



Date: Wednesday, August 20, 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

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, August 20, 2025, at which time the following business was transacted.

Board Members' Present: Patrick Rowe, Conor Duffy, Lisa Chollet, Shelby King, Jon Weiss, Adam Eggelston and Zachery Sullivan.

Staff Present: Jenny Axmacher, Justin Currie, Michael Whitley, Scott Benton, Ryane Oswandel from the Community Development Planning Division; Eric Fried from the Community Development Building Division; Conner Sheldon and Aaron Worster from the Community Development Engineering Division; Lea Schnieder from the Larimer County Environmental Health Department; and Christine Luckasen from the Larimer County Attorney.

AMENDMENTS TO THE AGENDA

Amendment: Members of the public requested to move Consent Item No. 2 – City of Loveland Firefly Trail L&E, File No. 25-ZONE3790 to Discussion.

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner Eggleston seconded the motion to approve the July 16, 2025, minutes of the Larimer County Planning Commission, as presented. The motion carried (7-0).

CONSENT ITEMS

ITEM #1 – BAREITHER AND CASTELLANOS REZONING, FILE NO. 25-ZONE3744

MOTION

Commissioner Duffy moved, and Commissioner Weiss seconded the motion to adopt the July 16, 2025, agenda of the Larimer County Planning Commission as amended, subject to any conditions of approval as set out in the staff reports. The motion carried (7-0).

DISCUSSION ITEMS

ITEM NO. 1 – BOXELDER TOWNHOMES PLANNED DEVELOPMENT AND REZONING TO PLANNED DEVELOPMENT, FILE NO. 23-LAND4348

[View Staff Presentation](#)

APPLICANTS PRESENTATION

The applicant did not provide a formal presentation but instead clarified a question regarding northern access.

The explanation noted that the area currently contains a small gravel road leading to a pasture, located behind a gate. The intention is to leave this road unchanged so that residents can continue to use it as a pedestrian pathway connecting to the open space included in the project. The gravel road, visible in the aerial photograph, includes a culvert that has existed for decades. The plan is to maintain the road in its current condition and tie the development into it outside of the riparian area, ensuring protection of sensitive natural resources while incorporating the access point into the overall site design.

PLANNING COMMISSION, STAFF, AND APPLICANT COMMENTS

During discussion, the Planning Commission requested clarification on several aspects of the project, focusing on annexation, wetlands responsibility, density, access, and traffic impacts. Staff Member Whitley explained that although the parcel lies within the City of Fort Collins growth management area, annexation was not required after an appeal approved by the Board of County Commissioners in 2024. Responsibility for wetlands maintenance will rest with the property owner, with obligations to preserve and enhance those areas outlined in the mitigation report. Questions arose about density calculations, with Planning Commission members expressing concern that wetlands acreage was included despite being unbuildable. Staff responded that Larimer County does not define “buildable” in its land use code, and that density was calculated using the total acreage of 11 acres and 18 units, which aligns with Fort Collins’ target density thresholds. Fort Collins has not objected to the proposal, and staff considers the project generally consistent with the city’s master plan. Additional discussion covered site setbacks, street tree requirements, and the conceptual nature of the current plan, which establishes a cap of 18 units within three buildings. Access was also debated, with concerns about reliance on the Loma Linda–Mulberry intersection, repaving of existing road segments, and potential impacts on traffic flow and safety. The applicant emphasized that vehicular access across Box Elder Creek would not occur, with existing drives to remain pedestrian-only, and stated that coordination with Poudre Fire Authority and the Colorado Department of Transportation confirmed the frontage road solution as the most viable option given site constraints. Concerns remained from the Planning Commission about traffic safety and impacts associated with multifamily housing.

PUBLIC COMMENT

Steve McGill

Comments

- Recognition that additional housing is needed in the area.
- Past planning guidance discouraged high-intensity commercial uses, maintaining consistency with prior expectations.
- Traffic and access challenges at Highway 14 and Loma Linda raise safety concerns.
- Flooding risks linked to Box Elder drainage and past flood control studies.
- Proposed building height (30–35 feet near property lines) seen as incompatible with Vista Bonita neighborhood, impacting property values and resident enjoyment.
- Density viewed as excessive, concentrating 18 units, 20–30 vehicles, and 50–55 residents on a small buildable portion of the parcel, creating a “compound” effect.
- Multifamily housing is considered out of character with the surrounding area.
- Quality of life concerns, including privacy loss and visual impacts from tall structures close to homes.

APPLICANT REBUTTAL

The applicant acknowledged the concerns raised and emphasized the difficulty of adapting to change, recognizing the issue as a challenging matter for all parties involved. The applicant noted that, despite these difficulties, the proposal satisfies all established criteria, as confirmed by staff, and stressed the importance of keeping this compliance in mind during consideration.

PLANNING COMMISSION, STAFF, AND APPLICANT:

The Planning Commission inquired about whether the proposed development would consist of rental or for-sale units, anticipated pricing, and unit types. The applicant, identified as Kevin Brown, owner of the Property Developer, explained that the intent is to create a project offering both rental and owner-occupied opportunities, with pricing ideally in the \$300,000 range per unit. Rental pricing is projected between \$1,800 and \$2,000 for two- and three-bedroom units. The applicant emphasized a goal of balancing affordability with significant costs associated with engineering, wetlands, buffers, and other requirements, while also seeking to maintain the land's character. The project is initially structured around a diverse ownership group that may choose to occupy, rent, or sell units, with approximately 50% anticipated to be owner-occupied and 50% rental. An HOA will be established to manage wetlands. The applicant acknowledged that market conditions may shift the balance toward more rentals, though maintaining affordability remains a priority. Public transportation access is limited due to proximity to I-25, requiring travel westward for service. The applicant confirmed ongoing communication with nearby residents, particularly in Cloverleaf. Exceptions being requested on the north and south ends of the property are intended to keep the project financially feasible given thin margins at lower densities. Staff clarified that development standards do not differentiate between owner-occupied and rental units, except for short-term rentals under 30 days. Discussion also addressed annexation, with Staff noting that neither Fort Collins nor Timnath intends to annex the property, as it lies in a debated growth boundary area. Commissioners raised concerns about compatibility of the proposed density with surrounding single-family and fourplex development, but Staff and the Planning Manager explained that the zoning supports multifamily development and that the area is intended as a transitional zone toward higher densities near the highway. Staff also clarified that, were the parcels legal lots, multifamily development could proceed under existing zoning subject to compliance with development standards, with deviations such as setbacks and wetland buffers addressed through the planned development process.

PLANNING COMMISSION DELIBERATION

Several Planning Commission members expressed support for the proposed development while noting key concerns and conditions. One commissioner emphasized appreciation for the applicant's neighborhood outreach and stated that the project appeared compatible with surrounding uses, warranting support. Another commissioner also voiced support but cautioned staff against applying Fort Collins design standards, given that the city is not pursuing annexation and the county should take primary responsibility for review. Concerns were raised regarding the proposed wetland mitigation, with warnings that tree and vegetation removal could negatively affect wildlife. Density calculations were also criticized for being based on the entire 11-acre site rather than the smaller developable portion, which was viewed as inflating permissible intensity. The commissioner urged greater emphasis on for-sale units rather than rentals to further affordable housing goals. A third commissioner described the decision as difficult, balancing property rights, project feasibility, and neighborhood impacts. While troubled by the intensity of the development and lack of accessible public transportation, the commissioner acknowledged the challenge of providing affordable housing and encouraged the applicant to engage directly with the most affected property owners to find mutually beneficial solutions. Overall, while supportive, commissioners stressed affordability, density accuracy, environmental sensitivity, and ongoing collaboration with neighbors as critical considerations moving forward.

MOTION

Commissioner Duffy moved, and Commissioner Eggleston 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 Boxelder Townhomes Planned Development and Rezoning to Planned Development, File No. 23-LAND4348, subject to the 7 conditions found in the Planning Commission packet with the following amendment: Condition 7 shall be amended to include the reduced wetland buffer and waterway setback as described in the Credible and Competent Evidence report for Wetland Buffer Reduction report. The motion carried (6-1). Voting no: Commissioner Sullivan

ITEM NO. 2 – 2024 BUILDING CODE UPDATES, FILE NO. 25-CODE0286

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The Planning Commission reviewed proposed amendments to the Colorado Wildfire Resiliency Code, focusing on requirements for structure hardening, risk classifications, and parcel exemptions. County Building Official Fried confirmed that the 0.75 watts provision is slated for removal, consistent with the Board of Appeals' recommendation, but clarified that eliminating the 35-acre parcel exemption would require a separate motion since the Board of Appeals had not formally acted on that issue. Discussion emphasized that current state code applies fewer hardening requirements in low-risk (yellow) zones, such as Class A roofs, non-combustible gutters, and fire-resistant vent openings, while exempting features like ignition-resistant siding, decking, and fencing. Fried noted that mapping can be challenged through "ground-truthing," where applicants present data or expert analysis to demonstrate reduced wildfire risk. However, Fried stressed that universal compliance enhances countywide safety, given fire spread potential across zones, as shown in recent major wildfires.

Commissioners questioned the practicality of mapping, pointing out inconsistencies and the need for an appeals process that is not overly burdensome, particularly in urban contexts. Fried affirmed that staff will carry these concerns forward to the Board of Commissioners. The Commission clarified that the code does not apply to federal lands and that the 35-acre exemption stems from state subdivision laws and legislative compromise, though counties may adopt stricter standards. Commissioners expressed strong opinions that all parcels—low, medium, and high risk should meet the same requirements, citing the unpredictability of wildfire behavior and historical destruction caused by grassland fires. Commissioners also voiced opposition to retaining the 35-acre exemption, warning that it would create dangerous inconsistencies and undermine wildfire resilience efforts. Overall, the discussion highlighted broad support for uniform requirements across risk zones and the elimination of exemptions to strengthen community safety.

PUBLIC COMMENT

Mike Moore

Comments

- It was asked whether the wildfire resiliency code would require all existing buildings in Larimer County to remove vegetation within five feet of structures and how such a standard would be practically enforced.

PLANNING COMMISSION AND STAFF DISCUSSION:

County Building Official Fried explained that the wildfire resiliency code applies only to new construction, additions of 500 square feet or more, re-roofing, and residing, meaning existing homes and businesses are not retroactively required to create defensible space. While defensible space must be maintained once established, enforcement remains uncertain since building inspections end at project completion and fire departments lack capacity for ongoing monitoring. The official clarified that basement finishes do not trigger compliance, as the code specifies expansions to a building's footprint rather than interior remodels. Planning Commission members discussed the need for clear definitions to avoid confusion and confirmed that amendments, such as removing the 35-acre exemption, should be addressed before final approval of the overall proposal.

PLANNING COMMISSION DELIBERATION

Planning Commission members reflected on prior work session discussions, emphasizing strong support for classifying all properties as medium or high wildfire risk, thereby eliminating reliance on mapping that is often inaccurate and inconsistent. Commissioners noted that Larimer County's wind conditions make wildfire hazards unpredictable, with grass fires posing significant threats even in areas labeled as low risk. The consensus was that one consistent countywide standard would better protect lives, property, livestock, and agricultural operations, ensuring a proactive rather than reactive approach. While most commissioners supported applying a uniform

high-risk standard, some stressed the need for a clearly defined exception process. Such a process should be accessible and reasonable, without being overly burdensome, but also not so lenient that simple claims of low risk automatically exempt properties; instead, it should accommodate unique cases such as parcels consisting primarily of rock or cliffside terrain. Commissioners also expressed agreement that the 35-acre exemption is arbitrary and should be removed, and staff were asked to provide suggested language for eliminating it in preparation for final approval. Additionally, concerns were raised that adopting the electric and electrification codes, while necessary, will increase construction costs and make it more difficult to produce affordable housing, as no exceptions exist within the codes to offset those impacts.

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 recommend amendment of the proposed 2024 Building Code Updates draft by deleting Colorado Wildfire Resiliency Code section 102.10 ("work exempt from permit under this code") item #10 which exempts "Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area. The motion carried (7-0).

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 2024 International Residential, Building, Energy Conservation, Existing Building, Fuel Gas, Mechanical, Plumbing, Property Maintenance, Swimming Pool and Spa Codes, the Colorado Model Electric Ready and Solar Ready Code, and the Colorado Wildfire Resiliency Code, as amended herein, and repeal of the 2021 International Residential, Building, Energy Conservation, Existing Building, Fuel Gas, Mechanical, Plumbing, and Property Maintenance Code, File No. 25-CODE0286, as shown in Attachment A, and amended during the prior motion and as recommended by Community Development Department staff. The effective date is proposed to be January 1, 2026. The motion carried (7-0).

ITEM NO. 3 – LARIMER ON THE MOVE TRANSPORTATION PLAN

[View Staff Presentation](#)

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The Planning Commission reviewed the long-range transportation plan and sought clarification on its relationship to funding, confirming that the framework is not contingent on guaranteed resources but identifies anticipated projects through 2050. Staff explained that while federal funding is frequently pursued, and a local ballot measure could increase annual capital revenues from \$7 million to approximately \$22 million, this would still fall short of meeting the \$840 million in projected needs, requiring continued reliance on grants. Discussion also addressed the Attorney General's memorandum cautioning against language related to equity, with staff and consultants noting that while explicit equity goals were removed for compliance, the intent to prioritize underserved areas remains embedded through technical criteria and the Travel Choice Goal. Commissioners expressed concern that altered terminology could weaken long-term interpretation of the plan's intent and risk sidelining communities most in need. Staff emphasized that projects in diverse or economically challenged areas would still qualify based on growth modeling and other technical factors. Questions also arose about whether federal agencies would directly review the plan, with staff explaining that compliance would most likely be confirmed during grant applications. Commissioners noted discomfort with terminology changes but acknowledged the necessity of alignment with federal guidance to protect eligibility for funding. Overall, the discussion balanced compliance requirements, equity considerations, and the need to secure sufficient funding to implement critical transportation improvements.

PUBLIC COMMENT

None.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

No discussion occurred.

PLANNING COMMISSION DELIBERATION

Planning Commission members expressed appreciation for the quality of the transportation plan and its focus on critical improvements such as road shoulders and safety measures, but opinions diverged over how to address changes prompted by the Attorney General's memorandum. Some commissioners voiced frustration that federal funding requirements force the county into "wordsmithing" language, warning that compliance sets a harmful precedent and undermines local autonomy. Others stressed that while the changes were regrettable, adopting the plan with modifications was necessary to ensure access to federal funding and advance essential infrastructure projects. Several commissioners indicated intent to support the plan despite concerns, emphasizing confidence in the county's long-standing commitment to equity, while others opposed adoption, arguing that altering language weakened the integrity of the plan and risked future consistency. Discussion clarified that the Planning Commission, as the final decision-maker for comprehensive plans, could either adopt the revised document or defer action. Debate focused on whether the Board of County Commissioners should first review the language changes before final adoption, with some commissioners favoring immediate approval and others preferring to table the item. Staff and legal counsel explained that if tabled, the matter would need to be re-noticed as a public hearing and returned at a later date, with the earliest possible return projected for mid-September. Ultimately, commissioners weighed the urgency of moving forward against the risks of precedent, compliance, and timing, with strong recognition that federal funding pressures were driving much of the decision-making process.

MOTION

Commissioner Duffy moved, and Commissioner Chollet seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission suspend, discussion regarding the Larimer on the Move Transportation Plan until a later date and time determined by staff. The motion carried (7-0).

ITEM NO. 4 – CITY OF LOVELAND FIREFLY TRAIL L&E, FILE NO. 25-ZONE3790

[View Staff Presentation](#)

APPLICANTS PRESENTATION

[View Applicant Presentation](#)

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

A commissioner asked whether annexation into the City of Loveland would be required before development of the subject property, which is city-owned but not yet annexed. Planning Manager Axmacher clarified that annexation is not a county requirement; however, an existing intergovernmental agreement between Larimer County and the City of Loveland strongly encourages annexation of properties within Growth Management Areas when development occurs. The agreement ensures that future development aligns with the City of Loveland's vision and comprehensive plan, although at present the proposal is being evaluated under the county's comprehensive plan.

PUBLIC COMMENT

Ken Morey, Judy Bothen, Saood Beig, Tom Hager, Blaine Pritchett, Gene Bothun, Grace Ramsey, Carolee Long,

Greg Petruska, Mike Moore, and Lori Delehoy.

Comments

- Preserves land as natural open space rather than intensive development.
- Provides opportunities for walking, biking, and potential trail connectivity to nearby areas such as Oxbow.
- Recognized as a thoughtful effort by planners to include community considerations and enhance recreational access.
- Raises traffic and safety concerns: narrow roads without sidewalks, children and pedestrians in the streets, steep hills, and speeding risks.
- Nearby bridges in floodplains could leave up to 60 homes cut off during major events.
- Wildlife impacts such as picnic areas, observation points, parking, and trail connections may displace elk, deer, and other species in an established corridor, conflicting with conservation goals.
- Financial burden such as County Road 23E is privately maintained, meaning public access would unfairly shift road upkeep costs to residents.
- Inadequate outreach, limited notice, and lack of neighborhood dialogue created frustration.
- Risk of cars spilling into neighborhoods without proper facilities.
- Potential for increased crime, inconsistency with the county comprehensive plan, wildfire hazards, and engineering challenges.

APPLICANT REBUTTAL

The applicant emphasized that the presentation represented only the first step in the process and outlined a draft concept rather than a finalized or approved plan. Comments regarding the “broken triangle” area, County Road 23, parking concerns, and compliance with county road standards were acknowledged, with assurances that strategies such as a dedicated parking area, maintenance agreements, and coordination with county engineers were under discussion for later phases. The applicant stressed alignment with the Larimer County Land Use Code, Natural Resources standards, and broader connectivity goals, noting ongoing efforts to link multiple open lands despite significant challenges related to property acquisition, river crossings, floodway constraints, and coordination with entities like Sweetheart Winery. Technical components, including environmental, transportation, and fire planning will be addressed during the upcoming technical review stage. Neighbors were encouraged to continue providing input, as the planning team aims to incorporate community concerns and ideas. Annexation was noted as unlikely due to the property’s location outside the Growth Management Area (GMA), lack of utility extensions, and high associated costs, despite existing intergovernmental agreements. The connection to County Road 23 was explained as a deliberate effort to expand access for surrounding residents seeking recreational opportunities, while measures such as clear no-parking zones and designated parking facilities were proposed to mitigate impacts. Fire safety and wildlife interface standards were highlighted, with plans to use wildlife-friendly wire fencing, remove barbed wire, and provide barriers primarily to prevent the public from entering neighboring properties. Overall, the applicant underscored mindfulness of complexities, consistency with county standards, and commitment to continued collaboration with stakeholders throughout the planning process.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

The Planning Commission raised questions about public involvement during the technical review stage, expressing concern that the administrative process might limit opportunities for community input. Commissioners suggested additional engagement, such as neighborhood meetings or open houses, given the level of public interest. The applicant explained that small trail projects, typically limited to soft-surface trails and parking areas, usually follow an administrative review process. However, public feedback was encouraged through emails, calls, and meetings, with comments incorporated into the technical review. The applicant, represented by

Planning Manager Brian Harding of the City of Loveland Parks and Recreation, emphasized lessons learned from past projects such as the Skyline Natural Area. That process began with a conceptual plan, followed by extensive neighbor engagement, site visits with specialists, and refined design stages before moving to construction. Commissioners highlighted that greater communication with neighbors could help alleviate concerns regarding parking, private road use, trash, and safety, making later approvals smoother. The applicant affirmed a commitment to wildlife conservation, referencing the city's network of over 20 open lands and practices such as seasonal closures, wildlife monitoring, and coordination with Colorado Parks and Wildlife. The applicant clarified that annexation was not planned because the site lies outside the urban growth boundary, and the project will follow county criteria, consistent with the county master plan. Staff confirmed that notice requirements were met, with 122 postcards sent to residents within 1,000 feet, though the state-mandated 30-day review period limited advance notice. Commissioners stressed the importance of continued dialogue, recommending proactive outreach to residents to address concerns before designs advance. The applicant noted flexibility regarding neighborhood access points, acknowledging safety concerns while balancing the benefits of direct community access to the natural area. Overall, both the commission and staff reinforced that this stage was a location and extent review, with technical details on environmental, traffic, and design impacts to be addressed in the next phase, while encouraging ongoing collaboration with the community.

PLANNING COMMISSION DELIBERATION

The Planning Commission reiterated that the current review is a high-level coordination meeting focused on determining consistency with the county's master plan, noting that the project remains conceptual and subject to further detail during later stages. Commissioners emphasized that public comment for this step had concluded but encouraged continued communication between residents and city staff as planning progresses. The City of Loveland was recognized for generally handling projects and outreach effectively, despite some concerns raised during the meeting. Commissioners expressed overall support for the proposal, with the expectation that future refinements and community engagement will continue as the process advances.

MOTION

Commissioner Duffy moved, and Commissioner Eggleston seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission approves the City of Loveland Firefly Trailhead Location and Extent, File No. 25-ZONE3790, subject to the following conditions: Technical Review and approval is required prior to any construction of the project and prior to applying for any applicable construction permits and/or applicable building permits. The motion carried (6-0). With Commissioner Sullivan abstaining.

ACTION ITEMS

ITEM NO. 1 - ELECTION OF CHAIR, VICE CHAIR, AND SECRETARY

Commissioner Chollet was elected as the Planning Commission Chair.

Commissioner Duffy was elected as the Planning Commission Vice Chair.

Commissioner Eggleston was elected as the Planning Commission Secretary.

REPORT FROM STAFF

Planning Manager Axmacher noted that revisions to the commission's bylaws are still necessary and confirmed that an updated version will be presented to the commission at a future date.

ADJOURN

With there being no further business, the hearing adjourned at 10:22 p.m.



PLANNING COMMISSION HEARING

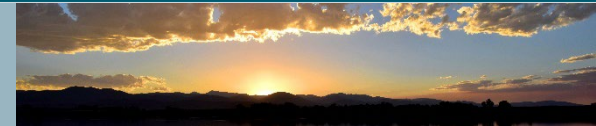
Boxelder Townhomes
Planned Land Division PD Rezone,
File No. 23-LAND4348

LARIMER COUNTY: PLANNING



BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, FILE NO. 23-LAND4348

PC 8/20/2025



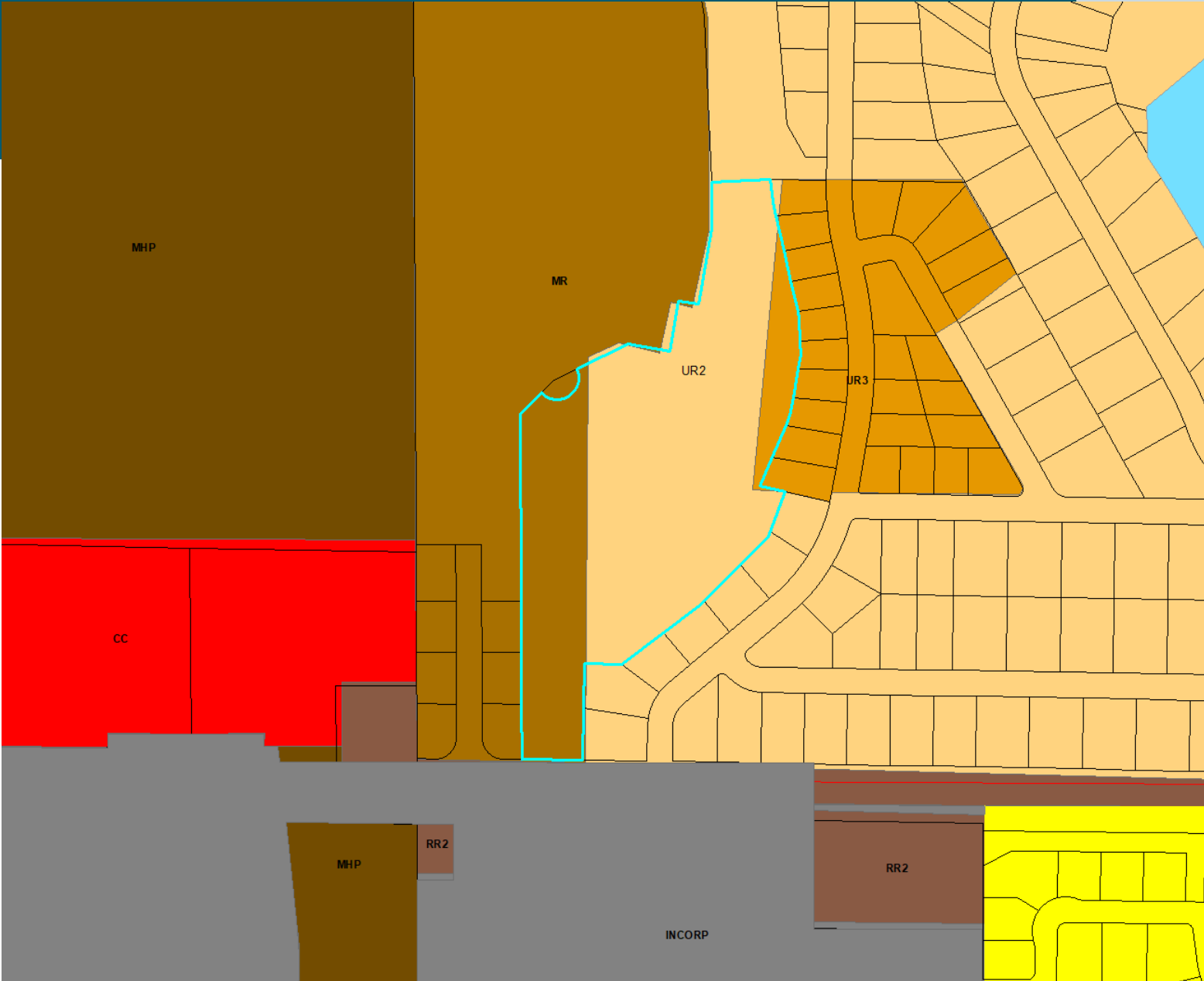
Request:

A combined Preliminary and Final Planned Land Division to consolidate two lots into one parcel and a rezoning from MR – Multi-Unit Residential, UR2 – Urban Residential, and UR-3 – Urban Residential to PD - Planned Development

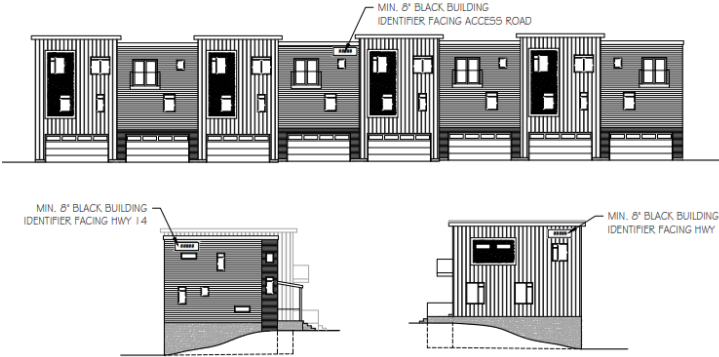
BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348



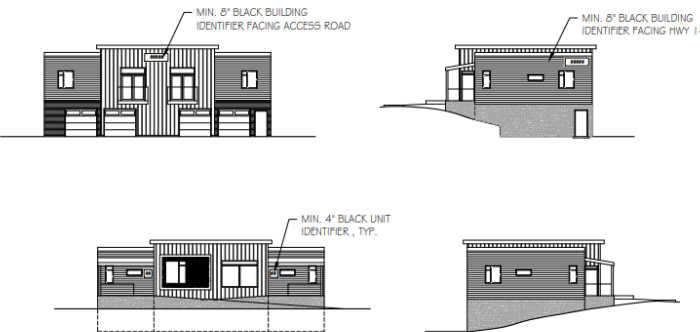
BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348



BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348

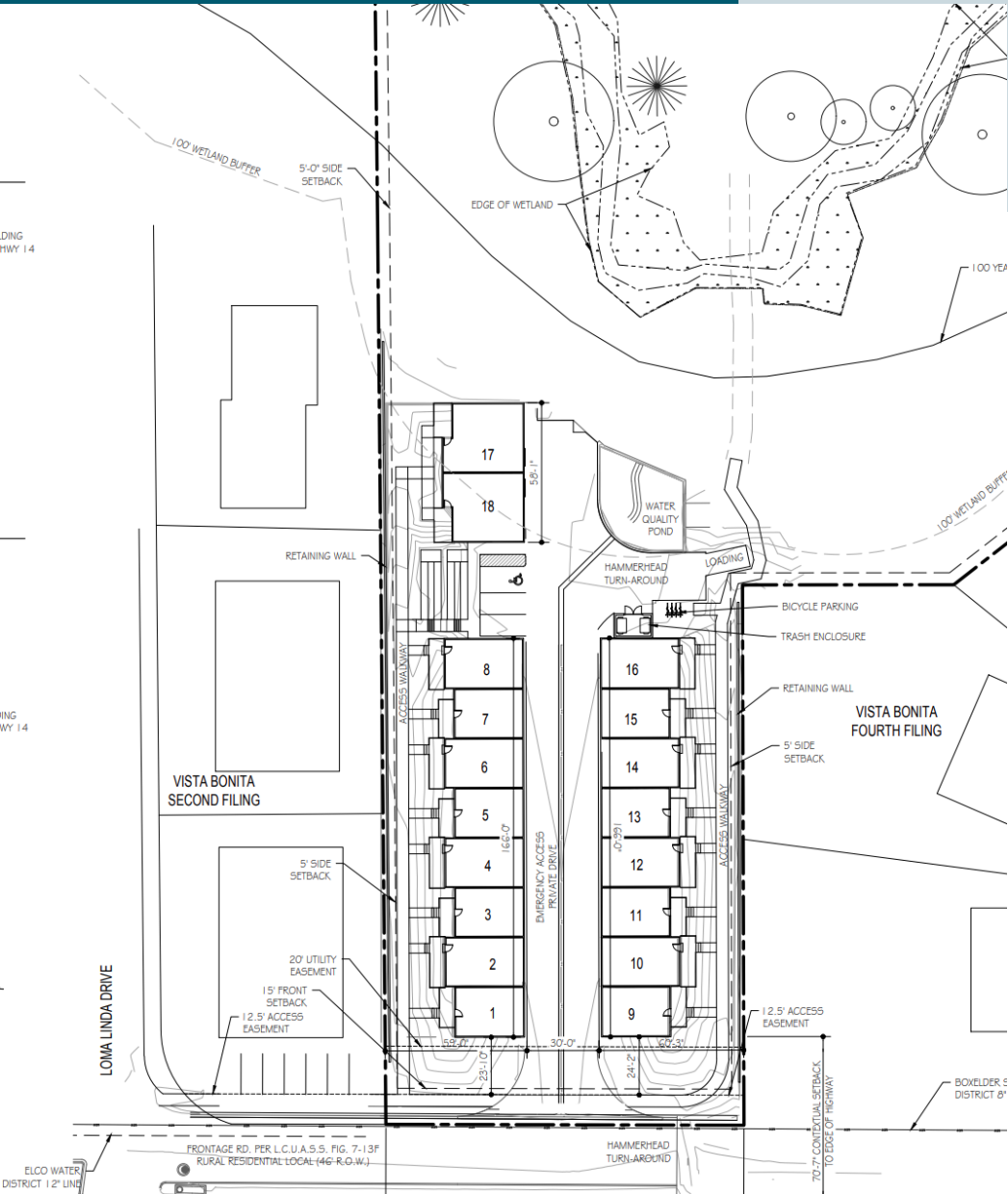


2 8-PLEX CONCEPT ELEVATIONS
SCALE: 1/16" = 1'-0"

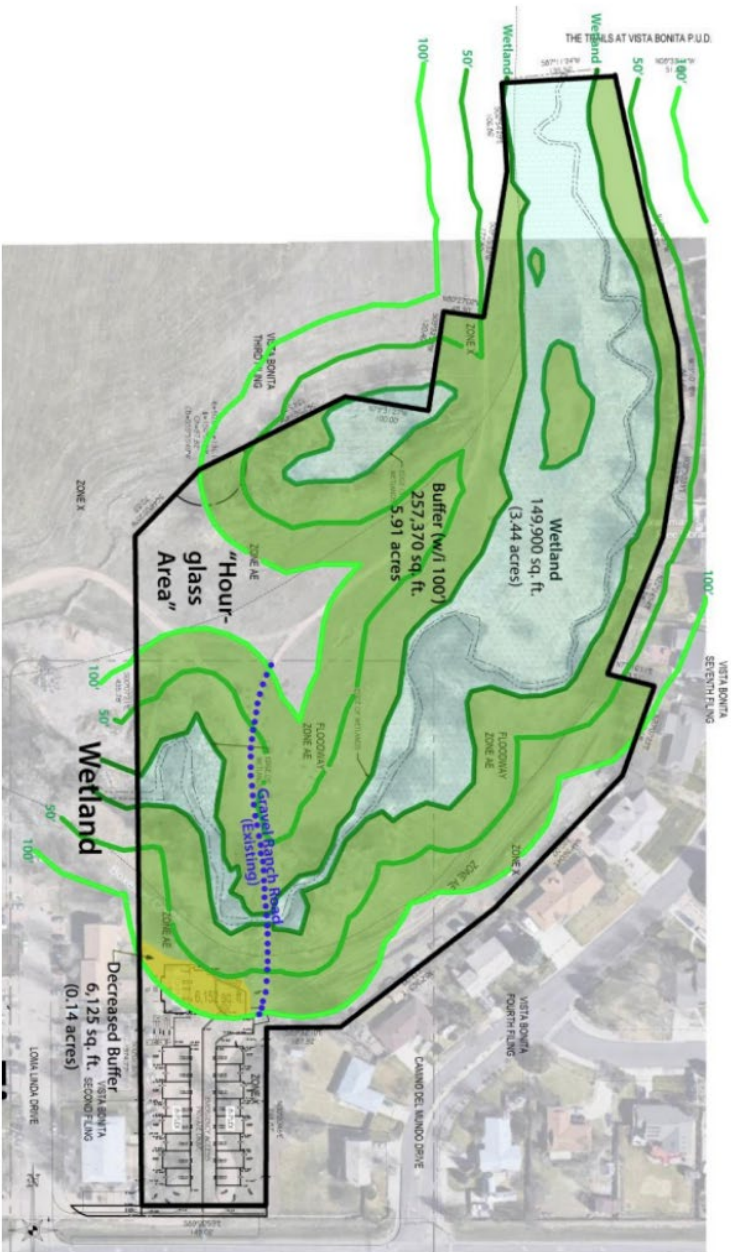


3 DUPLEX CONCEPT ELEVATIONS
SCALE: 1/16" = 1'-0"

SITE PLAN NOTES:
1. THE PAVED EMERGENCY ACCESS SHALL BE CAPABLE OF SUPPORTING 40 TONS.



BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348



PRELIMINARY PLAT REVIEW CRITERIA (PAGES 55-61)

1. Generally...the review and decision-making bodies shall consider the general approval criteria in §6.3.8.D, General Review Criteria, and if the proposed subdivision: 3
 - a. Complies with all applicable use, density, development, and design standards set forth in this Code that have not otherwise been modified or waived pursuant to this Code and that would affect or influence the layout of lots, blocks, and streets;
 - b. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources;
 - c. Provides evidence to show that all areas of the proposed subdivision that may involve other natural hazards including flood and wildfire have been identified and mitigated to the maximum extent practicable;

PRELIMINARY PLAT REVIEW CRITERIA CONT.

- d. Provides evidence that provision has been made for a public sewage disposal system or, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with state and local laws and regulations;
 - e. As applicable, provides proposed phasing for development of the subdivision that is rational in terms of available infrastructure, capacity, and financing; and
 - f. The subdivision is consistent with the subdivision sketch plan, if applicable, unless detailed engineering studies require specific changes based on site conditions.
2. Land Divisions within Growth Management Areas (GMAs) or the LaPorte Plan Area In
- a. Complies with the applicable supplementary regulations of the GMA district, if any, or the LaPorte Area Plan or other adopted sub-area plan, as applicable.
 - b. Is compatible with existing and allowed land uses in the surrounding area;

PRELIMINARY PLAT REVIEW CRITERIA CONT.

- c. Can and will comply with all applicable requirements of this Code;
- d. The County Commissioners have approved a rezoning of the land to PD-planned development;
- e. The recommendations of referral agencies have been considered; and
- f. Approval of the proposed land division will not result in a substantial adverse impact on other property in the vicinity of the proposed land division.

REZONING REVIEW CRITERIA (PAGES 61-64)

6.6.1.D. Review Criteria.

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.

REZONING REVIEW CRITERIA CONT.

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.

6. Additional Review Criteria in Growth Management Area (GMA) Districts.

GENERAL REVIEW CRITERIA (PAGES 64 – 65)

1. Generally.

- a. Unless otherwise specified in this Code, County review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
- b. The application may also be subject to additional review criteria specific to the type of application, as set forth in §6.4 through §6.7.
- c. If there is a conflict between the general review criteria in this section and the specific review criteria in §6.4 through §6.7, the specific review criteria in §6.4 through §6.7 control.

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.

GENERAL REVIEW CRITERIA

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.

GENERAL REVIEW CRITERIA

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.

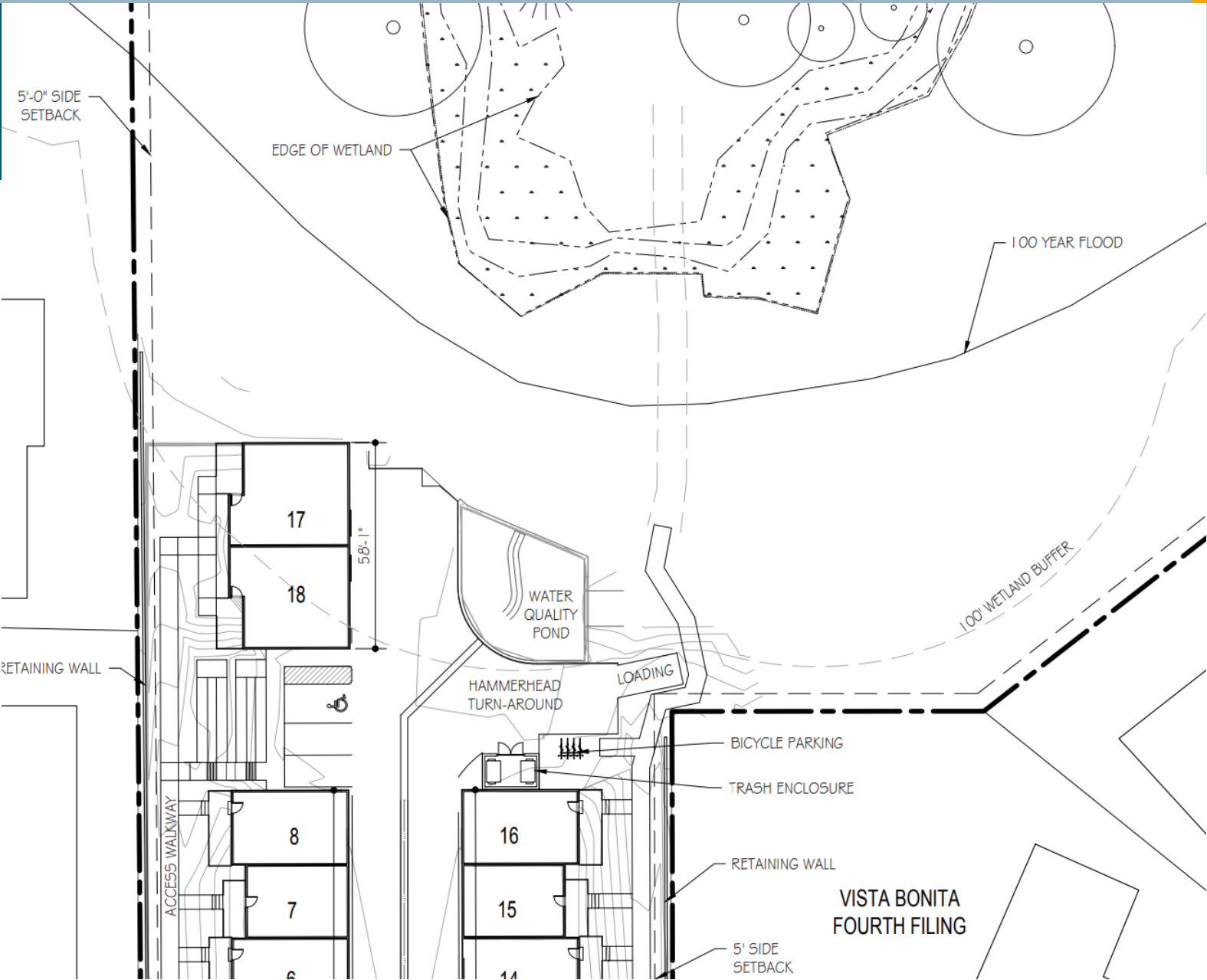
The proposed development shall comply with all other standards imposed on it by all other applicable provisions of this Code, including but not limited to standards relating to establishment and operation of uses, layout of the site, and general development characteristics.

LARIMER
COUNTY

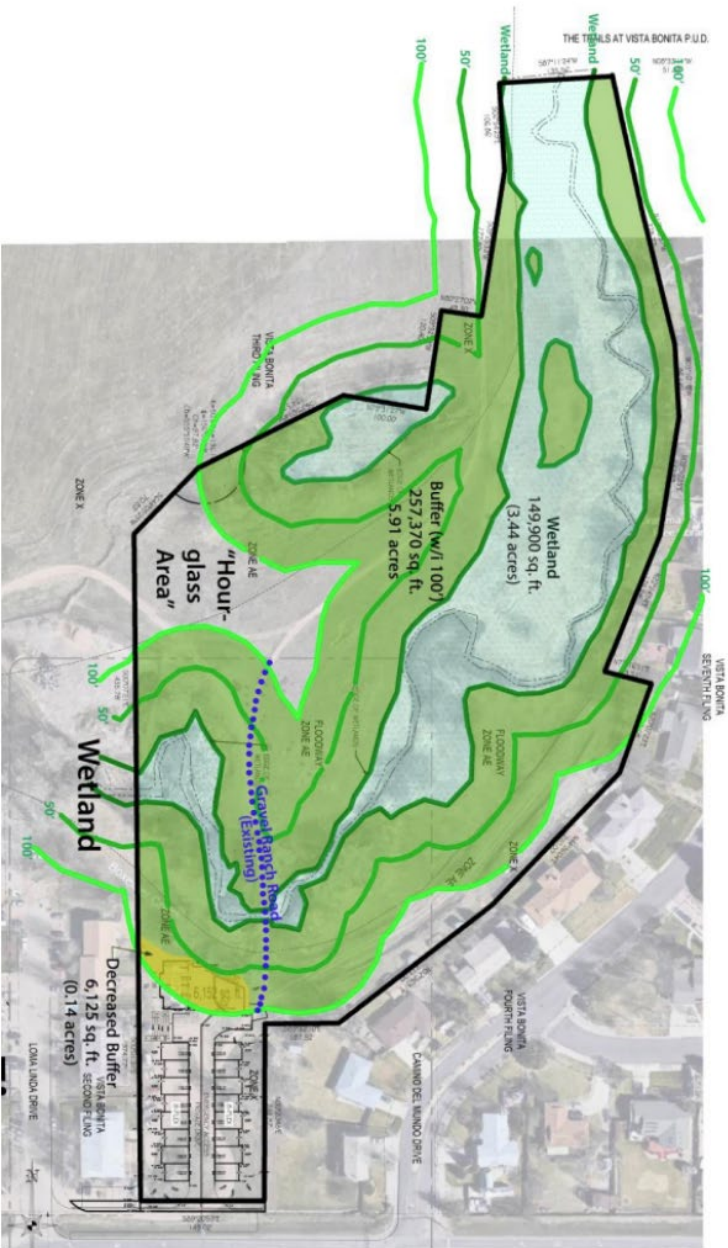
R = Allowed by Right SP = Site Plan S = Special Review AS = Administrative Special Review
AS* = Administrative Special Review Public Hearing Blank Cell = Prohibited use

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BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348



BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348



BOXELDER TOWNHOMES PLANNED LAND DIVISION & PLANNED DEVELOPMENT, 24-LAND4348



DEVELOPMENT SERVICES TEAM FINDINGS (PAGE 66)

The Development Services Team finds that the Boxelder Townhomes Planned Land Division and Rezoning to Planned Development, File No. 23-LAND4348 complies with the Preliminary Plat Review Criteria found in Section 6.5.5.D, the Rezoning Review Criteria found in Section 6.6.1.D of the Land Use Code, and the General Review Criteria found in Section 6.3.8.D.

DEVELOPMENT SERVICES TEAM RECOMMENDATION (PAGES 66 – 68)

The Development Services Team recommends approval of the Boxelder Townhomes Planned Land Division and rezoning to Planned Development, File No. 23-LAND4348 subject to the 7 conditions found on pages 66 – 68 of the Planning Commission packet.

DEVELOPMENT SERVICES TEAM SUGGESTED MOTION (PAGE 68)

I move that the Planning Commission recommends that the Board of County Commissioners approve the Boxelder Townhomes Planned Development and Rezoning to Planned Development, File No. 23-ZONE4348, subject to the 7 conditions found in the Planning Commission packet with the following amendment:
Condition 7 shall be amended to include the reduced wetland buffer and waterway setback as described in the Credible and Competent Evidence Report for Wetland Buffer Reduction report.



PLANNING COMMISSION HEARING

2024 Building Code Updates, File
No. 25-CODE0286

COMMUNITY DEVELOPMENT DEPARTMENT/BUILDING DIVISION



2024 BUILDING CODE UPDATE HIGHLIGHTS FOR PLANNING COMMISSION

AUGUST 20, 2025 HEARING



BUILDING CODE UPDATE PROCESS

- The International Code Council (ICC) publishes a new set of I-codes every three years after extensive, open hearing process
- Local governments review codes and draft local amendments
- In Larimer County, codes are reviewed by staff, Board of Appeals (architects, engineers, electricians, contractors), Planning Commission, and Board of County Commissioners
- When Commissioners adopt code, it becomes county code.

CODES BEING REVIEWED FOR ADOPTION

- ☐ 2024 International Residential Code (IRC)
- ☐ 2024 International Building Code (IBC)
- ☐ 2024 International Energy Conservation Code (IECC)
- ☐ 2024 International Existing Building Code (IEBC)
- ☐ 2024 International Fuel Gas Code (IFGC)
- ☐ 2024 International Mechanical Code (IMC)
- ☐ 2024 International Plumbing Code (IPC)
- ☐ 2024 International Property Maintenance Code (IPMC)
- ☐ 2024 International Swimming Pool and Spa Code (ISPSC)
- ☐ Colorado Model Electric Ready and Solar Ready Code
- ☐ Colorado Wildfire Resiliency Code

WHAT'S NEW WITH THE 2024 CODE PROCESS?

- Every city/town in Larimer County (except Estes Park) is trying to reduce/align amendments and adopt the '24 codes effective 1/1/26.
- The **state has adopted codes that local governments MUST adopt this code cycle** (or more stringent codes) specifically the Wildfire and Electric/Solar Ready Codes.
- The **Colorado Model Low-Energy and Carbon Code is not mandatory for local adoption** until codes are adopted after July 1, 2026. I am recommending we adopt the 2024 IECC but not the state code this cycle.
- Building Official collaborated with the county Agricultural Advisory Board to amend code to make small farm stand development easier.
- Building Official is trying to align Building Code with Land Use Code more than ever before (lighting requirements, Accessory Dwelling Units)

MAJOR CODE UPDATE ISSUES

- Colorado Wildfire Resiliency Code
- Colorado Model Electric and Solar Ready Code
- Farmstand Changes
- Lighting Code Changes
- Accessory Living Areas/Accessory Dwelling Units
- Energy Code Changes

Is there anything else any Planning Commissioner wants to discuss?

COLORADO WILDFIRE RESILIENCY CODE

Background

Because of our state's high and growing wildfire danger, and recent experience with highly damaging wildfires, the Colorado General Assembly passed a bill in 2023 making major changes to how we adapt to the threat of wildfire.

SB 23-166:

- Created a Colorado Wildfire Resiliency Code Board
- Required the board to define the state's
- Wildland-Urban Interface (WUI)
- Directed the board to adopt a model wildfire resiliency code for construction and site management in the WUI



COLORADO
Wildfire
Resiliency
Code Board

<https://dfpc.colorado.gov/WRCB>

[8 CCR 1507-39 Rules Adopted](#)

[2025 Colorado Wildfire Resiliency Code](#)

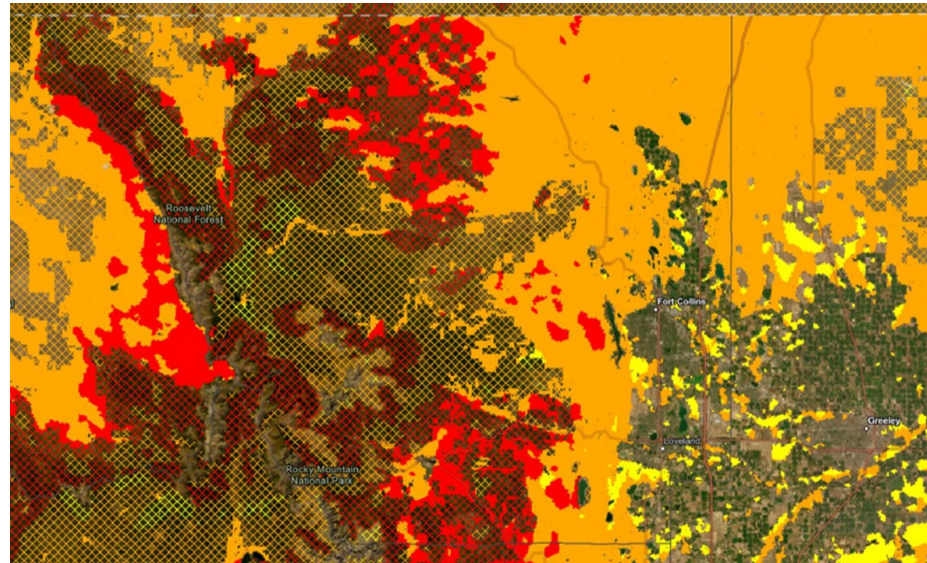
[State Map for the application of the 2025 CWRC](#)

COLORADO WILDFIRE RESILIENCY CODE

State Wildfire Hazard Map – Larimer County

Red=high fire danger
Orange = medium danger
Yellow = low danger
Hatched = federal lands

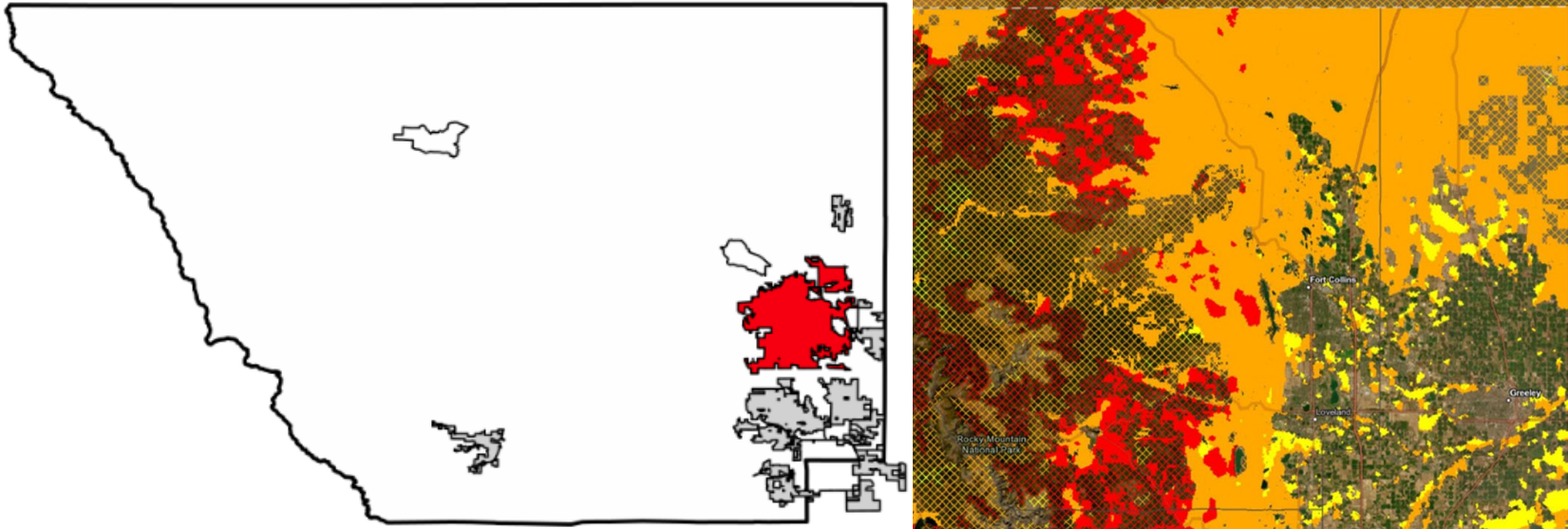
Almost all of Larimer County is deemed medium/high hazard except areas inside incorporated city/town limits



For consistency/simplicity, for increased safety, and due to our wildfire experience, Building Official recommends that all unincorporated parcels comply with all Structure Hardening and Site/Area requirements.

COLORADO WILDFIRE RESILIENCY CODE

State Wildfire Hazard vs. Incorporated Cities and Towns in Larimer County



Almost all areas on state map NOT in the Wildfire Hazard Area are inside Wellington, Fort Collins, Loveland, Berthoud, Windsor, Timnath or Johnstown

COLORADO WILDFIRE RESILIENCY CODE

Covers new buildings, additions ≥ 500 sf, reroofing or residing 25% or more of roof/wall area, accessory buildings over 120 sf, fences within 8' and decks.

Note: *35-acre parcels with one residential structure that do not abut residential/commercial areas are exempt from this code*

Structure Hardening Requirements:

- Class A fire-rated roof coverings (already in county code)
- Non-combustible gutters and downspouts
- Fire-resistant vent openings
- Exterior walls/eaves/soffits to be non-combustible, 1-hour fire-rated, fire-retardant treated wood, ignition-resistant, log/heavy timber, enclosed to grade
- Unenclosed decks need non-combustible, ignition resistant, or Class A decking
- Tempered or multi-layered windows/door glass (already in county energy code)
- Noncombustible min. 1 $\frac{3}{4}$ " solid core or ≥ 20 -minute fire-rated exterior doors

COLORADO WILDFIRE RESILIENCY CODE

Site/Area Requirements

Structure Ignition Zone 1 (0-5 feet): Immediate Zone:

- Only noncombustible, hard surface ground cover such as bare earth, sand, rock, gravel, concrete, stone pavers, etc. No plantings allowed.
- Prune existing tree crowns for 10' spacing, prune branches 6-10 ft high
- Mark roads/driveways, fire protection equipment, hydrants
- Non-combustible or ignition-resistant retaining walls within 8' of building
- Non-combustible or ignition-resistant fences within 8' of building (vinyl ok)

Structure Ignition Zone 2 (5-30 feet) Intermediate Zone:

- Ignition-resistant plantings from state list allowed
- Remove dead plant material, clear slash, mulch, logs, branches



COLORADO WILDFIRE RESILIENCY CODE

What will new Wildfire Requirements cost?



Building a Wildfire-Resistant Home: Codes and Costs *Executive Summary*

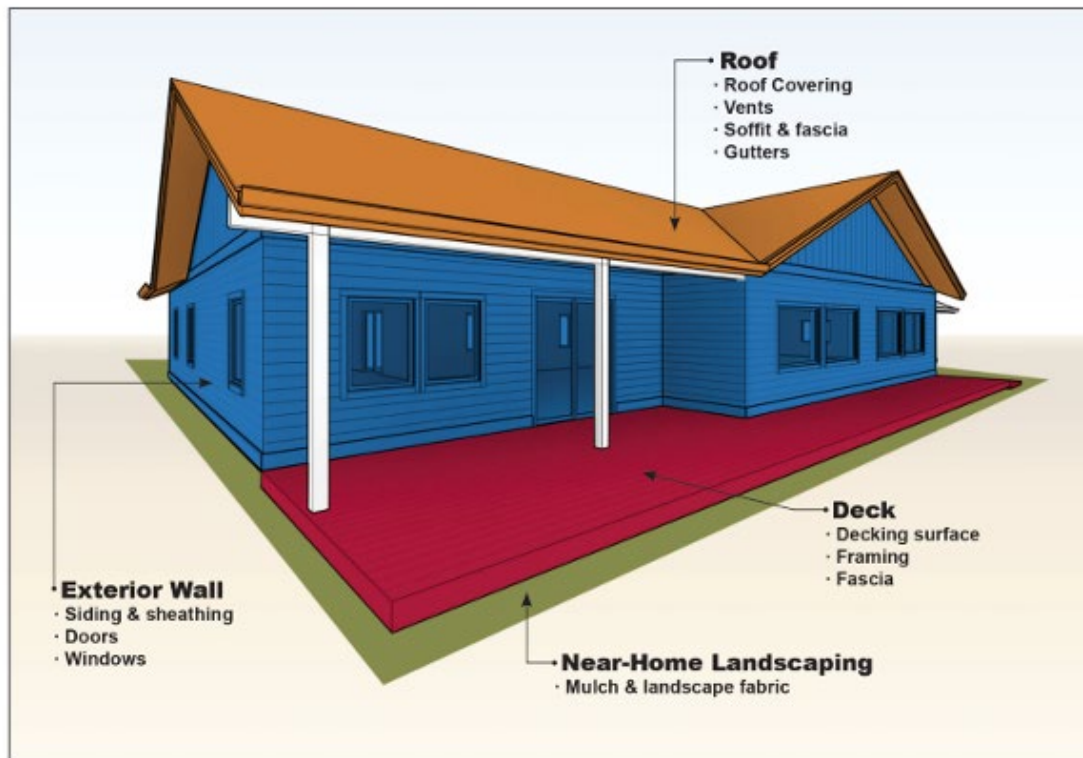
Headwaters Economics | November 2018

Introduction

This study finds negligible cost differences between a typical home and a home constructed using wildfire-resistant materials and design features. Decades of research and post-fire assessments have provided clear evidence that building materials and design, coupled with landscaping on the property, are the most important factors influencing home survivability during a wildfire. With one-third of all U.S. homes in the wildland-urban interface^{1, 2} and more than 35,000 structures lost to wildfire in the last decade,³ more communities should consider adopting building codes that require new home construction to meet wildfire-resistant standards.

COLORADO WILDFIRE RESILIENCY CODE

Building a Wildfire-Resistant Home: Codes and Costs



COLORADO WILDFIRE RESILIENCY CODE

Cost differences studied by Headwaters



Building a Wildfire-Resistant Home: Codes and Costs *Executive Summary*

Headwaters Economics | November 2018

-
- Roof – Class A roofing already required. Added cost for gutters, downspouts, soffits, fascia and roof vents = roughly \$6,000, but components last longer
 - Exterior walls – Fiber-cement siding is roughly \$12,000 less expensive. Multi-pane windows already required by energy code. \$1,000 extra for doors.
 - Deck – composite decking instead of wood = roughly \$2,000 extra
 - Landscaping near home – landscape fabric, rock not mulch = \$2,750 extra
 - Not included – noncombustible fencing, retaining walls

COLORADO WILDFIRE RESILIENCY CODE

Next Steps for Wildfire Code

- ALL subject jurisdictions (city/town/county Building Depts. & Fire Districts with land in the Wildfire Hazard Area) MUST adopt the code by April 1, 2026 (deadline extended six months). Most will take their time.
- At recent meeting to discuss “cooperative agreements,” we proposed County Building handle construction hardening and Sheriff’s Office Wildfire Program Partners handle site/area management in unincorporated county
- Proposed Larimer County version of this code is almost identical to proposed code within Loveland Fire Rescue’s defined Wildfire Hazard Area

COLORADO ELECTRIC AND SOLAR-READY CODE

- This code (or a stronger code) must be adopted THIS code cycle
- Larimer County has existing PV- and EV- ready codes
- For consistency/simplicity, Building Official recommends eliminating local amendments and adopting the state code

What's in the Electric Ready Code?

- For non-all-electric buildings, provide space in mechanical room and electrical panel for future electric equipment plus branch circuit for future use
- Provide solar-ready zone on south-facing roofs with designated path to run conduit to electric service panel with space reserved/labeled (min. 300 sf residential, min. 40% commercial roofs)
- Each dwelling unit with designated parking requires one EV-ready space with 40A or better circuit to within 3' of space (close to existing county code)
- Commercial EV spaces per included Table or Land Use Code (whichever is more)

COLORADO ELECTRIC AND SOLAR-READY CODE

Table CV502: EV Power Transfer Infrastructure Requirements

Building Type / Space Type	EVSE Installed Space	EV Ready Space	EV Capable Space	EV Capable Light Space
All commercial buildings, except for R-2 occupancies, with 10 or less parking spaces.	0	2 spaces	0	0
Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces.	2% of spaces	8% of spaces	10% of spaces	10% of spaces
R-2 occupancies with 10 or less parking spaces	0	15% of spaces	10% of spaces	10% of spaces
R-2 occupancies with greater than 10 parking spaces.	5% of spaces	15% of spaces	10% of spaces	30% of spaces

What's required in the County Land Use Code?

b. All Other Household Living Uses

Parking areas required to provide more than 10 parking spaces for the following types of development shall meet the minimum electric vehicle requirements as set forth in Table 4-7 below.

Table 4-7: Minimum Required Electric Vehicle Charging Spaces

	EV-Capable Spaces	EV-Ready Spaces	EV-Installed Spaces
All Other Household Living Uses	30% of total spaces	15% of total spaces	5% of total spaces
Nonresidential Uses	10% of total spaces	10% of total spaces	5% of total spaces

CODE FLEXIBILITY FOR FARM STANDS

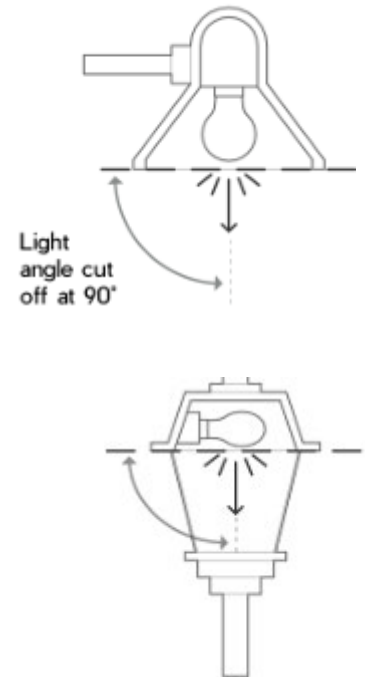
After meeting several times with the LC Agricultural Advisory Board, these amendments are proposed to add flexibility and allow more small **farm stands**:

- IBC Section 1809.5 – Light-frame construction stands up to 600 sq. ft. do not need a frost-depth foundation, only be safely anchored to the ground
- IBC Section P2902.3 - Farm stands having a public access area not over 600 square feet do not need to provide public toilet facilities
- Farm stands up to 200 sf without public access or utilities do not need a building permit; just need a miscellaneous permit if electrical is installed

NEW LIGHTING REQUIREMENTS

Align requirements with Land Use Code

- New/replacement exterior luminaires fully shielded/downward-facing - lighting element not visible at/beyond property lines
- Exterior luminaires generate at least 80 lumens per watt
- Building-mounted fixtures not > 20' high
- Lighting controls comply with Energy Code



ACCESSORY LIVING AREAS/DWELLING UNITS

Land Use Code now allows ALAs/ADUs where one- and two-unit homes are allowed, but... **when is a home with an attached ADU *not* a duplex?**

Duplexes require fire separation, sprinklers, separate ducted heating systems (or fire/smoke dampers) utility shutoffs, independent exiting

We plan to adopt IRC Appendix BC (“Accessory Dwelling Units”) and align it with the Land Use Code (maximum size, % of principal dwelling, etc.)

To not be a duplex, an ADU needs:

- A separate entrance from the home and its own address #
- Fire separation OR interconnected smoke and CO alarms
- Separate heating system, ducts and climate controls
- Readily accessible shutoffs for water, gas and electrical utilities

MAJOR ENERGY CODE CHANGES – IRC CHAPTER 11 & IECC

Biggest change: requirements for additional energy efficiency credits:

- New residential buildings must earn at least 10 credits from at least two options.
- Five additional credits are required for buildings with over 5,000 sf above grade.
- Additions must achieve at least five, substantial improvements at least three.
- Credit options include heat pumps, more efficient heating/cooling or water heating, better thermal envelope, ductwork or lighting, a heat recovery ventilator.
- Commercial buildings must achieve additional energy efficiency credits based on a matrix of occupancy classification and climate zone
- Commercial buildings must install on-site renewable energy of at least .75 watt/sf or procure offsite renewable energy. This small amount won't power the building. Points can be earned for larger systems. *Requirement to be deleted by local amendment.*

PROJECTED TIMELINE FROM HERE

- ✓ August 13- Larimer County Board of Appeals considered 2024 building codes, made some amendments, and recommends Commissioner approval.
- ✓ August 13 – Joint Planning Commission/Board of Commissioners work session
- ✓ August 18 – Meeting with local Fire/Building Depts. on CO Wildfire Resilience Code adoption and cooperative agreements
- **August 20 - Planning Commission hearing**
 - September 22 - Board of Commissioners hearing
 - 4th Quarter 2025 – Customer/staff training on 2024 code updates
 - **January 1, 2026 - Proposed effective date of 2024 codes**

QUESTIONS? CONCERNS? SUGGESTIONS?

CHANGES RECOMMENDED BY BOARD OF APPEALS ON AUGUST 13, 2025

- **Most motions were editorial (correct updated section references, remove redundant sentence, etc.) and are incorporated into v.2 included in packet**
- **Move new Exterior Lighting section from IBC 1204.6 to IBC 2704 = better location**
- **Technical change to maintain intent of Ground Snow Loads IBC 1608.2**
- **Delete added exceptions to Air Leakage Testing IECC-R402.5.1.2/IRC 1102.4.1.2**
- **Delete “Renewable energy certificate documentation” IECC-R 404.4/IRC N1104.4**
- **Motion to delete exception for 35-acres parcels from Wildfire Code 102.10 failed**
- **Motion to delete “Additional renewable and load management credit requirements” for commercial buildings > 5,000 sf floor area failed**



PLANNING COMMISSION HEARING

Larimer on the Move
Transportation Plan



Larimer on the Move

Safety. Mobility. Connections.

Planning Commission Hearing

August 20, 2025



Agenda



1. Welcome & Introductions
2. Project Overview
3. Plan Components and Recommendations
4. Funding Needs & Implementation Strategy
5. Next Steps
6. Questions & Comments

Project Team



Eric Tracy
PM & Senior
Civil Engineer



Mark Peterson
Engineering Director &
County Engineer



Rusty McDaniel
Assistant County
Engineer



Brian Fraaken
Senior Engineer



Todd Juergens
Road and Bridge
Director



Jenny Young
FHU TMP Lead



Stephanie Ball
FHU Transportation
Planner

What is Larimer on the Move?



Safety Action Plan (Adopted April 14, 2025)



Transportation Plan



Vision & Goals



Vision

Our vision is to secure long-term funding that supports a safe and strong transportation network. Efforts include maintaining infrastructure, promoting a range of transportation choices, ensuring fairness, improving quality of life, and connecting our region effectively.

Goals



SAFETY

Ensure that our transportation system is safe and secure for everyone who uses the roads, focusing on preventing deaths and serious injuries through a Safe Systems Approach.



RESILIENCE

Maintain and enhance the transportation network to wisely invest in infrastructure ensuring it can withstand challenges over the long term and be ready for emergencies.



TRAVEL CHOICE

Develop a transportation system that offers a range of sustainable alternatives, such as public transportation, walking, and bicycling, to reduce carbon emissions and encourage a shift toward greener travel options.



EFFICIENCY

Improve traffic flow and reduce congestion on County roads to make our transportation system more efficient overall.



EQUITY

Make sure everyone has fair access to transportation options, enhancing the quality of life for all residents, especially those in underserved communities.



REGIONAL CONNECTIONS

Enhance and expand transportation connections between rural and urban areas to better link our region.



FUNDING

Secure long-term funding for transportation projects and use County funds effectively by forming partnerships and seeking grants.

Planning Process



Plan Overview



Background and Context

- Purpose and planning process
- Vision and goals

Current and Future Conditions

- Community profile and growth trends
- Safety, roadway system, bicycle and pedestrian facilities, and transit services

Community and Stakeholder Engagement

- Public and partner input
- Key values, needs, priorities, and tradeoffs

Recommended Transportation Plan

- Roadway, bicycle and pedestrian, transit, and safety plans
- LaPorte Area Plan
- Emerging mobility trends

Plan Implementation

- Project evaluation and prioritization
- Cost estimates and funding strategies
- Performance measures for tracking progress

Public Involvement Phases



Phase 1: Values & Needs

June – August 2024

What types of improvements are important to you?

What problems do you encounter when traveling in Larimer County and what ideas do you have to overcome these problems?



Phase 2: Priorities & Tradeoffs

November 2024 – January 2025

What transportation investments are most critical?

Which transportation goals are most important?



Phase 3: Validation

May 2025

Draft Plan Review

Did we get it right?

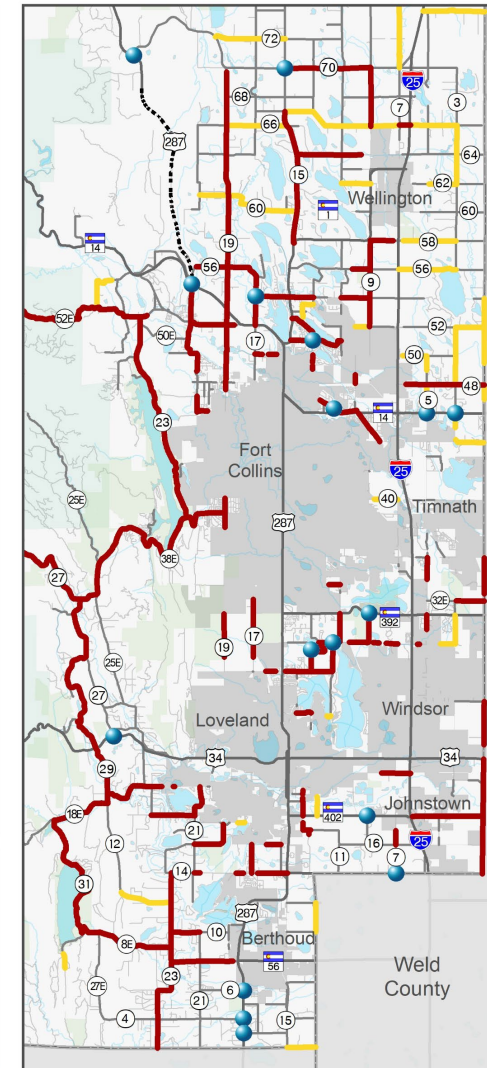
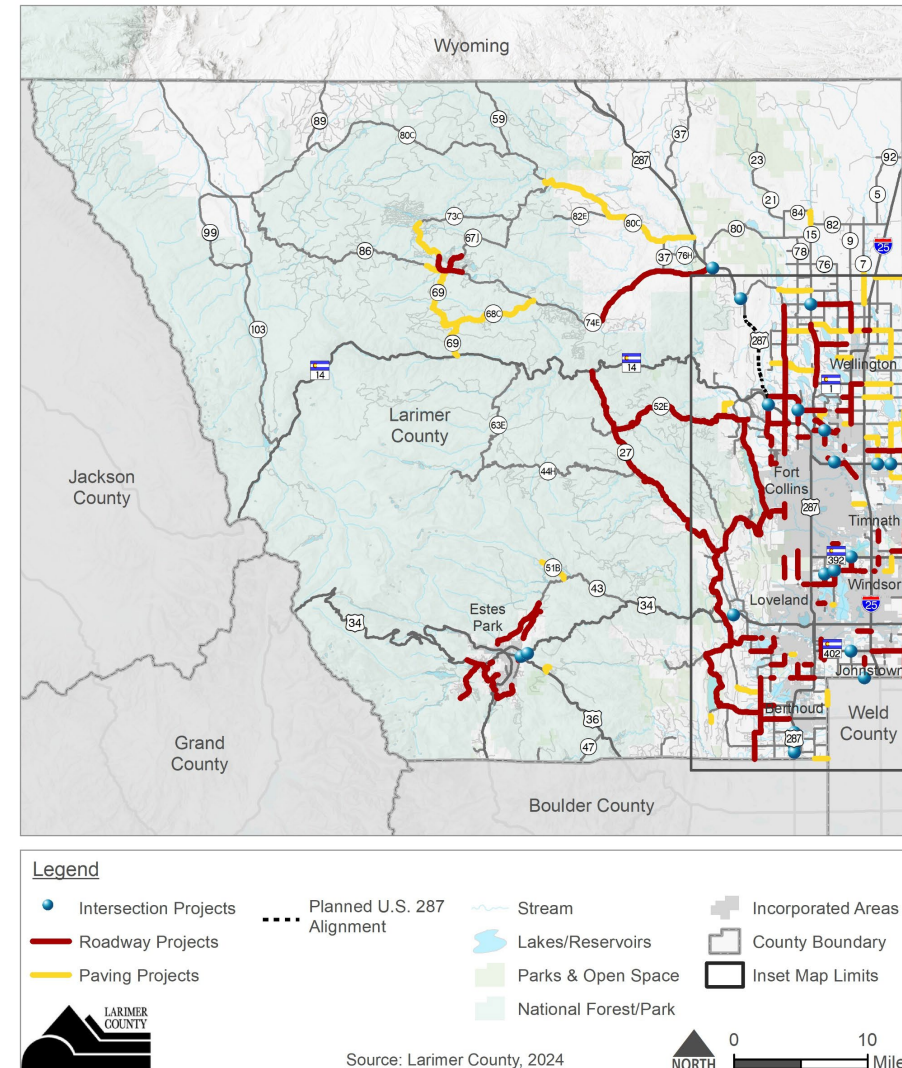
Roadway Plan



- Roadway improvements including addition or widening of multi-use shoulders, addition of a center turn lane, and in a few cases, addition of travel lanes
- Paving of high-priority non-paved roads
- Intersection and operational improvements



Roadway Plan



Bicycle & Pedestrian Plan

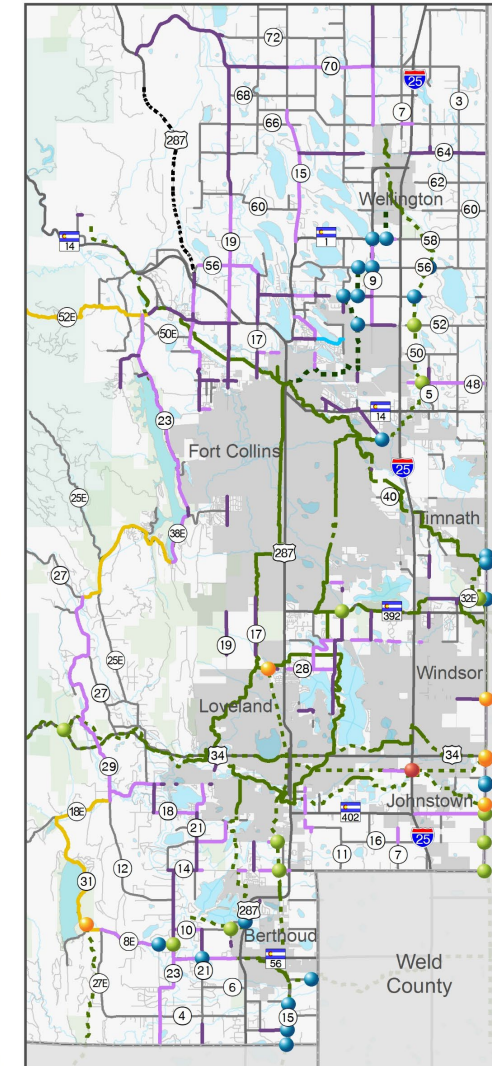
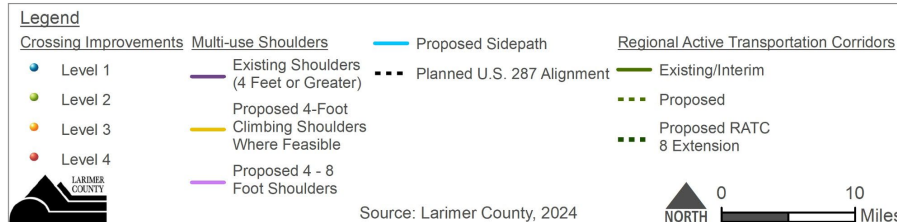
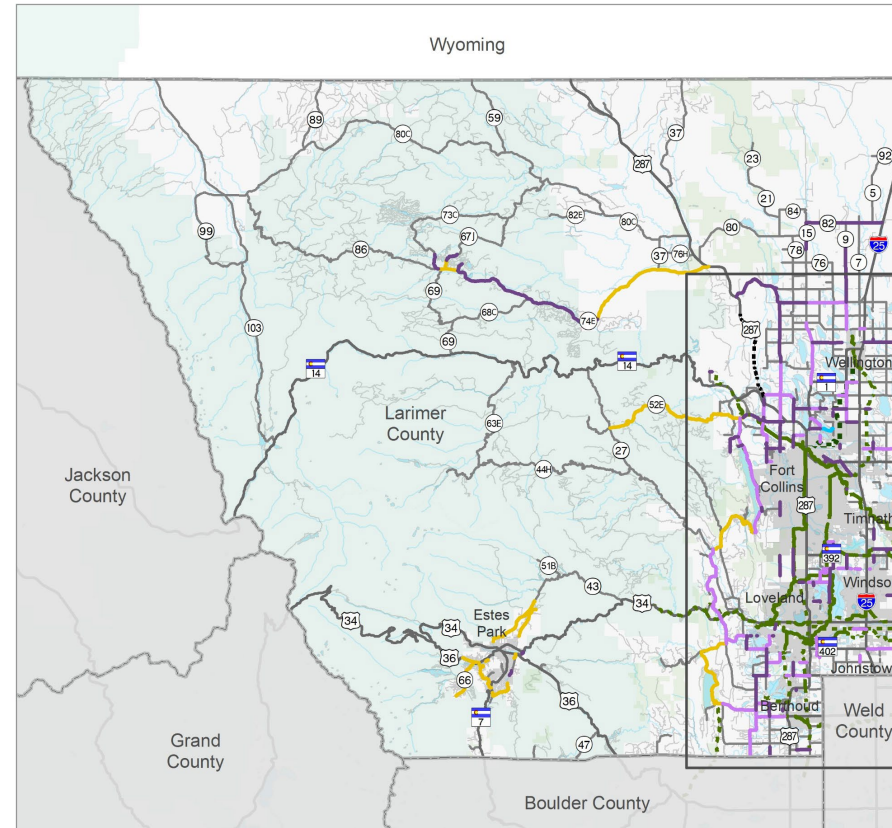


- Multi-use Shoulders
- Climbing Shoulders on Mountain Corridors
- Off-Street Shared Use Paths
- Crossing Improvements along Regional Active Transportation Corridors



Planning Commission Hearing | August 20, 2025

Bicycle & Pedestrian Plan



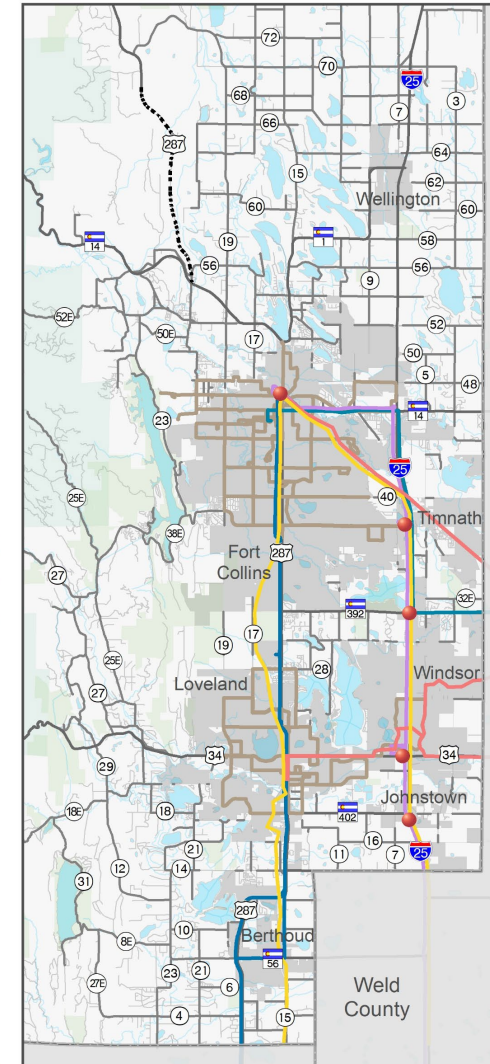
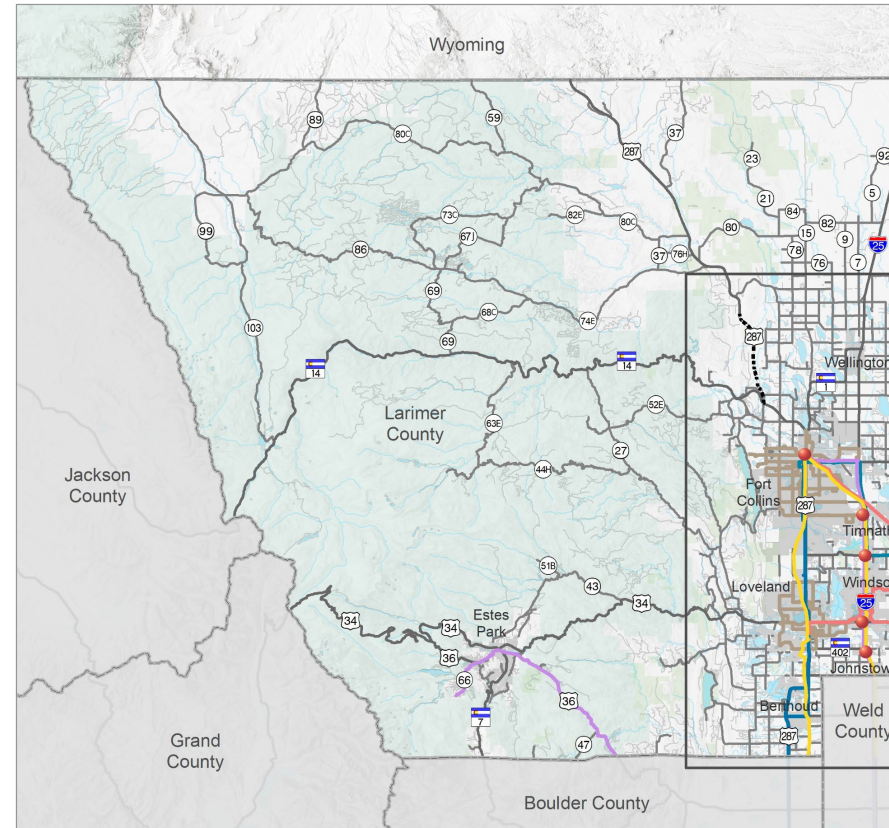
Transit Plan



- Strategies to coordinate with partner agencies
- Alternative Transit Solutions Toolkit
 - Microtransit
 - Volunteer Driver Program
 - Family & Friends Subsidy Program
 - Carshare Program



Future Fixed Route Transit

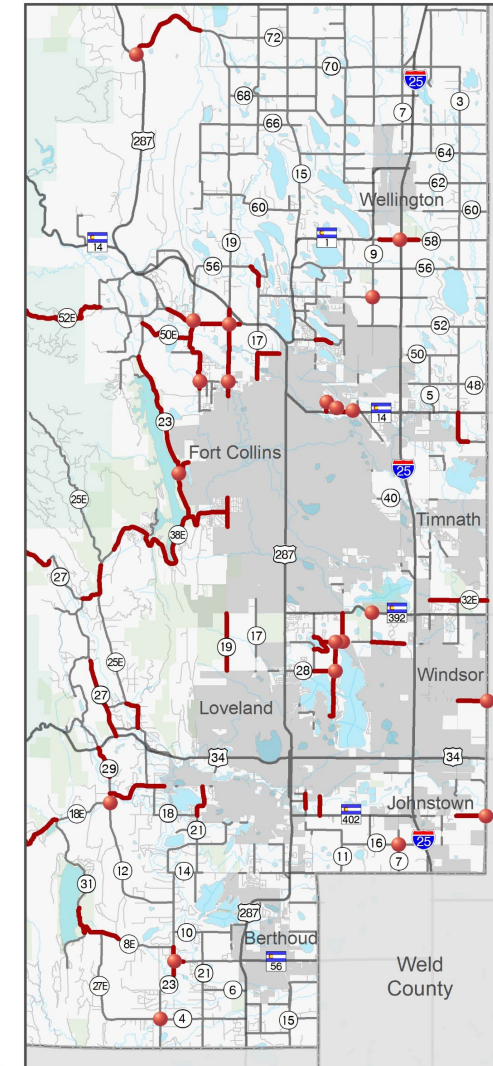
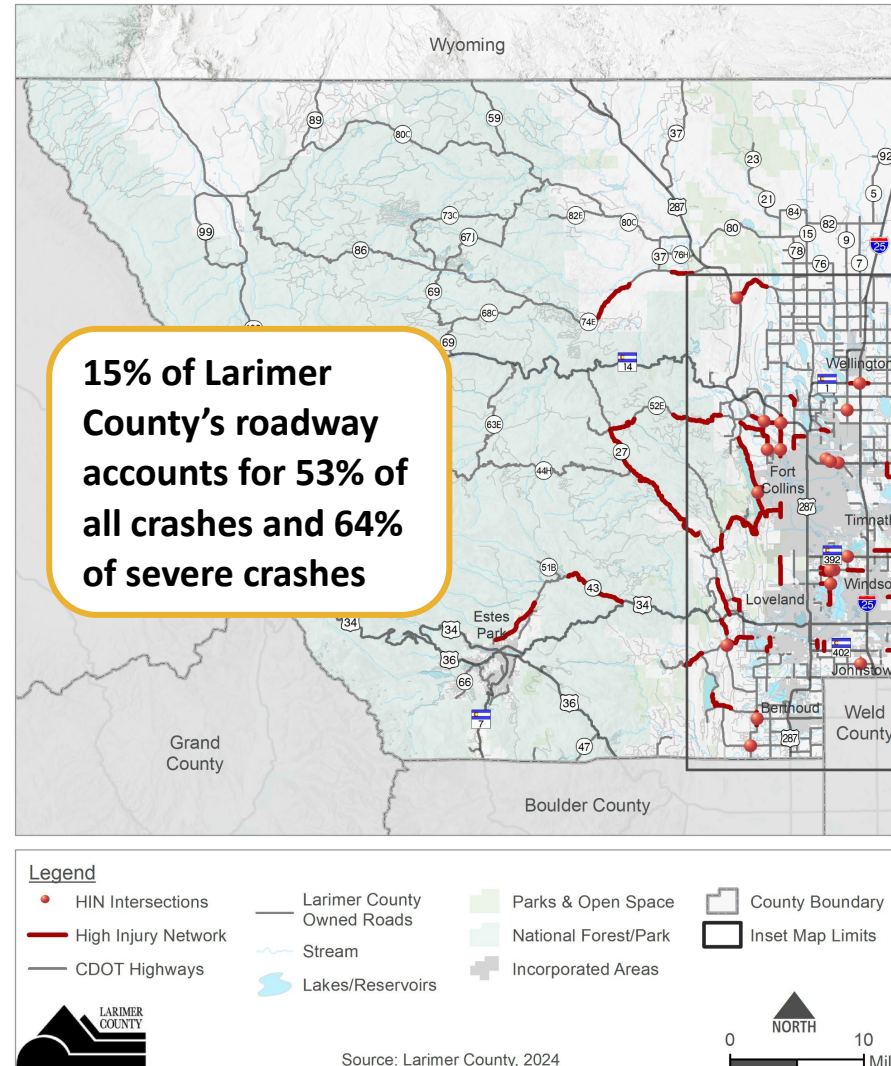


Safety Action Plan



- Projects are derived from the High Injury Network
 - 24 short- to mid-term projects
 - 46 long-term projects
- Short- to mid-term project examples:
 - Improving visibility through signage and striping
 - Speed management treatments such as rumble strips and wider edge lines, and advance warning signs
- Long-term project examples:
 - Implementing roundabouts
 - Roadside design improvements for pedestrians
 - Roadway treatments for dark-unlighted conditions

High Injury and High Risk Networks



Transportation Investment Needs



- The Plan identifies approximately **\$840 million** (in 2025 dollars) in transportation investment needs through 2050
- Current annual funds available: ~\$7 million for road, bridge, and intersection improvements.
- **Available funds meet only ~20% of projected transportation needs.**
- The County has set a **strategic objective to identify a dedicated transportation funding source** to meet long-term needs.

Project Type	Total Project Costs (2025\$)
Roadway Improvements	\$ 370,000,000
Paving of Gravel Roads	\$ 250,000,000
Intersection Improvements	\$ 48,000,000
Multimodal Crossing Improvements	\$ 1,500,000
Safety Improvements	\$ 16,500,000
Major & Minor Bridges	\$ 154,000,000
Total	\$ 840,000,000

Implementation Philosophy



- Larimer County will use a **goal-driven, flexible framework** to inform project selection rather than a rigid prioritization formula.
- The Capital Improvement Program (CIP) will be updated annually, reflecting:
 - Emerging conditions and development trends
 - Funding availability and partnership opportunities
 - Infrastructure condition and community priorities
- This approach supports **transparency, adaptability, and alignment** with long-term transportation goals.

Next Steps

Recommended Motion:

“I move to adopt the Larimer County Transportation Plan”

Questions or
Comments?





PLANNING COMMISSION HEARING

City of Loveland Firefly Trail L&E,
File No. 25-ZONE3790

LARIMER COUNTY: COMMUNITY DEVELOPMENT



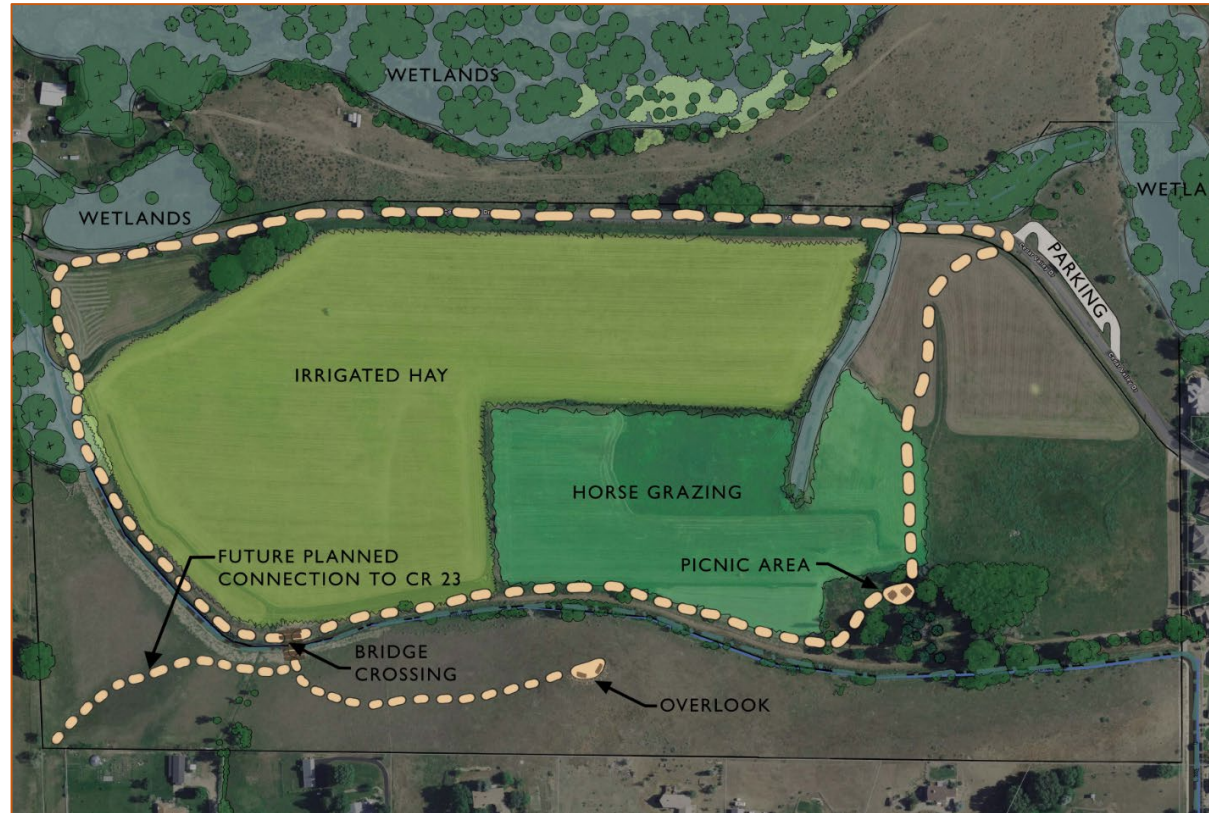
CITY OF LOVELAND FIREFLY TRAIL LOCATION AND EXTENT 25-ZONE3790

AUGUST 20, 2025



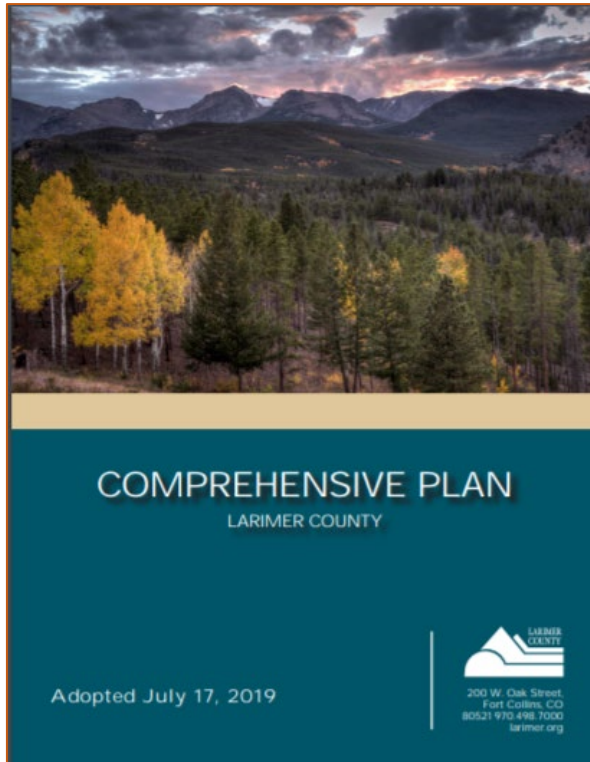
LOCATION & REQUEST

Location and Extent review for
the City of Loveland to construct
a new parking lot and trail



LOCATION & EXTENT

Location and Extent (L&E)



Per Colorado Revised State Statute “whenever any county planning commission has adopted a master plan of the county or any part thereof, *no road, park, or other public way, ground, or space, no public building or structure, or no public utility ... shall be constructed or authorized in the unincorporated territory of the county until and unless the proposed location and extent thereof has been submitted to and approved by such county or regional planning commission.*”

C.R.S 30-28-110

Article 6.4.4 of the current Larimer County Land Use Code (LUC) considers the following as public projects subject to L&E:

- Public Schools
- Hospitals
- Public Campgrounds
- Public Trails, trailheads, and parks
- Public Roads

The purpose of the L&E review, per the LUC is to determine if a public use, structure, or utility proposed in unincorporated Larimer County conforms with the adopted County Comprehensive Plan.

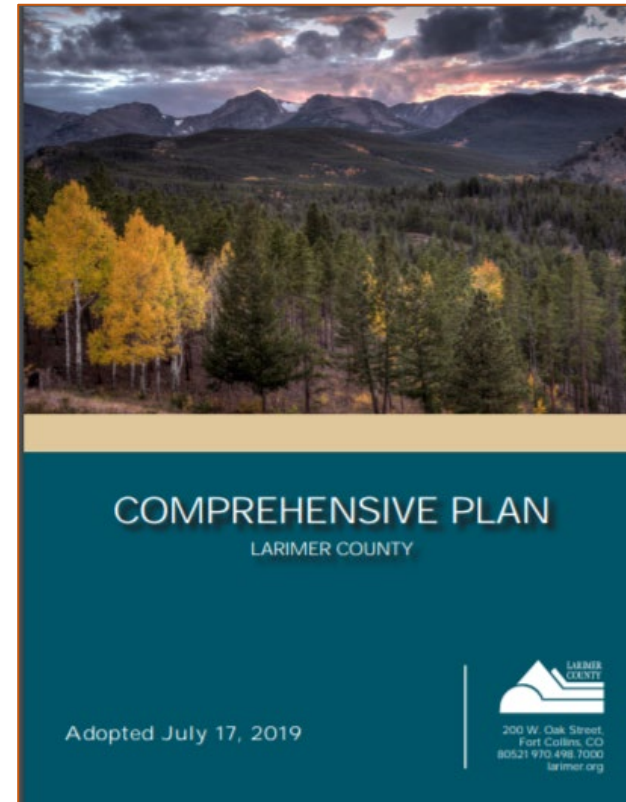
REVIEW CRITERIA – COMPREHENSIVE PLAN

L&E review is **not** a review of Land Use Code standards nor a technical review of the proposed design.

To approve a L&E application, the Larimer County Planning Commission must find that the proposal is consistent with the Larimer County Comprehensive Plan, based on consideration of relevant Plan principles, maps and elements.

For this request:

*** Larimer County Comprehensive Plan**



REVIEW CRITERIA – COMPREHENSIVE PLAN:

Larimer County Comprehensive Plan:

C6. Rural Development:

6.11 Conserve natural resources and, where appropriate, support recreational uses within public lands or privately-owned conserved lands as represented by the Natural resource Framework Category.

HS1. Community Connectivity

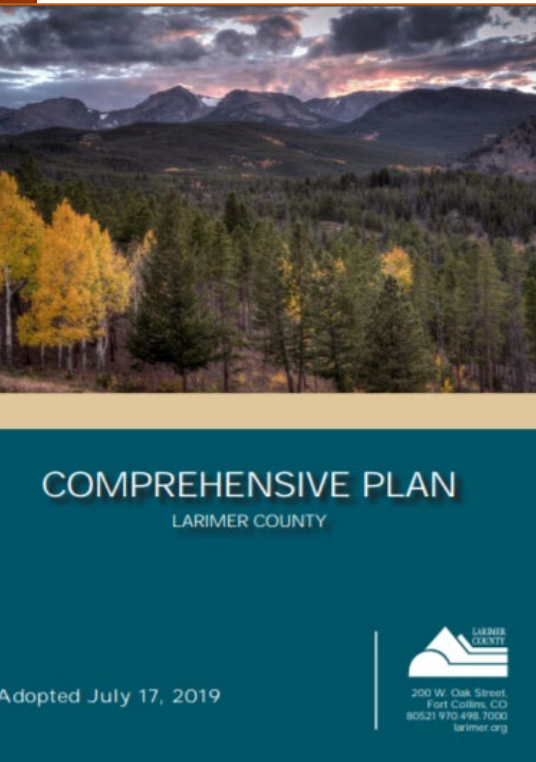
1.7. Encourage a broad distribution and connectivity of open spaces and natural areas for recreation, habitat conservation and associated physical and behavioral health opportunities.

E3. Economic Health & Resiliency

3.4. Accommodate recreation and land conservation as economically valuable land uses in rural areas.

W&NR1. Natural Resources, Wildlife Habitat and Ecosystems

1.8 Minimize fragmentation and ensure connectivity of native habitats and movement corridors to protect ecosystems and native species when designing and constructing development and infrastructure projects



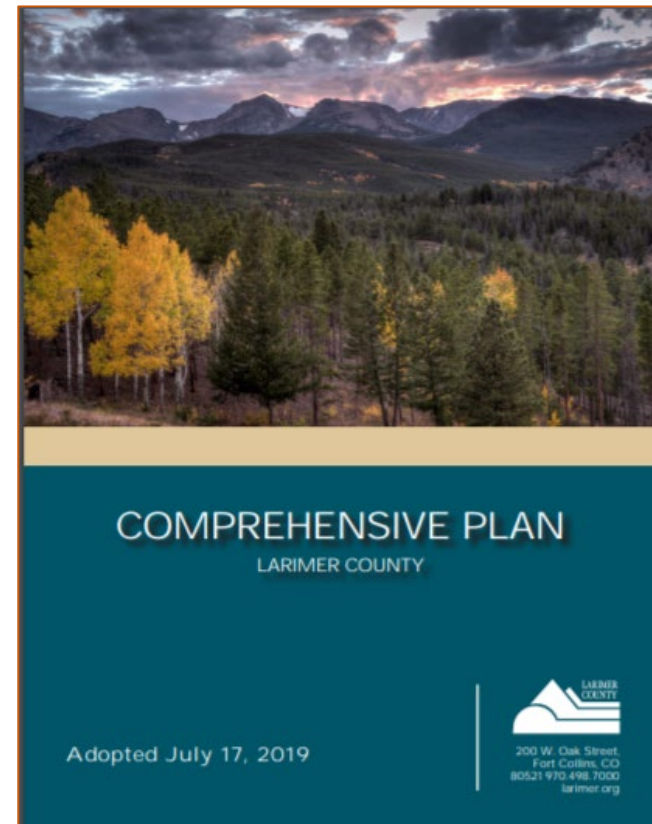
SUMMARY

The application was referred to multiple agencies, including:

- Larimer County Engineering
 - Larimer County Code Compliance
 - Larimer County Health and Environment
 - City of Loveland
 - Loveland Fire Rescue Authority
 - Home Supply Ditch Co.
 - George Rist Ditch Co.
-
- Staff received comments from the City of Loveland, Code Compliance, Engineering, Health Dept., and LFRA.
 - Public Notice to surrounding property owners within 500-feet.
 - Two comments were received on 8/19/25 and were included as an addendum to the staff report

REVIEW CRITERIA – COMPREHENSIVE PLAN

To approve a L&E application, the Larimer County Planning Commission must find that the proposal is consistent with the Larimer County Comprehensive Plan, based on consideration of relevant Plan principles, maps and elements.



FINDINGS & RECOMMENDATION

The applicant has provided information with respect to this proposal, which does not reveal any significant issues or conflicts. As long as the proposed parking lot, trailhead, and trail are constructed in a way that meets requirements of any State, County and local regulations, Staff finds that this proposal is consistent with the intent and purpose of the Larimer County Comprehensive Plan.

The Development Services Team recommends Approval of the City of Loveland Firefly Trailhead Location and Extent, File #25-ZONE3790.

subject to the following conditions:

- 1. Technical Review and approval is required prior to any construction of the project and prior to applying for any applicable construction permits and/or applicable building permits.**