



Date: Wednesday, January 21, 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, January 21, 2026, at which time the following business was transacted.

Board Members in person: Patrick Rowe, Conor Duffy, Jon Slutsky, Shelby King, Jon Weiss, Adam Eggleston and Lisa Chollet. Board Member Online: Zachery Sullivan.

Staff Present: Kassidee Fior, Laura Collier, Justin Currie, and Melissa Bruski (Community Development Planning Division); David Pringle (Engineering Department); Lea Schnieder and Ashton Brodahl (Department of Health & Environment); and Christine Luckasen (Larimer County Attorney).

ACTION ITEMS

Item No. 1 – Posting of Public Meeting

MOTION

Commissioner Duffy moved, and Commissioner Rowe seconded the motion that the Larimer County Planning Commission designate www.Larimer.gov as the place for posting notice of public meetings, and if exigent or emergency circumstances prevent the online posting at such location, public notice shall be physically posted at the bulletin boards located at the north and south entrances to the Larimer County Administrative Services Building at 200 West Oak, Fort Collins, Colorado, in accordance with Colorado's open meetings laws.

Commissioners Rowe, Sullivan, Eggleston, Weiss, Duffy, Slutsky, King, and Chollet voted in favor. The motion carried (8-0).

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner Rowe seconded the motion to approve the December 17, 2025, minutes of the Larimer County Planning Commission, as presented.

Commissioners Slutsky, King, Rowe, Duffy, Eggleston, Weiss, Sullivan, and Chollet voted in favor. The motion carried (8-0).

AMENDMENTS TO THE AGENDA

None.

CONSENT ITEMS

Item No. 1 – City Of Fort Collins West Elizabeth Bus Station Location and Extent, File No. 25-ZONE3829

Amendment: Item No. 1 – City of Fort Collins West Elizabeth Bus Station, File No. 25-ZONE3829, was requested to be pulled from the consent agenda to discussion by a member of the public.

DISCUSSION ITEMS

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

[View Applicant Presentation](#)

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The Commission opened the discussion by inquiring about the definition of a "sleeping area." Staff explained that this typically refers to living areas equipped with a pullout couch, which may permit increased occupancy if the water and sewer capacity are sufficient. The Commission questioned the quality of drinking water and the availability of water for the HOA. Staff clarified that the water system is approved by the State, and despite ongoing corrections, is an approved source for a short-term rental. Staff confirmed that septic leach fields require a 100-foot setback from surface water. When asked about impacts on the adjacent Boulder County line, staff noted the application was referred to Boulder County for review, but no comments were received.

Safety and emergency access were significant points of concern, particularly regarding the Big Elk Meadows Volunteer Fire Department's initial comments on steep grades and winter hazards. Staff reported that the applicant submitted a professional engineer's certification stating the private road meets Appendix G standards. The County Attorney advised that the Commission, acting in a quasi-judicial capacity, must determine the weight and credibility of the conflicting evidence between the engineer's certification and the Fire Department's concerns. The applicant addressed these issues by noting that his concrete driveway facilitates snowmelt and that private roads are plowed to a strict one-inch standard to ensure any vehicle can access.

Regarding property management, the applicant explained that he splits time between properties and intends to self-manage the rental to ensure frequent oversight. He expects guests to primarily be families participating in outdoor activities like hiking and fishing. Responding to concerns about guest behavior and HOA restrictions, the applicant stated the HOA has an established short-term rental process and highlighted his own service on the Firewise committee. He further noted that he provides guests with detailed information packets and wildfire risk disclosures, even going as far as to advise guests against traveling if their vehicles are not equipped for the weather.

The discussion concluded with a focus on neighborhood relations and site features. When asked if he would reduce the guest limit from nine to appease neighbors, the applicant declined, arguing that the impact difference is negligible and the limit is necessary to accommodate large families. He acknowledged past community division but pointed out that formal opposition has decreased significantly since the sketch plan phase. Finally, the applicant confirmed that there are no outdoor fire features on the property and that high-speed internet is available to support Wi-Fi calling for emergency or personal use.

PUBLIC TESTIMONY

Alexandra Keller

Comments

Alexandra Keller, a full-time resident of Big Elk Meadows for the past three years, provided testimony via Zoom in support of the application. She described the Campie family as responsible homeowners who exemplify the community's best qualities and take great pride in maintaining their property. Keller expressed confidence that the applicants would bring the same level of care and intention to selecting guests, ensuring visitors remain respectful of the neighborhood's tranquility. She further argued that Big Elk Meadows is an ideal location for a short-term rental because it offers mountain beauty while remaining accessible, noting that the roads are well-maintained and easily navigated by residents, including the elderly. She concluded by stating that the applicants' integrity, warmth, and commitment to the neighborhood make them ideal candidates.

APPLICANT'S REBUTTAL

No rebuttal was given.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

Staff clarified for the record that there are no water supply concerns for Big Elk Meadows and clarified that this supply is different from the Pinewood Springs water supply. The Commission asked about HOA bylaws regarding amenities, to which The County Attorney advised that the Commission cannot enforce private HOA covenants and contracts. The Commission discussed potential conditions regarding safety information, and staff confirmed existing requirements for safety maps and emergency notification sign-ups.

PLANNING COMMISSION DELIBERATION

The Commission expressed support, noting the occupancy is similar to single-unit residential use. They also recognized the applicant's effort and adherence to strict new regulations, noting that while safety concerns are valid, the applicant has met the requirements.

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 Campie Short-term Rental Special Review, File No. 25-ZONE3773, subject to the conditions outlined in the staff report.

Commissioners Eggleston, Duffy, Sullivan, King, Slutsky, Rowe, Weiss, and Chollet voted in favor. The motion carried (8-0).

Item No. 2 – City Of Fort Collins West Elizabeth Bus Station Location and Extent, File No. 25-ZONE3829

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

None.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

No discussion was held.

PUBLIC TESTIMONY

Richard Aubuchon and John Ludwick

Comments

Richard Aubuchon and John Ludwick provided in person public testimony focused on neighborhood impacts. Richard Aubuchon raised concerns regarding the proposed infrastructure, specifically asking if noise abatement measures had been considered to address the increased noise from heavy trucks and motorcycles decelerating and accelerating through the new roundabout. He also inquired about safety provisions for pedestrians crossing Overland Trail and Elizabeth. John Ludwick requested the item be pulled from the consent agenda to discuss specific property impacts. He expressed support for the transit center and the roundabout, noting that current speeding traffic frequently damages the Bella Vira Townhomes sign. His primary concern was the preservation of a strip of property along the fence line and questioned how the proposed exit onto Elizabeth would affect the trees and landscaping his community has actively watered and cared for in that area.

APPLICANT'S REBUTTAL

Michelle Stevens with Felsberg Holt & Ullevig addressed the public comments on behalf of the applicant, stating that

environmental analysis showed no noise abatement was necessary. She explained the roundabout design includes splitter islands for pedestrian refuge and bike lanes. Shelby Waddell with RVI Planning + Landscape Architecture addressed the tree question, noting that only two to three trees are impacted and screening landscaping is included.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

The Commission asked about the size of the facility and design compatibility with the area. Spencer Smith, Engineer with the City of Fort Collins, explained that the sizing is based on the City of Fort Collins Transport's operational needs and future ridership projections. The applicant also detailed the design considerations for utilities and the adjacent horse arena and pastureland. The Commission asked what the next steps are. Michelle Stevens outlined the project's next steps, noting that the team is currently in the final design phase and preparing to generate construction documents for the contractor. She explained that once a contractor is selected, there will be further opportunities for community engagement regarding the specific construction phasing and the contractor's methods. Concurrently, the team is coordinating with CDOT for final clearances and approving right-of-way plans, a process that primarily involves acquiring temporary construction easements and small corner cuts rather than large parcels. Additionally, the City is finalizing an intergovernmental agreement with CSU, under which the University will retain ownership of the land while the City secures a long-term lease for the transit center. The general project sequence will be to finalize right-of-way acquisition and construction documents before moving forward with construction.

PLANNING COMMISSION DELIBERATION

No deliberation was held.

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 Fort Collins and CSU West Elizabeth Location and Extent, File No. 25-ZONE3829, subject to the conditions outlined in the staff report.

Commissioners Weiss, Slutsky, King, Rowe, Sullivan, Duffy, Eggleston, and Chollet voted in favor. The motion carried (8-0).

REPORTS FROM STAFF

None.

ADJOURN

With there being no further business, the hearing adjourned at 7:52 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

January 21, 2026

Campie Short-term Rental Special
Review, File No. 25-ZONE3773
Staff Presentation

LARIMER COUNTY PLANNING



CAMPIE SHORT-TERM RENTAL SPECIAL REVIEW, FILE NO. 25-ZONE3773

PLANNING COMMISSION: JANUARY 21, 2026



REQUEST

Request:

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

*correction from request description in staff report, conditions of approval list correct number of rooms and occupancy

Property Owner/Applicant:

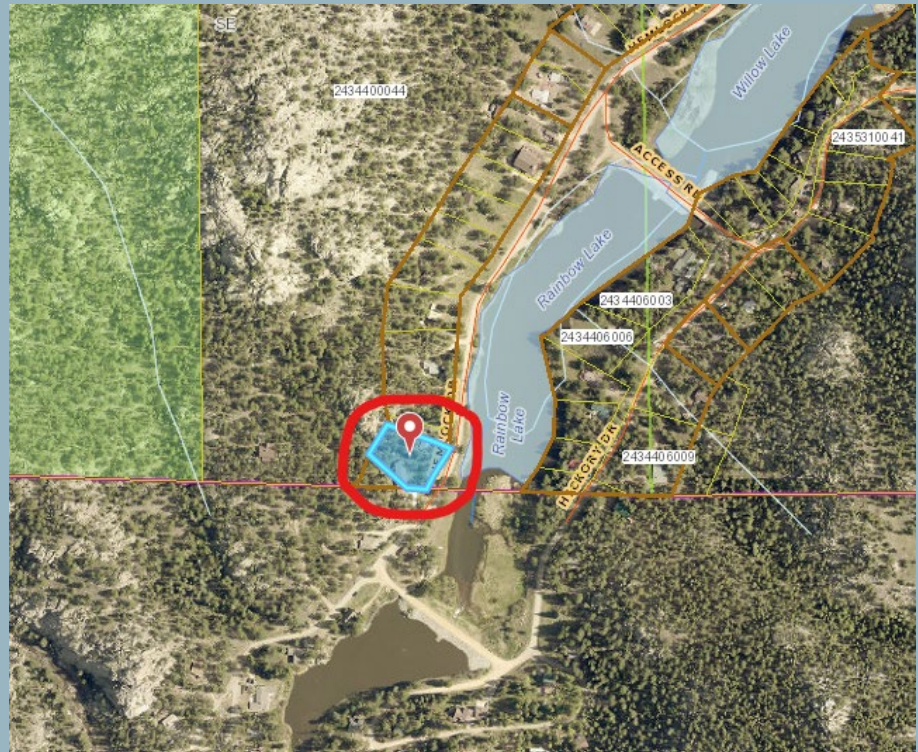
Meredith & William Campie
1546 Taylor Mountain Dr.
Longmont CO 80503

LOCATION

**579 Hemlock Dr
Lyons, CO 80540**

Located in Big Elk Meadows

Directly adjacent to the
Boulder County line



SITE INFORMATION

Zone District: **O – Open**

Lot Size: **0.62-acres**

Utilities & Access:

- Big Elk Meadows Water Association
- On-site Septic
- Big Elk Volunteer Fire Department
- Access off Hemlock Drive



PLANNING PROCESS REQUIRED

Short-term Rental (STR) is defined as:

A principal dwelling rented to transient guests who are part of one party for short-term lodging (30 days or less) when not occupied by the owner/operator. The term “party” as used in this definition shall mean one or more persons who stay at a short-term rental as a single group pursuant to a single reservation and payment.

- a) Maximum Number of Occupants or Guests A short-term rental shall be **limited to 10 or fewer guests** who are part of one party or single group of renters.

Table 3-1: Table of Allowed Principal Uses – Rural

R = Allowed by Right SP = Site Plan S = Special Review AS = Administrative Special Review AS* = Administrative Special Review Public Hearing Blank Cell = Prohibited use											
CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Microbrewery, Cidery, Winery, Meadery, or Distillery									SP		See Accessory Use Table for Outdoor Seating and Drive-Through Facilities
Restaurant									SP		
Lodging Facilities											
Bed and Breakfast Inn			AS				AS	AS	AS		
Boarding or Rooming House											
Hotel or Motel									SP		
Resort Lodge or Resort Cottages	S	S	S		S				SP		
Short-term Rental – Max. Ten Guests		AS*	AS*		S	S	S	S			3.3.5.B

A Short-term Rental use is classified as Commercial Lodging Facilities use and is permitted in the O Open zone district following **Special Review approval**.

PLANNING PROCESS REQUIRED

Special Review Process Overview

1. Pre-application conference and application submittal for Sketch Plan Phase;
2. Staff and referral agency evaluation and comment review;
3. Sketch Plan Meeting with Applicant and Staff;
4. Neighborhood Meeting;
5. Pre-application conference and application submittal for Public Hearing Phase;
6. Staff and referral agency evaluation and comment review;
7. **Planning Commission review and recommendation;** and,
8. Board of County Commissioner review and decision.

NEIGHBORHOOD NOTIFICATION

Sketch Plan Phase

248 property owners within 500 feet & entire subdivision notified of application via postcard

Neighborhood Meeting – September 10, 2025

24 property owners within 1000 feet notified of application via postcard

- Attended by 12 community members

Public Hearing Phase

24 property owners within 1000 feet notified of application via postcard

Note: Change in noticing requirements effective July 10, 2025

COMMUNITY MEMBER CONCERNS

Total Comments:

Thirty-five (35) community member comments were received throughout all phases of the application from twenty-eight (28) unique individuals.

- 33 comments in opposition
- 2 comments in support
- 1 neutral comment

Community member concerns include, but are not limited to:

- increased traffic;
- transient guests not obeying rules;
- increased risk of wildfires;
- increased risk of trespassing by transient guests

GENERAL REVIEW CRITERIA: §6.4.2.D

To approve a Special Review application, the County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable (Article 6.4.2.D.), in addition to the General Review Criteria found in Article 6.3.8.D.:

1. The proposed use has minimal impacts on existing and future development of the area;
2. Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated;
3. The recommendations of referral agencies have been considered and adequately addressed;
4. Within a GMA district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if none, with the Comprehensive Plan; and
5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations.

GENERAL STANDARDS FOR STRS: §3.3.5.B

- a. Only one short-term rental shall be allowed on a property. Preexisting lodging facilities in the EV A and EV A-1 zoning districts are not subject to this requirement as set forth in §13.6.1.D, Preexisting Lodging Facility. Preexisting multi-unit dwellings in the EV A and EV A-1 zoning districts are not subject to this requirement.
- b. The short-term rental shall only be conducted in a legally constructed dwelling and shall require a change of occupancy permit prior to occupancy for the short-term rental use.
- c. The following minimum separation requirements shall apply to the short-term rental, and are measured from center of principal dwelling to center of principal dwelling:
 - i. Countywide, including the Estes Valley: A short-term rental must be a minimum of 500 feet from another short-term rental. Short-term rentals in the EV A, EV A-1, and EV E-1S zoning districts are not subject to this requirement.
 - ii. Red Feather Lakes Area: A short-term rental must be a minimum of 250 feet from another short-term rental. This shall only apply to properties that have a Red Feather Lakes address.
- d. Accessory Living Areas, Extended Family Dwellings, and Farmstead Accessory Dwellings shall not be utilized as a short-term rental; however, an owner may reside in an Accessory Living Area unit on a property while renting the principal dwelling as a short-term rental.
- e. No person shall be permitted to stay overnight in any motor vehicle, including but not limited to a recreational vehicle, travel trailer, tent, or other outdoor structures on the short-term rental property.

GENERAL STANDARDS FOR STRS: §3.3.5.B

- f. The short-term rental property shall not be advertised as an event space.
- g. The short-term rental shall have an approved and reliable water source (well or public water) available for firefighting and meet standards for wastewater system.
- h. The short-term rental shall not be located within 500-feet of a Larimer County Park or Open Space.
- i. The Operations Manual shall include information notifying guests that anyone visiting a Larimer County Park or Open Space must purchase the required entrance permit pass for the park or open space.
- j. If the short-term rental property is within 1,000 feet of the boundary of a public open space or park land, it shall be referred to the relevant public lands management agency and the owner will mitigate potential impacts to the public natural resources or wildlife.
- k. A short-term rental with a valid approval under the previous Land Use Code from April 1, 2020, until May 31, 2023, may continue to operate as defined under the previous code. Such non-conforming short-term rentals must comply with the requirements of the Short-term Rental Use Specific Standards and the Enforcement Ordinance with the requirement to renew the license every other year. Nonconforming short-term rentals are required to comply with the life-safety provisions of the Enforcement Ordinance, Building Codes, and Land Use Code.

SAFETY STANDARDS FOR STRS: §3.3.5.B

- o. The short-term rental shall be equipped with an operations manual/users guide that is in a visible location (such as a kitchen counter or entry table).
- p. The short-term rental shall have a property manager consisting of the owner or a responsible party representing the owner to manage the use at any time it is occupied. Outside of the Estes Valley area, the property manager shall be located within one hour or less travel distance from the short-term rental, and their contact information shall be posted in the operations manual located in the short-term rental. Changes to the contact information from the property manager shall be provided to the Larimer County Community Development Department within five business days of the change in contact information.
- q. A sign containing the following information shall be posted at each interior entrance and exit of the short-term rental:
 - i. A map including the address and Global Positioning System (GPS) coordinates of the short-term rental.
 - ii. Exit mapping from each habitable room.
 - iii. A map of escape routes from the neighborhood to a public road.
 - iv. Contact information for the Fire Department having jurisdiction, as well as contact information for Police/sheriff and ambulance service.
 - v. Contact information with a phone number for the short-term rental owner or manager.
- r. The location of the property boundaries for the short-term rental shall be easily identifiable and posted to prevent trespass.

SAFETY STANDARDS FOR STRS: §3.3.5.B

- s. The short-term rental shall have a plan for garbage storage and removal. The plan shall clearly illustrate the location of garbage storage areas, the method and frequency of regular garbage pick-up/disposal, and screening of the outdoor storage area.
- t. Cooking appliances within the short-term rental shall be equipped with a stove top fire stop or approved alternative and an anti-tip device.
- u. Unless already equipped with an approved automatic fire sprinkler system or installing one with a building and/or fire department permit, approved fire extinguishers shall be installed in readily accessible and visible locations for immediate use in the following locations within the short-term rental:
 - i. In each room with a cooking appliance, fireplace, heating appliance or water heater.
 - ii. Inside and adjacent to the door leading to a deck, porch, or patio with such appliances.
 - iii. At least one on each story.
- v. Solid fuel-burning (such as wood or coal) exterior appliances including, but not limited to fire pits, outdoor fireplaces, portable outdoor fireplaces, briquette BBQ, smoker, or similar shall not be allowed.
- w. The short-term rental shall have reliable cellular or VoIP service available or provide access to a landline telephone to enable guests to call 911 in the event of an emergency.

FLOODPLAIN STANDARDS FOR STRS: §3.3.5.B

- x. The short-term rental structure, any portion of the primary parking, and 100-feet of the existing driveway, access road or travel way abutting the primary parking, shall not be located within the Floodplain Overlay (FPO) District Zone AE (Floodway), the Floodplain Overlay (FPO) District Zone AE (Flood Fringe), the Floodplain Overlay (FPO) District Zone A, the Floodplain Overlay (FPO) District Zone AH, nor within the Floodplain Overlay (FPO) District Zone AO.
- y. If the short-term rental is located adjacent to the Floodplain Overlay (FPO) District Zone AE (Floodway), Zone AE (Flood Fringe), Zone A, Zone AH, or Zone AO, the Operations Manual shall include information on sheltering in place or the egress route, whichever is the safest option during a flood event. This information shall also be posted on or adjacent to the primary exit door.
- z. If any portion of the short-term rental property is located within the floodplain, a flood hazard sign warning guests of potential flood danger shall be clearly posted adjacent to the existing driveway.

ROADWAY & ACCESS STANDARDS FOR STRS: §3.3.5.B

- aa. Local roadways, whether public or private, used to access the short-term rental, shall comply with the Appendix G Standards of Larimer County Rural Area Roadway Standards. Local Roadways are either defined by the Local Roadway segments shown on the applicable Transportation Master Plan or as designated by the County Engineer. Larimer County Rural Area Roadway Standards (LCRARS) Appendix G 2.2 does not apply.

ARTICLE 4 DEVELOPMENT STANDARDS

Article 4.3 Adequate Public Facilities

Sub-Article 4.3.3 Road Capacity and Access to Public Roads

Sub-Article 4.3.4 Drainage

Sub-Article 4.3.5 Wastewater Disposal

Sub-Article 4.3.6 Fire Protection

Sub-Article 4.3.7 Domestic Water

Article 4.4 Environmental Resource Standards

Sub-Article 4.4.2 Wetlands

Sub-Article 4.4.3 Hazard Areas

Sub-Article 4.4.4 Wildlife

Sub-Article 4.4.5 Commercial Mineral Deposits

Article 4.6 Off-street Parking and Loading

Article 4.7 Landscaping

Article 4.10 Exterior Lighting

Article 4.11 Air Quality

Article 4.12 Water Quality

Article 4.13 Irrigation Facilities

Article 4.14 Supplemental Engineering Regulations

STAFF FINDINGS

Staff are of the opinion that the proposed Special Review for the Campie Short-term Rental meets criteria in Articles 3.3.5.B, 6.4.2.D, and the development standards in Article 4.0.

During the Public Hearing Phase, no comments were received from:

- Big Elk Volunteer Fire Department*
- Big Elk Meadows Water Association
- Colorado Parks & Wildlife
- Larimer Emergency Telephone Authority (LETA)

*addendum provided with Sketch Plan phase comments

SUGGESTED MOTION

I move that the Planning Commission recommend the Board of County Commissioners **approve** the Campie Short-term Rental, File #25-ZONE3773, subject to the following conditions:

1. This Special Review approval shall automatically expire in three years if the use has not commenced and/or building permit and/or development construction permit are not issued.
2. This Special Review approval shall be subject to revocation at a noticed public hearing if the owner fails to comply with any conditions of approval or fails to use the property consistent with the approved Special Review.
3. The Site shall be developed consistent with the approved plan and with the information contained in the Campie Short-Term Rental, File #25-ZONE3773, and the supplemental regulations listed above, except as modified by the conditions of approval or agreement of Larimer County and the property owner. The property owner shall be subject to all other verbal or written representations and commitments of record for the Campie Short-Term Rental Special Review.
4. The property owner is responsible for paying all applicable fees which may include building permit fees, impact fees, and Transportation Capital Expansion Fees (TCEF) applicable to the use.
5. Prior to operation as a Short-Term Rental, the applicant shall obtain an approved Change of Occupancy Permit from the Larimer County Building Division and successfully pass the Life Safety Inspection.

SUGGESTED MOTION

6. The Short-term Rental is approved with four (4) bedrooms, and one (1) additional sleeping area, for a maximum occupancy of nine (9) people.
7. Re-certification shall be required upon notice by Larimer County, which is required approximately every two years. Failure to complete and resubmit the re-certification form to the Community Development Department shall be cause for consideration of revocation of this approval.
8. No parking shall be permitted in the right-of-way and all parking for the use shall be on-site.
9. The use must comply with the Larimer County Noise Ordinance, including reduced noise levels at property lines between 7pm and 7am.
10. 10. Upon issuance of the Change of Occupancy Permit, the applicant shall include the approved File Number, 25-ZONE3773, on all advertising and booking websites.
11. The identified property manager must be located within the required distance of the Short-term Rental, per Section 3.3.5.B.2.P of the Larimer County Land Use Code.
12. Prior to operation as a Short-term Rental, the applicant shall post the property manager contact information outside the front door of the Short-term Rental.
13. Upon approval, the property owner shall mail the designated Property Manager's contact information to surrounding property owners within a 1000-foot radius of the property boundary. The owner shall also mail contact information to surrounding property owners whenever the designated Property Manager changes.



PLANNING COMMISSION HEARING

January 21, 2026

Campie Short-term Rental Special
Review, File No. 25-ZONE3773
Applicant Presentation

579 Hemlock Drive





In 2018 the Big Elk Meadows community voted to allow STR's.

In August 2023 the HOA rented an STR within their community to temporarily house an employee.

In 2023 the HOA board created a committee to review and change STR rules and reevaluated the community view on allowing STR's. No changes were made.

July 2025 Campie STR Sketch Plan phase received 24 comments, 1 was neutral

Campie Neighborhood Meeting on September 10, 2025 addressing the 25 comments. 12 members of the community attended, including the VFD Board President.

5 comments were received in the Public Hearing Phase, 2 were in support

The VFD did not submit additional comments.

Big Elk Meadows was created as a resort community.

There are 169 homes and only 50 are primary residences.

Over 30 homes in Big Elk Meadows are owned by multiple families.

Multiple current second home owners have been coming here since they were children and inherited the home from their family members.

Homes in our community have been donated as weekend escapes in church raffles, gifted as weekend retreats for friends and family members, set up as event spaces for artist retreats, and rented without a County license.

We personally have had groups larger than 20 at our home(s) in Big Elk Meadows. We have not received any noise complaints from the HOA. We have spoken with neighbors directly and none of them knew we had guests.

During the January 20, 2026 board meeting the board discussed placing signs at the lakes because guests of owners do not get the email updates regarding lake closures when they are in Big Elk Meadows.

CABINS

Custom built cabins—Choose a plan from our selection or provide your own. Available on easy terms—Bank rates.

ADMINISTRATION

The development is managed by a Board of Directors with representation from the leaseholders.

Every leaseholder receives a share of stock, which entitles him to vote at the annual stockholders' meetings.

FUTURE PLANS

Future plans include:

A community lodge, snack and coffee shop, general store.

Heated, glass enclosed swimming pool, with patio, beach furniture and restrooms.

Guest cabins.

Chapel.

Additional picnic facilities.

Landscaping of recreational areas.

BIG ELK MEADOWS, inc.

601 Colorado Insurance Group Building

Boulder, Colorado

Phone HI llcrest 2-5483

General Information



BIG ELK MEADOWS

Exclusive Colorado Mountain Cabin Development

Our Role/History in the Big Elk Meadows Community

- HOA Board member from 2022-2025
- Previous Chair of the Social Committee
 - We started new traditions that are still happening like the 4th of July parade and revamped older events like the Fall History Talk with our resident historian Bobbie Heisterkamp
- Previous Chair of the Governance Committee
 - We worked with our legal professionals to get our governing policies up to date with current laws
- Previous Chair of the Communication Committee
 - We worked on getting the website updated
- Previous Chair of the Transition Committee
 - I led the transition from self managed to professionally managed after finding and interviewing potential firms.
- Member of Firewise Committee
 - Work 1 Saturday per month helping the community create a firebreak along our border to Forest Service land.
 - Work with the VFD to get the remaining slash pile removed
- Previous Member of the Lake Health Committee
 - Spread clarifier throughout the lakes when requested by the committee
- Worked with Boulder County to get signatures for a grant then coordinated efforts day-of to remove over 20 rolloff containers worth of yard waste from our slash pile.
- Provided supplies and labor to sand, stain, and seal the common area playground structure
- Manual labor each year on the clean up days to beautify the community
- Cleaned the pool and checked chemical levels over weekends, including 4th of July, and when staff was on holiday for a week
- Pick up slash for neighbors who are unable to get it to the slash area
- Trimmed bushes that were along the roads that were scraping vehicles and took the slash to the correct area
- Organize and run the BEMA Book Club with 8 members
- Attend as many social events as possible
- Attended the 2025 Annual Dam Inspection and took notes for the Water Rights Committee and Staff
- Clean up trails as needed around the community
- Removed old and installed new battery for community snow plow
- Repaired snow plow blades
- Hand shovel the ice on Little Deer Pond for community ice skating

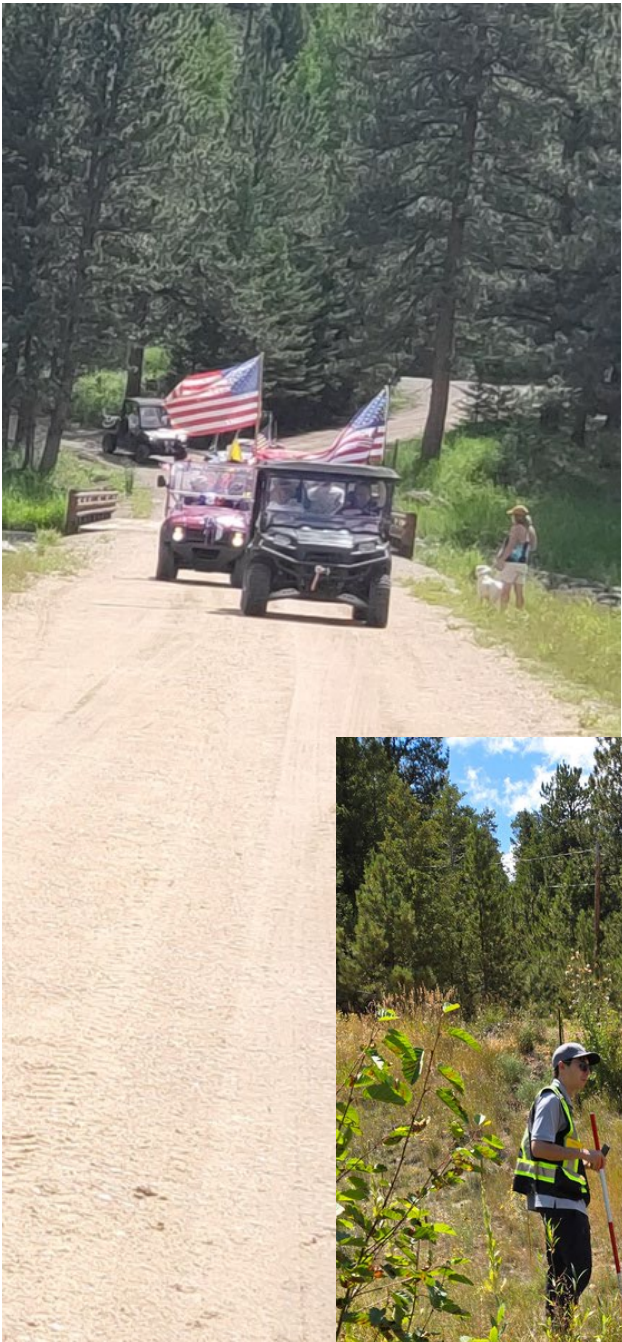
Clearing brush from the edge of the roads.



Skating after clearing the ice for the community.



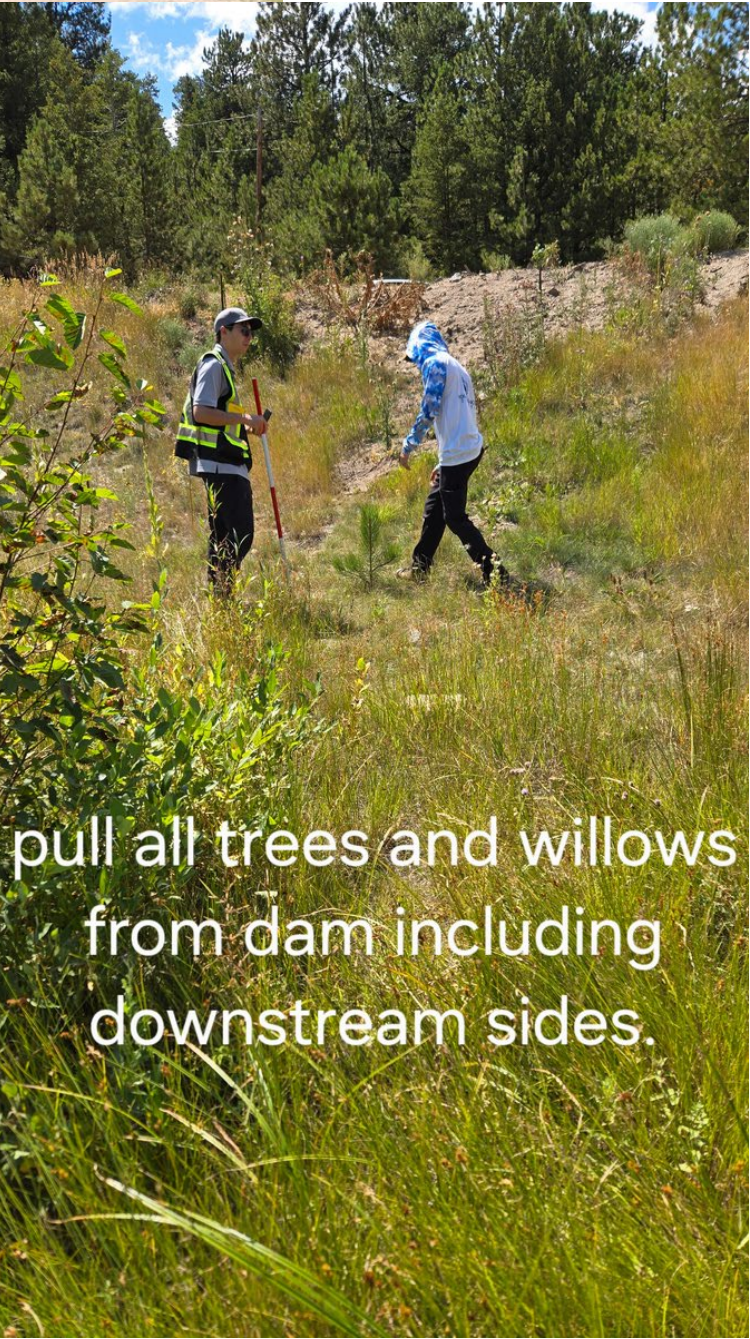
1st Annual 4th of July Parade



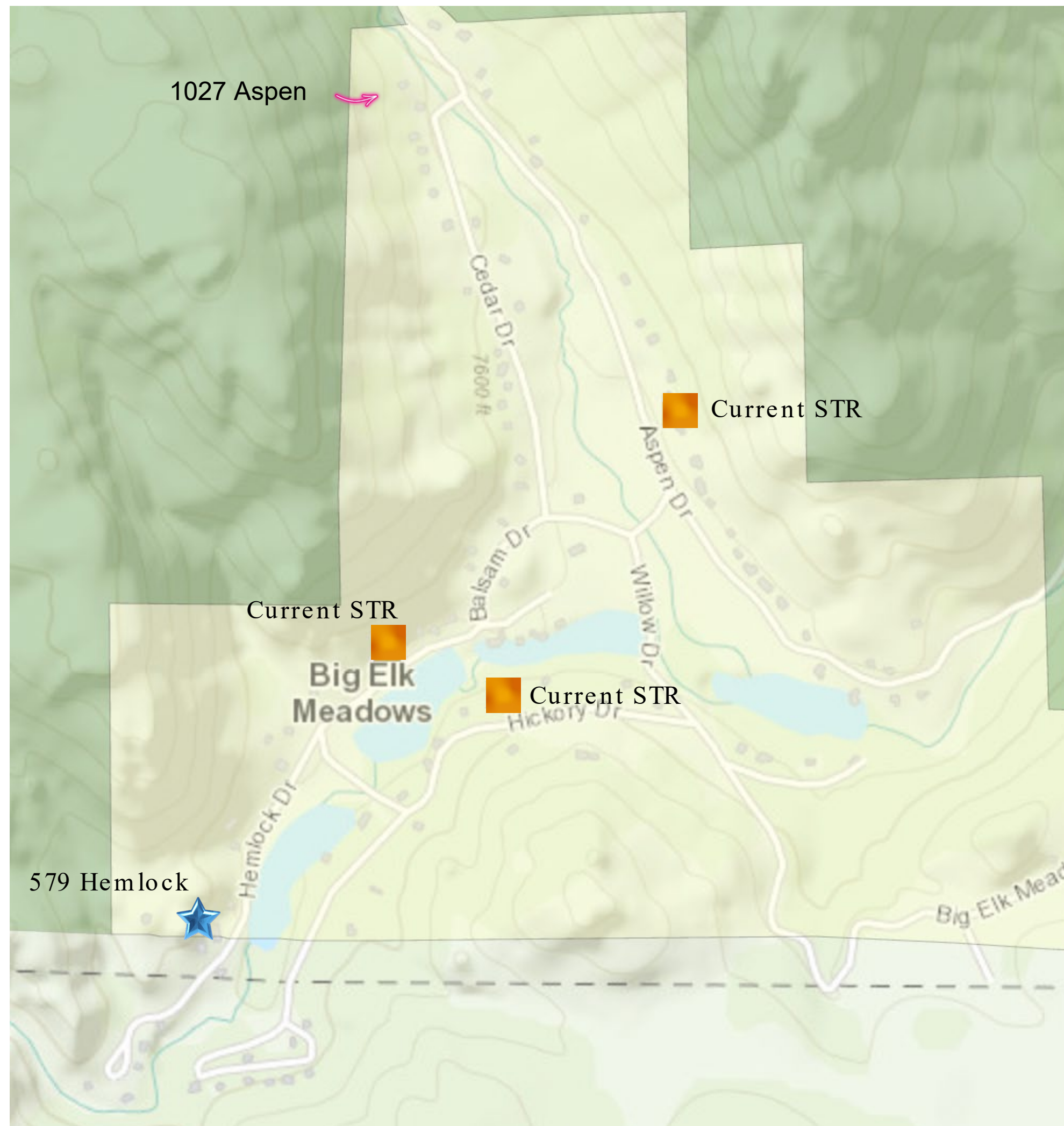
Removal of the slash pile.

Volunteering in Our Community

One of the notes from the 2025 Dam Inspection.



pull all trees and willows from dam including downstream sides.



KEY



579 Hemlock, our STR
application property



1027 Aspen, our second
BEMA residence



Current STR's as shown on
the Larimer County
Approved Lodging Facilities
Map



Our Family Enjoying Time in
Big Elk Meadows





PLANNING COMMISSION HEARING

January 21, 2026

City Of Fort Collins West Elizabeth Bus
Station Location and Extent,
File No. 25-ZONE3829
Staff Presentation

LARIMER COUNTY: COMMUNITY DEVELOPMENT



CITY OF FORT COLLINS & CSU W. ELIZABETH LOCATION AND
EXTENT

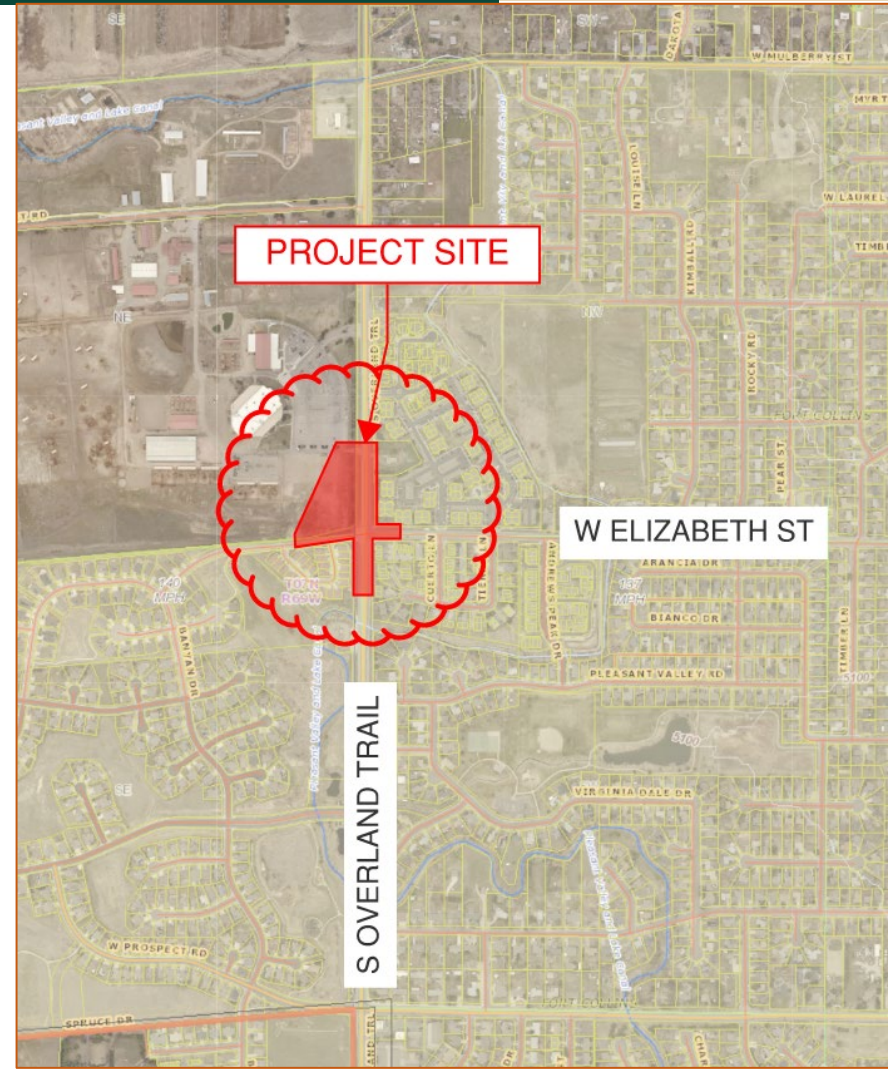
25-ZONE3829

JANUARY 21, 2026

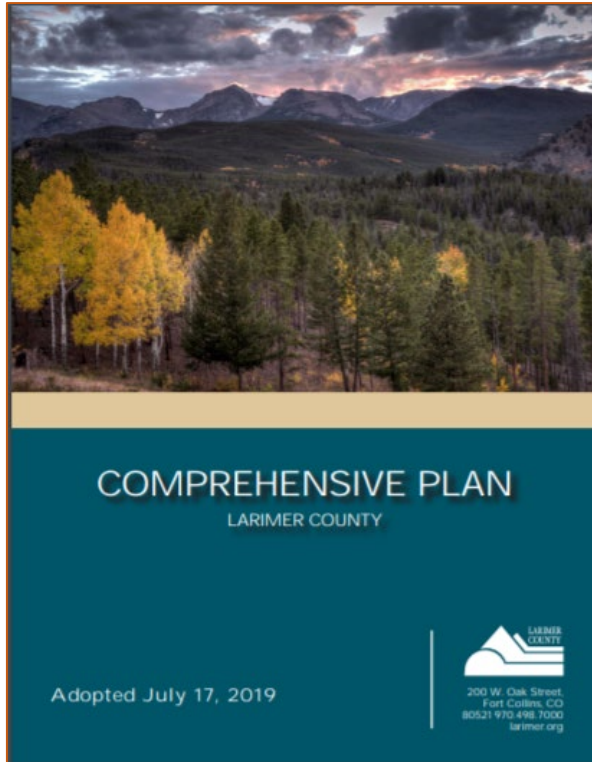


LOCATION & REQUEST

Location and Extent review for
the City of Fort Collins to
construct a new transit center



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:

- | | |
|-------------------------------|--------------------------------|
| a. School | h. Helipad |
| b. Prison or Detention Center | i. Transit Terminal or Station |
| c. Hospital | j. Landfill |
| d. Parks and Open Lands | k. Treatment Plant |
| e. Campground | l. Utility Substation |
| f. Recreational Vehicle Park | m. Water Storage Facility |
| g. Airport | |

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.

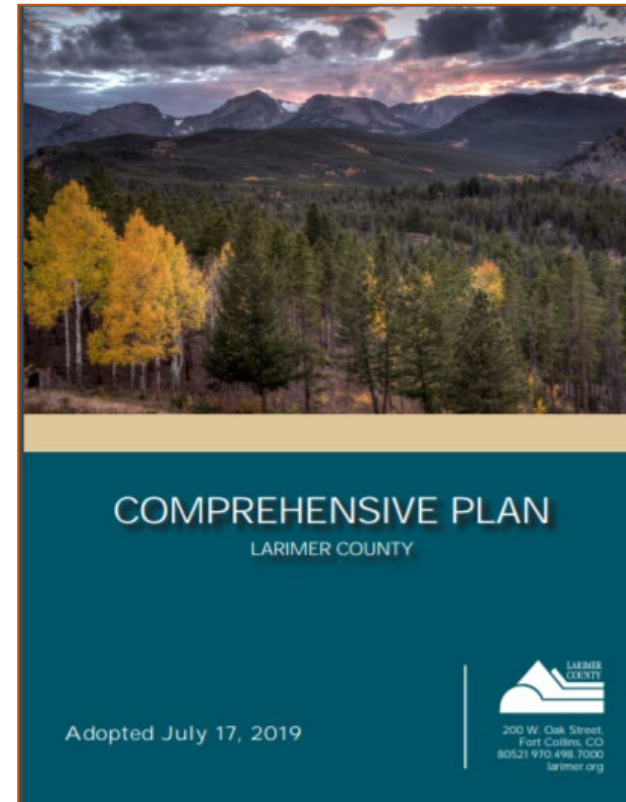
REVIEW CRITERIA – COMPREHENSIVE PLAN

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:

Inclusive Opportunities

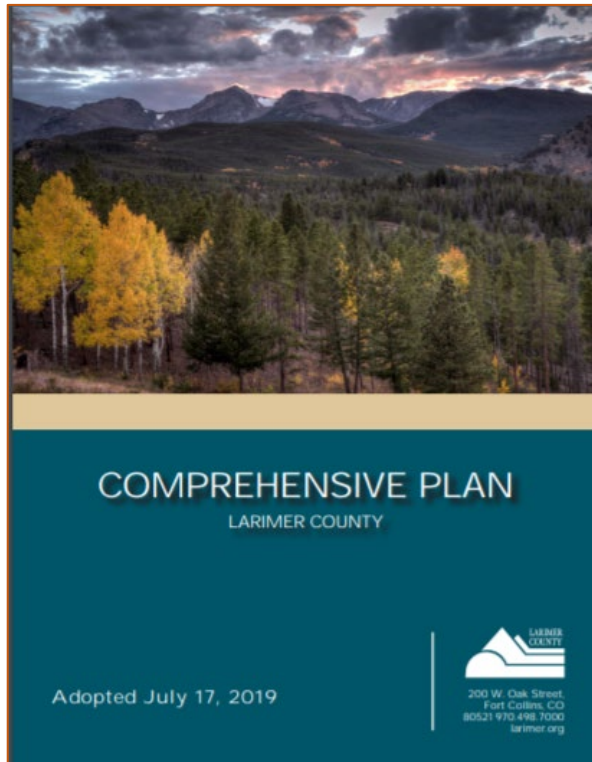
1. By providing improved transportation infrastructure, residents in the area can rely on different means of efficient public services. This aligns with the county's highest priorities listed by the respondents.

Community Connectivity

1. The roundabout and transit station provides new, reliable transportation services by foot, bike, car, or public bus. The experience of using these amenities will be enhanced through the parkway improvements along with the increased safety and functionality of including but not limit to protected and designated bike lanes and sidewalks.

Health Guides Decision Making

1. By providing increased infrastructure, residents can have reliable transportation at their hands if they need to travel to health care services, grocery stores, and/or want to partake in outdoor recreation options. This supports the theme's vision by increasing the opportunity and access to a wide range for health-related services in the area.



REVIEW CRITERIA — COMPREHENSIVE PLAN:

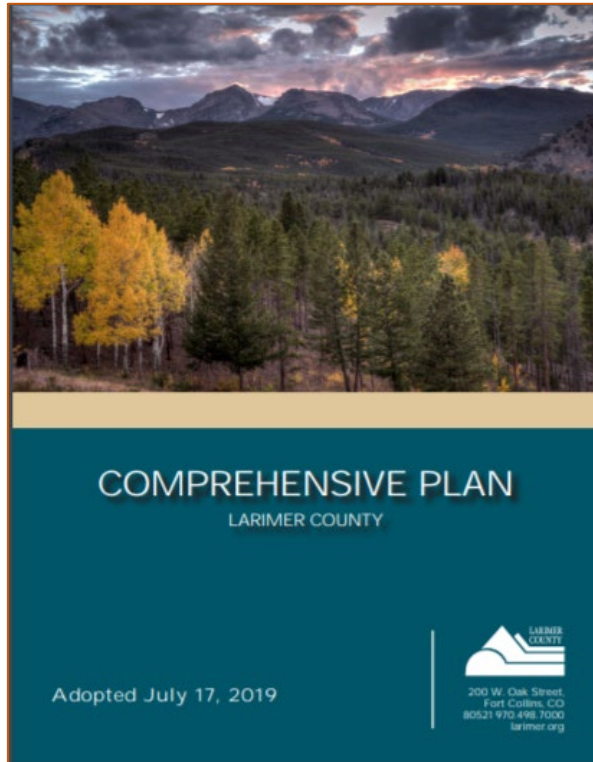
Larimer County Comprehensive Plan:

Environmental Stewardship

1. The project's development ensures environmental stewardship by creating a space that is designed site specific and regionally aware of its location. Materials used for construction of the transit shelters include natural materials like tan/buff stone veneer and wood – evocative of the rock formations and landscapes along the front range. The landscape improvements in this area are native and water wise, allowing visual aesthetic without heavy maintenance.

Rural Heritage

1. This project respects the principle of embracing the rural heritage by supporting the adjacent CSU Equine Center, including architecturally natural landscape inspired transit stations, and use of complementary planting to reflect the rural, native character in the area.



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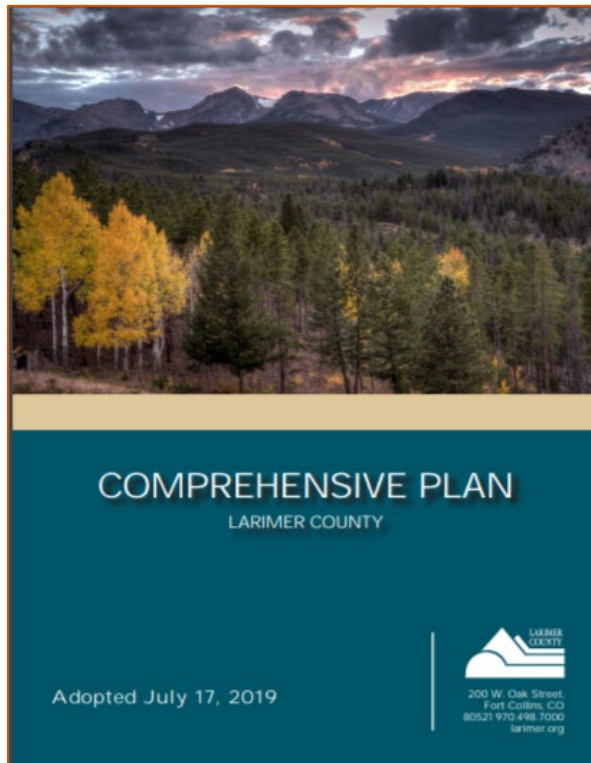
Larimer County Comprehensive Plan:

People are Our Strength

1. The transit station will bring in a diverse range of people to the area and will provide service to people of varying needs. The area accommodations include but are not limited to, ADA access, raised platforms for flush bus entrance, tactile warning domes, designated bike lanes, etc. The bus stop will support multigenerational residents – from an elderly individual the relies on public transportation to a CSU student needing to get to campus.

Regional Convener

1. The project improvements align with the County's desire to be a regional leader. This infrastructure project will help set up the foundation for the ever-growing need for Transfort and the impact it will have for the years to come as the population continues to grow along the Front Range.



REVIEW CRITERIA — COMPREHENSIVE PLAN:

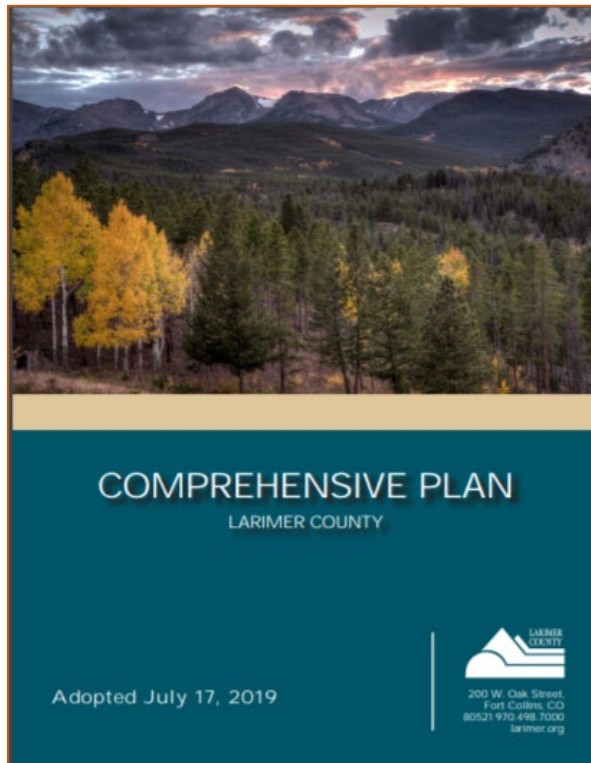
Larimer County Comprehensive Plan:

A More Resilient Future

1. The proposed design increases the functionality and operation of S Overland Trail and W Elizabeth which would aid in case of the need of any emergency such as a wildfire evacuation around this area. The landscaping choice aligns with creating a fire resilient landscape and water drainage infrastructure improvements will help aid in general flood mitigation. Regional Convener

Economic Sustainability

1. The increased connectivity options through the additional transit lines supports tourism and outdoor recreation. Mass public transportation efforts like the bus lines, enhanced bike lane network, and pedestrian walkways aligns with protecting environmental assets by decreasing individual vehicular pollution.

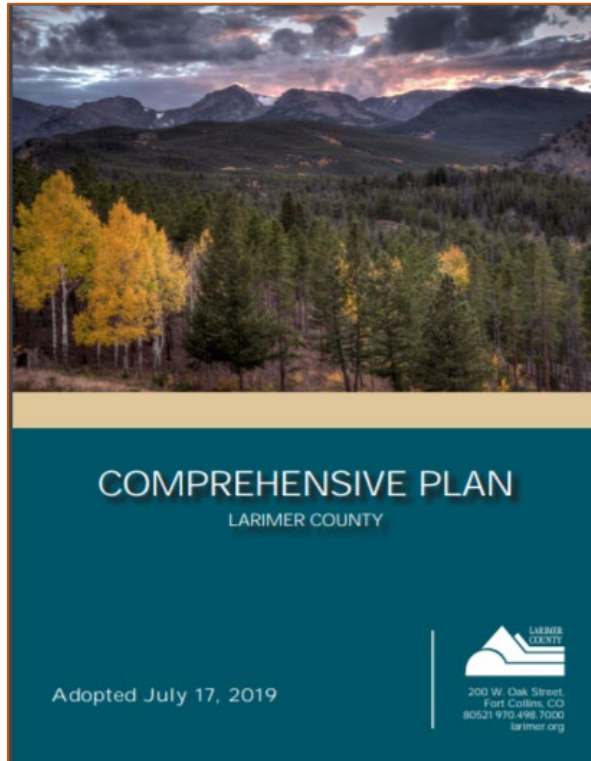


REVIEW CRITERIA — COMPREHENSIVE PLAN:

Larimer County Comprehensive Plan:

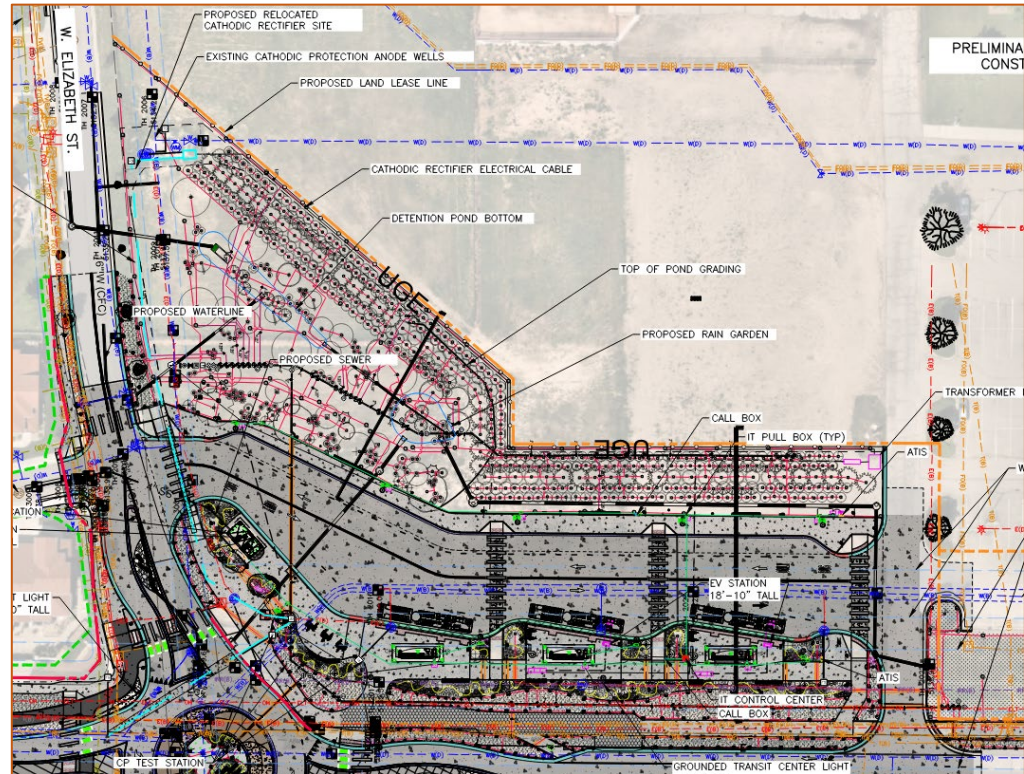
Infrastructure Management

1. The improved road and transportation network along S Overland Trail and W. Elizabeth includes an efficient roundabout and pedestrian first crossings, as well as safe transit stations to connect to the greater Transfort servicing areas. Utility coordination and updates in the proposed site allows for general safety improvements, service efficiency, and stays current to the growth in the area.



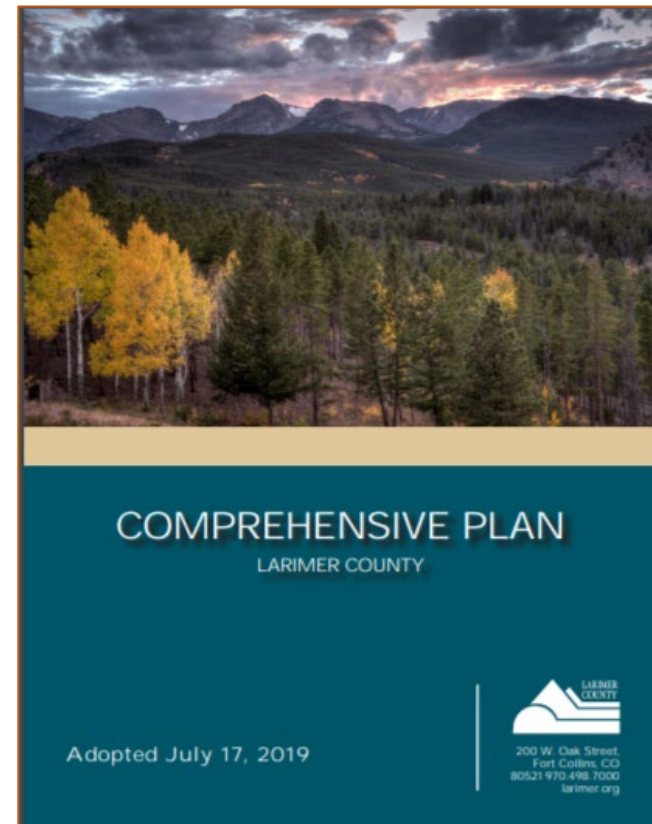
SUMMARY

- The application was referred to multiple agencies, including:
 - Larimer County Engineering
 - Larimer County Health and Environment
 - Larimer County Code Compliance
 - Larimer County Parks
 - City of Fort Collins
- Larimer County Engineering, Larimer County Health Dept., and the City of Fort Collins provided Comments and had no concerns.
- Public Notice for the public hearing was sent to surrounding property owners within 1000-feet.
 - No comments were received



REVIEW CRITERIA – COMPREHENSIVE PLAN

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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 transit center is 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 Fort Collins & CSU W. Elizabeth Location and Extent, File #25-ZONE3829.

SUGGESTED MOTION

I move that the Planning Commission Approve the City of Fort Collins & CSU West Elizabeth Location and Extent, File #25-ZONE3829.