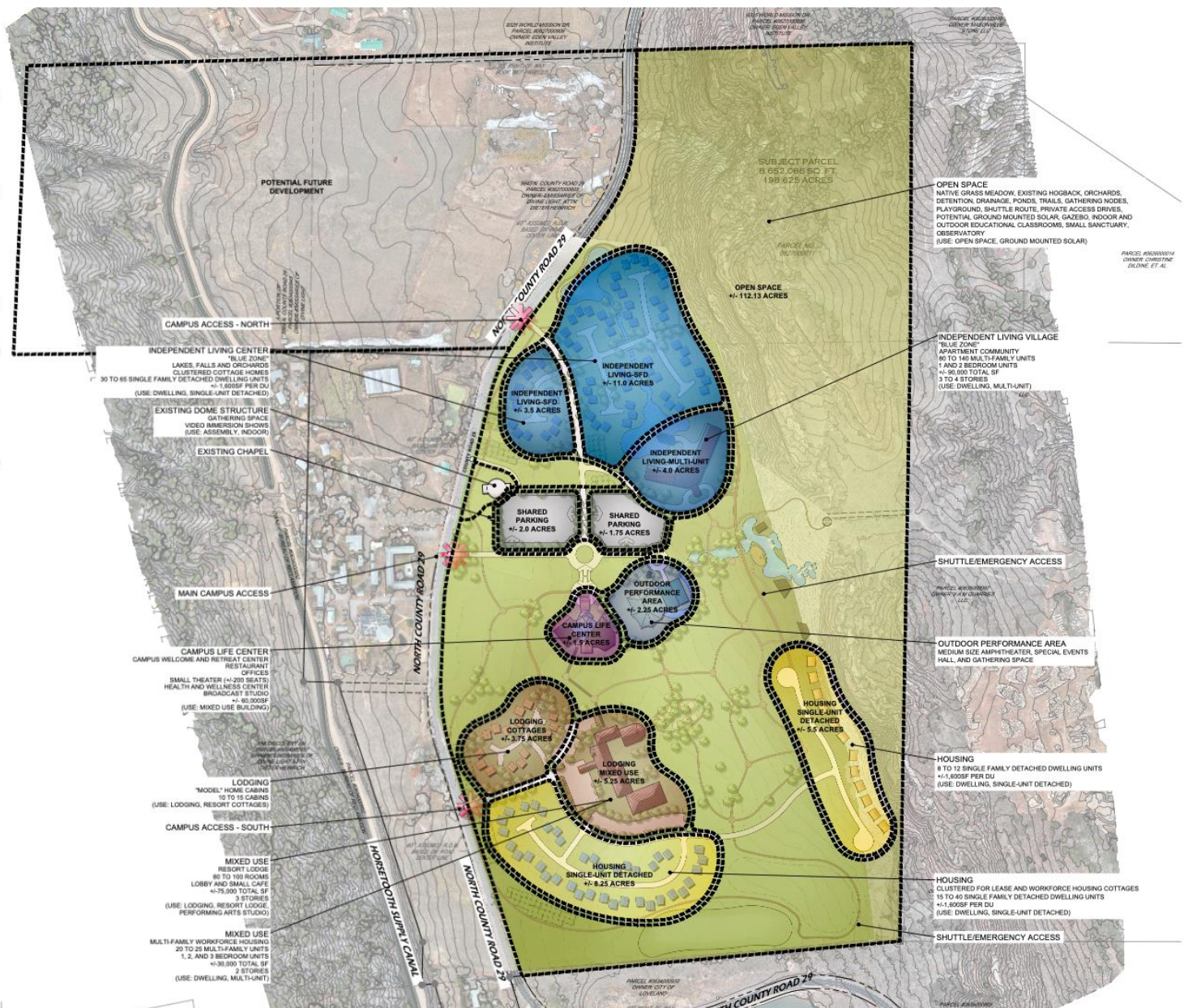
MIXED USE
 OFFICE
 RESTAURANT
 HEALTH AND WELLNESS

ASSEMBLY/ENTERTAINMENT

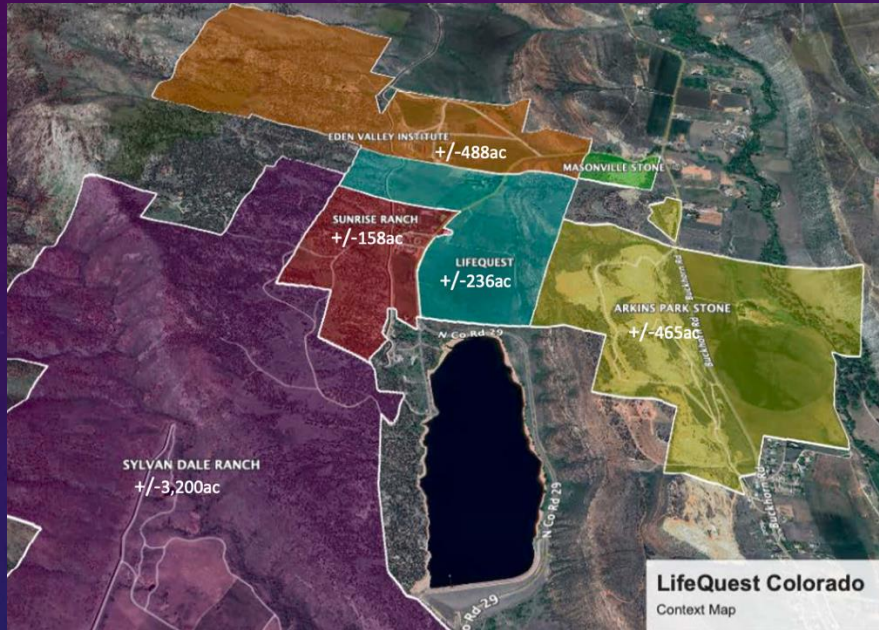
OPEN SPACE

COUNTY ROAD 29 ROADWAY INFORMATION (2017 TMP):

FUNCTIONAL CLASSIFICATION: MINOR COLLECTOR
 EXISTING ROW: 60' (ASSUMED)
 PROPOSED ROW: 80' (ADDITIONAL 10' 1/2 ROW)
 2017 ADT: 5-400 (EXISTING)
 2040 ADT: 401-5,000 (PROJECTED)



COMPATIBILITY WITH SURROUNDING USES

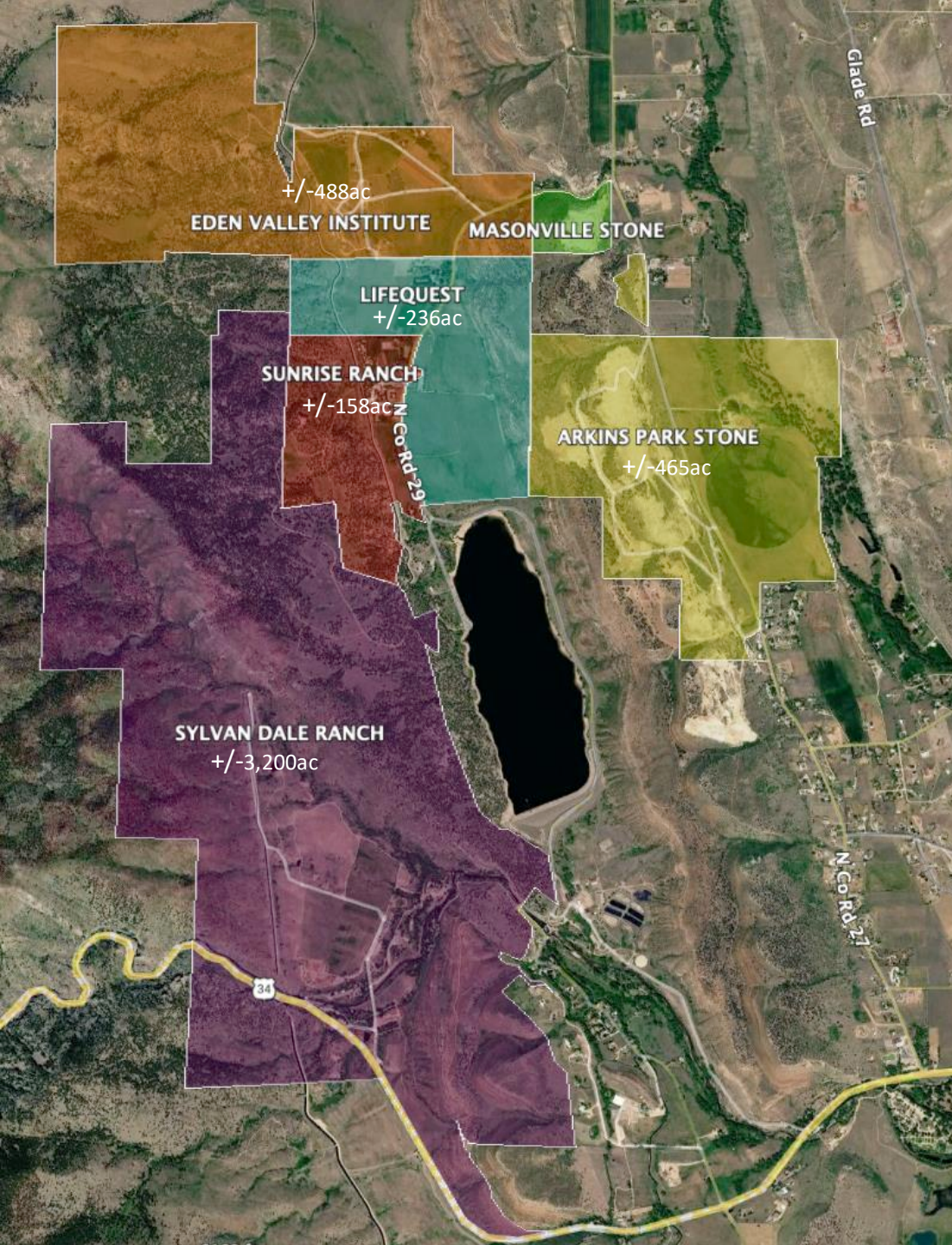


Article 6.6.1.D

1. The proposed zoning must be compatible with the type, intensity, character, and scale of existing and permissible surrounding land uses and result in a logical development pattern.

LifeQuest extends an existing pattern of campus, retreat, wellness, ranch, utility, and institutional uses in Eden Valley.

In 2010 the Board of County Commissioners approved a 355-acre campus master plan for Sunrise Ranch that includes a conference center, wellness center, community townhouses and residential housing.



COMPATIBILITY

1945 – Sunrise Ranch (+/- 158 acres)

Campus community – housing, retreat, wellness

1946 – Sylvan Dale Ranch (+/- 3,200 acres)

Dude ranch – housing, retreat, recreation

1961 – Eden Valley Institute (+/- 488 acres)

Campus community – housing, retreat, wellness

1980 – Arkins Park Stone (+/- 465 acres)

Sandstone quarry

LifeQuest (+/- 236 acres) extends an existing pattern of campus, retreat, wellness, ranch, utility, and institutional uses in Eden Valley.

COMMUNITY NEED OR PUBLIC BENEFIT

Article 6.6.1.D

2. The rezoning must address a demonstrated community need or provide public benefits, including housing, transportation efficiencies, public recreation, infrastructure improvements, or preservation of lands of high conservation value.

LifeQuest delivers multiple public benefits at once: housing, jobs, tourism, open space, recreation, infrastructure investment, and environmental stewardship



CHANGE OF CIRCUMSTANCES

Article 6.6.1.D

3. The rezoning must address or respond to a beneficial material change in the immediate neighborhood or the greater Larimer County community.

LifeQuest responds to changed countywide needs: attainable housing, aging-in-place, workforce housing, outdoor recreation, rural economic resilience, wildfire resilience, and water-quality protection.

ADEQUATE INFRASTRUCTURE

Article 6.6.1.D

4. The property must be, or may be served, by adequate roads, water, sewer, and other public use facilities.

LifeQuest advances the County's infrastructure goals by using planned private water and sewer systems rather than dispersed septic, with detailed traffic, drainage, and stormwater review required at later development stages.

TRAFFIC

Larimer County Transportation Plan

County Road 29 – Minor Collector

Capacity thresholds for CR29 – 12,600 vehicles per day

Current estimated traffic on CR29 – 400 average daily trips

LifeQuest trip generation estimates 1,364 average daily trips well within the capacity thresholds identified in the Transportation Plan



WATER AND WASTEWATER

LifeQuest conducted a detailed analysis of how the project will provide private water and wastewater treatment to serve the development. They also have access to the necessary C-BT water shares to serve the project.

CITY OF LOVELAND CONCERNS

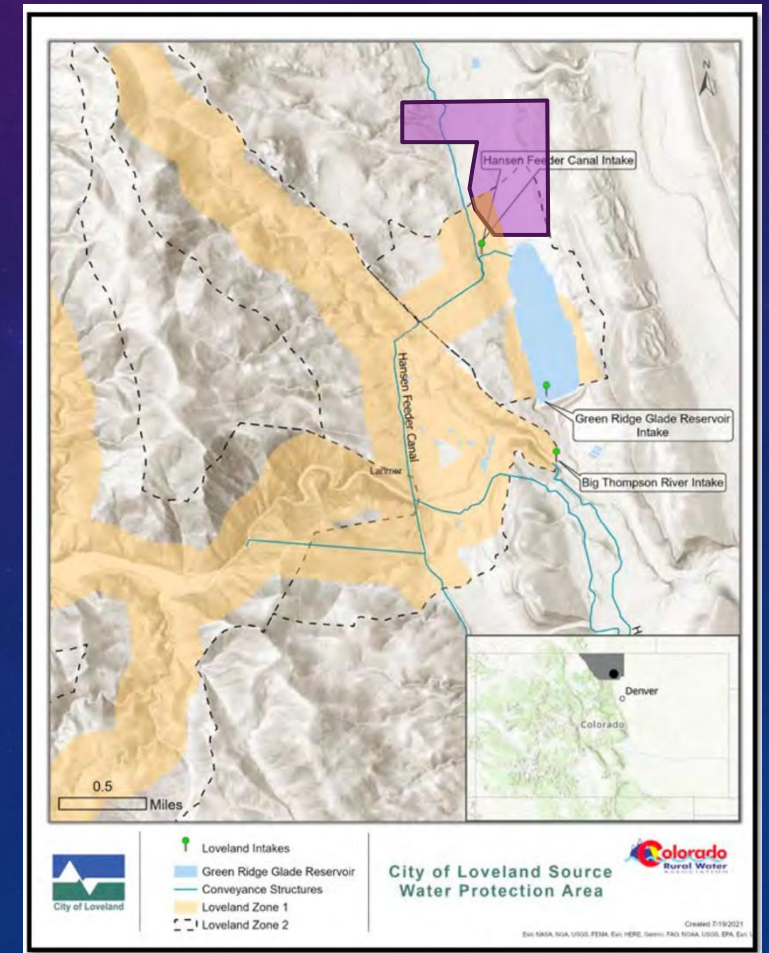
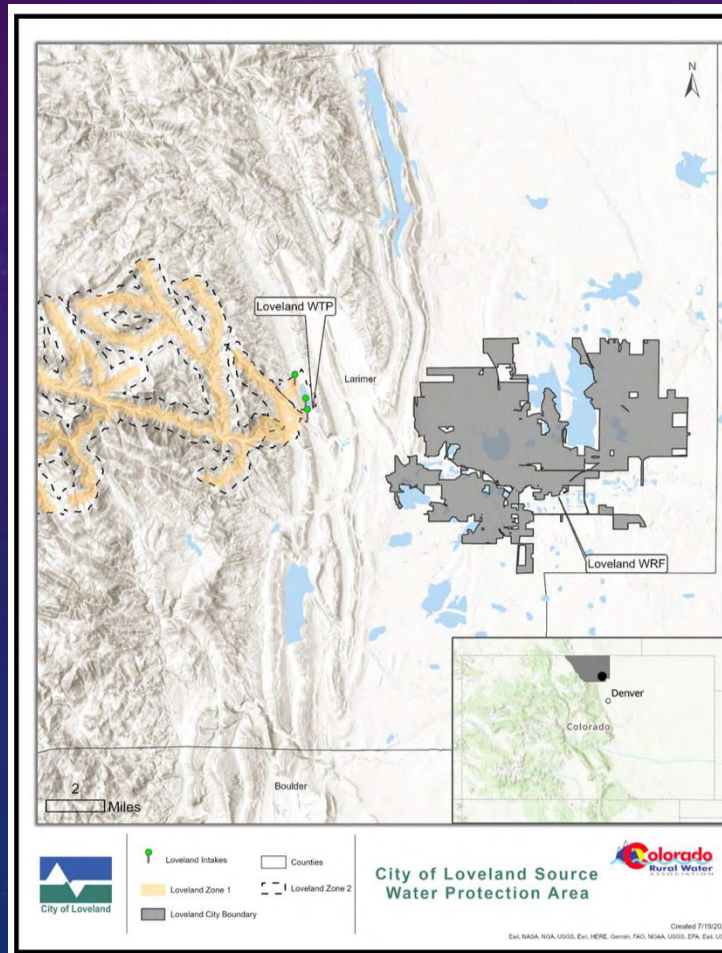
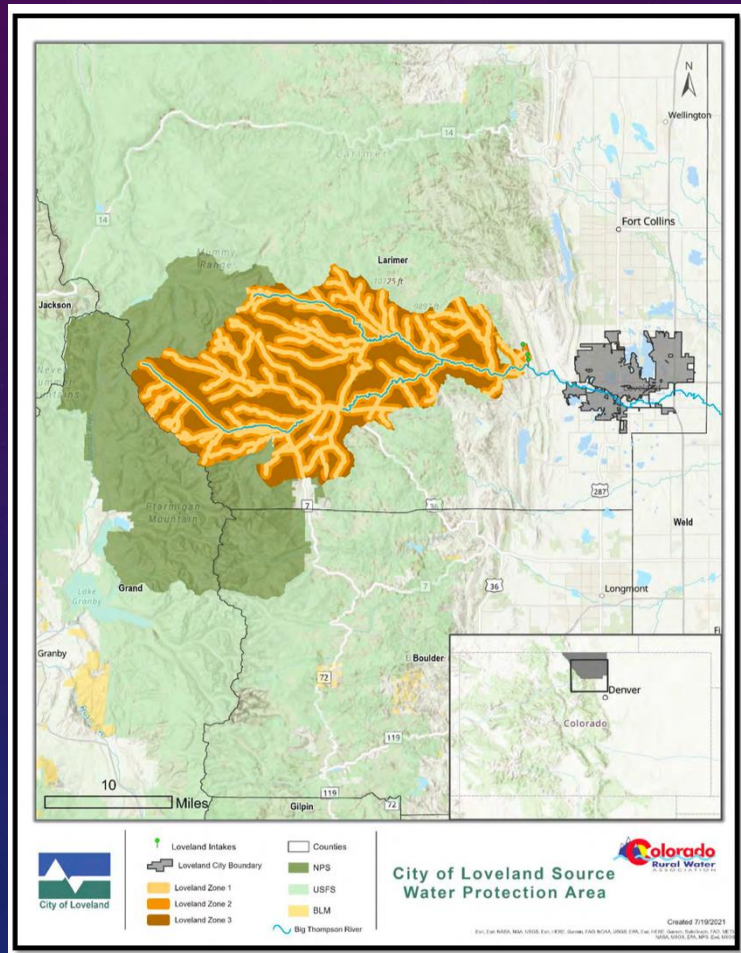
Maintaining the existing Open (O) zoning classification preserves the historical and environmental safeguards that protect drinking water for more than 80,000 people.

Agricultural uses generate nutrient runoff from manure and fertilizer application, sediment transport from soil disturbance, and irrigation return flows. Rural residential development permitted as a use by right under existing zoning would result in dispersed septic systems

The proposed Rural Planned Development introduces centralized infrastructure, coordinated drainage planning, and enforceable stormwater best management practices.

CITY OF LOVELAND CONCERNS

Regardless of the proposed use, the City does not support any rezoning of this property because it lies within a Priority Protection Zone identified in the CDPHE-approved Source Water Protection Plan (2021). This Zone is explicitly recognized for its high susceptibility to contamination and its critical role in protecting the integrity of the City's water supply.





Green Ridge Glade Reservoir C-BT and Contributing Watersheds		Square Miles	Acres
Western slope*		779.00	498,560.00
Lake Estes		155.00	99,200.00
Pinewood Reservoir		3.05	1,952.00
Flatiron Reservoir		7.05	4,512.00
Green Ridge Glade Reservoir		1.18	755.20
Total Green Ridge Glade Reservoir regional watershed		945.28	604,979.20

Source: USGS StreamStats

Analysis		Square Miles	Acres
LifeQuest project area draining to Green Ridge Glade Reservoir		0.14	88.90
Green Ridge Glade Reservoir regional watershed		945.28	604,979.20
Percentage of LifeQuest watershed to Green Ridge Glade Res		0.015%	

LIFEQUEST PROPERTY INFORMATION



GREEN RIDGE GLADE RESERVOIR WATERSHED



LifeQuest Project Area Tributary to Green Ridge Glade Reservoir		
Total Tributary Area	88.90	acres
RPD - "Urban" Area	19.80	acres
RPD - Native Vegetation Area	69.10	acres

Table 11

Pre-Development Agricultural Practices	lb/ac/year	lbs/year
Pasture	1.34	119.13
Non-row crops (hay field)	0.96	85.34
Row crops	3.98	353.82

Table 12

Post-Development Proposed RPD	lb/ac/year	lbs/year
RPD - "Urban" Area	1.91	37.82
RPD - Native Vegetation Area	0.21	14.51
Total Phosphorous without Treatment Train		52.33
Total Phosphorous with Treatment Train (75% reduction)		13.08

Table 13

Phosphorus Reduction Percentages from Existing to Proposed	
Pasture to RPD	89%
Non-row crops (hay field) to RPD	85%
Row crops to RPD	96%

Green Ridge Glade Reservoir Watershed Area		
Total Green Ridge Glade Reservoir Watershed Area	604,979.20	acres
Total LifeQuest Project Area Tributary to Reservoir	88.90	acres
Green Ridge Glade Reservoir Watershed Area (less LifeQuest)	604,890.30	acres

Table 14

Analysis of Phosphorus Loading from Entire Watershed	lb/ac/year	lbs/year
Reservoir Watershed Area - Native Vegetation (lb/ac/year)	0.21	127,026.96
LifeQuest Project Area Post-Development (lbs/year)		13.08
Percent of TP contributed by the LifeQuest Project Area		0.01%

PHOSPHOROUS LOADING ANALYSIS



NATURAL ENVIRONMENT

Article 6.6.1.D

5. The proposed zoning must not result in significant adverse impacts on the natural environment.

LifeQuest is designed around conservation: clustered development, preserved open space, watershed protection, wildlife corridors, stormwater treatment, and long-term land stewardship.

The RPD framework also supports WUI resilience by allowing coordinated wildfire mitigation, clustered development, defensible space, emergency access, and long-term vegetation management.

GENERAL REVIEW CRITERIA – ARTICLE 6.3.8.D

2. Compliance with this Code

The proposed use and development shall comply with all applicable standards in this Code unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

3. Compliance with Other Applicable Regulations

The proposed use and development shall comply with all other county regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.

4. Compliance with Prior Approvals

The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

5. Compliance with Zoning District Standards

The proposed development shall comply with the standards of the zoning district in which it is located and any standards applicable to the particular use, as identified in §3.3, Use-Specific Standards.

6. Compliance with Development Standards

The proposed development shall comply with the applicable standards in Article 4.0, Development Standards.

7. Compliance with Other Code Provisions

The proposed development shall comply with all other standards imposed on it by all other applicable provisions of this Code, including but not limited to standards relating to establishment and operation of uses, layout of the site, and general development characteristics.

REZONING REVIEW CRITERIA – ARTICLE 6.6.1.D

1. Compatible with Surrounding Uses

The proposed change in zoning is compatible with the type, intensity, character, and scale of existing and permissible land uses surrounding the subject property. Dimensional limitations of the proposed zoning district, when applied, should result in development that will be consistent with the physical character of existing or permissible uses surrounding the subject property. The proposed change shall result in a logical and orderly development pattern in the neighborhood.

2. Community Need or Public Benefit

The proposed change in zoning addresses a demonstrated community need or otherwise results in one or more particular public benefits that offset the impacts of the proposed uses requested, including but not limited to: affordable and senior housing; childcare facilities; medical facilities; transportation efficiencies; public recreational opportunities; infrastructure improvements; and preservation of lands of high conservation value.

3. Change of Circumstances

The proposal change in zoning addresses or responds to a beneficial material change that has occurred to the immediate neighborhood or to the greater Larimer County community.

4. Adequate Infrastructure

The property subject to the proposed change in zoning is, or may be served by adequate roads, water, sewer, and other public use facilities.

5. Natural Environment

The proposed change does not result in significant adverse impacts on the natural environment.

RPD REZONING REVIEW CRITERIA – ARTICLE 6.6.1.E.4.

b. *Whether the proposed PD or RPD plan addresses a unique situation, provides substantial benefit to the County, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district or other standards of this Code; and*

c. *Whether the proposed PD or RPD plan meets the other standards of this Code not expressly modified by the PD plan or development agreement.*

QUESTIONS