



Date: Wednesday, June 18, 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 MEETING MINUTES

The Larimer County Planning Commission met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Wednesday, June 18, 2025, at which time the following business was transacted.

Board Members Present: Patrick Rowe, Conor Duffy, Jordana Barrack, Jon Slutsky, Shelby King, Nick Casady, Jon Weiss, and Adam Eggelston.

Staff Present: Axmacher, Planning Manager; Justin Currie, Planner II; Samantha Mott, Senior Planner; Conner Sheldon, Civil Engineer I; David Pringle, Civil Engineer I; Lea Schnieder, Environmental Health Planner; Christine Luckasen, Assistant County Attorney I; and Christina Scrutchins, Recording Secretary.

AMENDMENTS TO THE AGENDA

None.

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner Weiss seconded the motion to approve the May 21, 2025, minutes of the Larimer County Planning Commission, as presented.

CONSENT ITEMS

ITEM NO. 1 - NOVAK PLANNED LAND DIVISION AND REZONE, FILE NO. 23-LAND4349

ITEM NO. 2 - HANSEN CONSERVATION DEVELOPMENT, FILE NO. 21-LAND4184

ITEM NO. 3 - DREILING REZONING, FILE NO. 24-ZONE3706

Amendment: A member of the public requested to remove Item No. 2 - Hansen Conservation Development, File No. 21-LAND4184, to be removed from consent to discussion.

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 recommends that the Larimer County Board of County Commissioners approve the consent agenda as amended. The motion carried (9-0).

DISCUSSION ITEMS

ITEM NO. 1 – HANSEN CONSERVATION DEVELOPMENT, FILE NO. 21-LAND4184

APPLICANTS PRESENTATION

The application seeks approval for a subdivision that meets all Larimer County requirements for a Conservation Development (CD). The proposed roadway complies with private roadway standards, and the addition of one lot does not require a traffic study or roadway improvements. The road includes two access points, one from the north and one from the south. At the time the application was submitted, the Homeowners Association (HOA) permitted subdivisions. A similar subdivision by Kidder was previously approved by the County in 2012, and in May 2025, the Larimer County Planning Commission unanimously approved the Jacobs subdivision within the same HOA. The current proposal closely mirrors the Jacobs subdivision in scope and design. In relation to the Hansen subdivision, the District Court ruled that the HOA must allow the Hansens to proceed with the subdivision and may not undertake any enforcement actions or other efforts to block or restrict the subdivision by the Hansens or their successors.

PUBLIC COMMENT

Bill Bird and Lee McEndaffer.

Comments

- The applicants completed high-quality engineering and roadwork.
- The applicants collaborated with the HOA on design and access improvements.
- The subdivision predates the HOA's covenant amendment banning future subdivisions.
- There is no personal opposition to the applicants; interactions have been respectful.
- The neighborhood is broadly opposed to subdivision and believed past covenants and County plans would prevent it.
- The HOA amended its covenants to prohibit all future subdivisions.
- Unlike the Jacobs lot, the proposed home would be placed within central open space used by wildlife and surrounded by existing homes.
- The project could negatively impact views—especially for the McEndaffer-King property—and lower property values.
- Residents feel the impact warrants property tax reductions to offset the loss of value and quality of life.

APPLICANTS REBUTTAL

No rebuttal was given.

PLANNING COMMISSION DISCUSSION:

No discussion was given.

PLANNING COMMISSION DELIBERATION:

The Commission acknowledged the complexity of land use decisions, emphasizing the need to balance individual property rights with legal allowances and community impact. Recognition was given to the emotional and personal nature of subdivision hearings, and appreciation was expressed for the respectful tone of public participation in this case. The Commission noted that property value concerns are valid and shared by all property owners, including the applicant. Encouragement was given for continued collaboration among neighbors to resolve concerns locally, without overreliance on County intervention. The suggestion was made for

the HOA and involved parties to consider compromises, such as the placement or design of the proposed home, to help mitigate potential impacts. The Commission expressed support for the application while emphasizing the importance of maintaining respectful, community-based problem-solving.

MOTION

Commissioner Barrack moved, and Commissioner King 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 Hansen Conservation Development, File No. 21-LAND4184, and the Appeal to Article 5.3.1.A and 4.3.5.A.2.a of the Land Use Code, subject to the conditions outlined in the staff report.

REPORT FROM STAFF

Planning Manager Axmacher announced two key updates: a joint work session between the Board of County Commissioners and the Planning Commission is scheduled for July 9 to discuss the Larimer County on the Move transportation plan, with a presentation from the engineering team. Additionally, the next Planning Commission meeting on July 16 will be supported by Principal Planner Kassidee Fior, as Axmacher will be absent. A special acknowledgment was given to Commissioner Barrack for her service, including a certificate of appreciation and dessert in her honor. Both staff and Commission members expressed gratitude for Commissioner Barrack's thoughtful contributions, particularly her insights on water and environmental issues.

ADJOURN

With there being no further business, the hearing adjourned at 6:33 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.

LARIMER COUNTY PLANNING



Hansen Conservation Development, Preliminary Plat 21-LAND4184

Planning Commission: June 18, 2025



Vicinity Map



Site Info / Request

Request:

The applicant is requesting a Preliminary Plat approval on 35-acres to create one (1) 12-acre residential lot, and one (1) 19-acre residual lot with a 4-acre building envelope, along with appeals to Article 5.3.1.A Public Right-of-Way Required, and Article 4.3.5.A.2.a On-Site Wastewater Treatment System

Applicants/Owners

Thomas & Karen Hansen
2955 Living Springs Ln.
Fort Collins, CO 80526

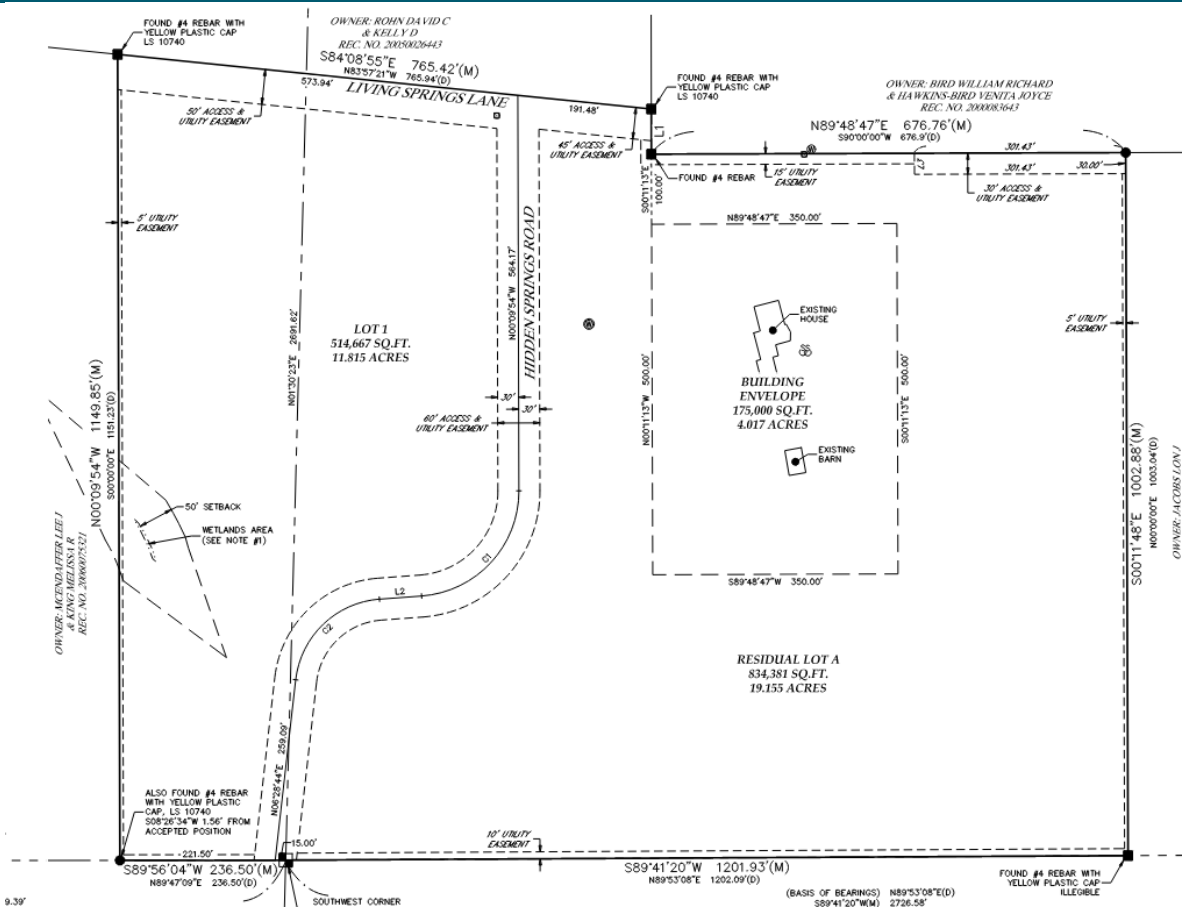
Current Zone District:

RR2 – Rural Residential

Utilities and Access:

Fort Collins-Loveland Water District
On-Lot Septic
Poudre Fire Authority
Hidden Springs Ln. (Private Rd.)

Lot Size: 35 Acres





Conservation Development

Since this is a 50/50 developable to residual land ratio, a minimum of 17.5-acres must be used for residual land, which is required to be conserved in perpetuity or used as agricultural land, and the remaining acreage, a maximum of 17.5-acres, can be developed. Building envelopes located within residual land count towards the developable area, as is the case with this application.

Table 5-2: Conservation Development Site Design				
Zone District	Water and Sewer Service	Minimum Residual Land (%)	Maximum Developable Land (%)	Minimum Lot Size
NR, FO, A, O, or RR-1	Public Water and Public Sewer	80 [1][3]	20	No Minimum [2]
NR, FO, A, O, or RR-1	Public Water and On-lot Septic	80[1][3]	20	2.0 acres
RR-2, UR-1, UR-2, UR-3, or MR	Public Water and Public Sewer	50	50	No Minimum
RR-2	Public Water and On-lot Septic	50	50	2.0 acres

Appeal Request

Request Appeal to Article 5.3.1.A: Public Right-of-Way Required

Public Right-of-Way required where all roads within the boundaries of land divisions, in both urban and rural areas, shall be a public right-of-way.

The Engineering Dept. supports the appeal to allow the existing portions of Living Springs Ln & Hidden Springs Ln. located on the subject property to remain a private road. The land use code only requires the section of road within a proposed subdivision to be public and cannot require the entire length of private road outside the proposed subdivision to change to a public road. Staff wants to avoid having a roadway become a combination of public/private ownership that would create confusion on ownership and maintenance responsibilities.

Appeal Request

Request Appeal to Article 4.3.5.A.2.a: On-Site Wastewater Treatment

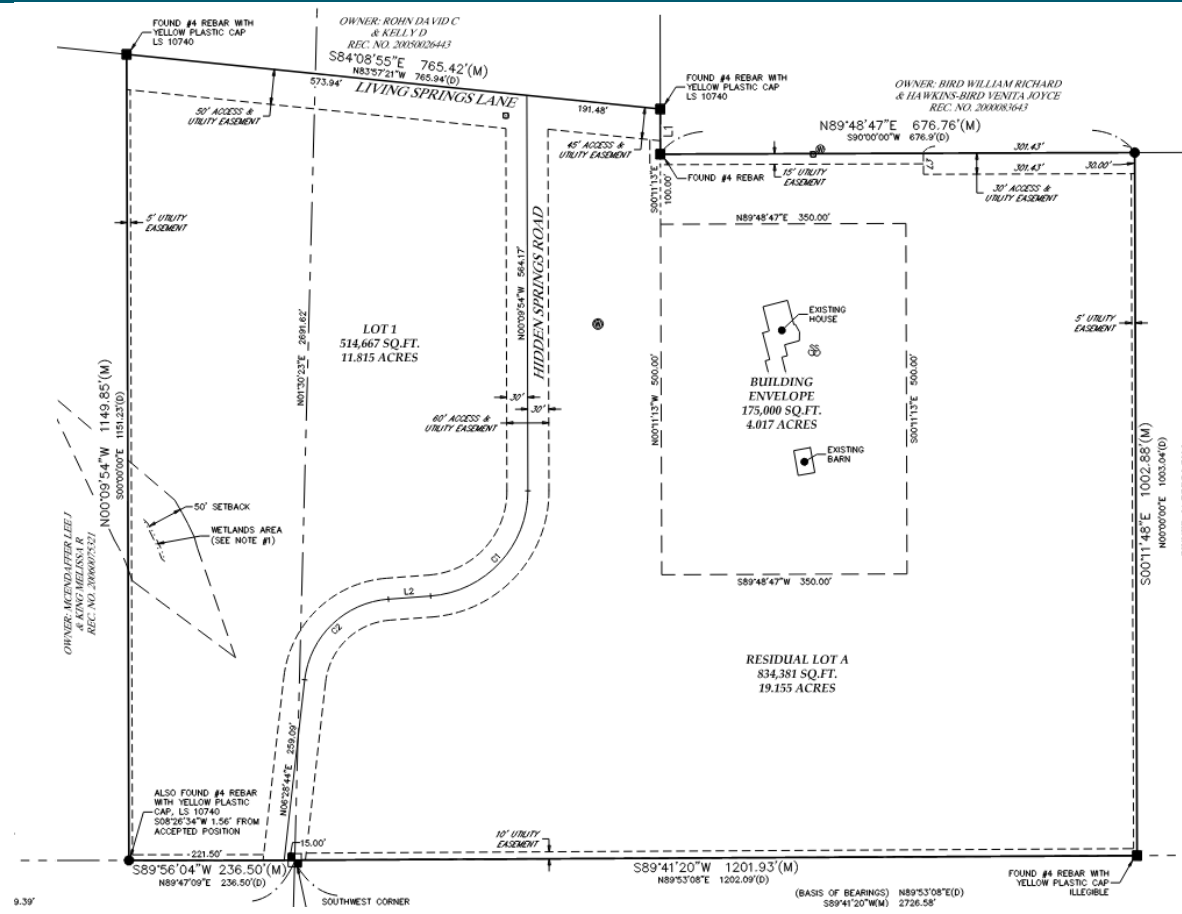
Requires that properties with on-site septic be located outside of urban zoning districts, growth management areas (GMA) and any sanitation district service areas.

This property meets the first two requirements but is within the South Fort Collins Sanitation District boundary. However, per the sanitation district, the property is not within their current service boundary and the district has no issue with the new lot applying for a septic permit with the County Health Dept.

Neighbor Notification

Community Notification

- Notifications were sent to property owners (8) within 500 ft. of the project site
- No comments were received



Review criteria (Article 6.5.5.D.1)

Standards for Preliminary Plat Review:

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

- 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;
- 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.

Review criteria (Article 6.7.2.B.5)

Standards for Appeal Review:

In reviewing a proposed appeal application, the review and decision-making bodies shall consider each of the following factors and make findings pertaining to each one which, in their discretion, applies to the appeal:

- A. Approval of the appeal will not subvert the purpose of the standard or requirement.
- B. Approval of the appeal will not be detrimental to the public health, safety, or property values in the neighborhood.
- C. Approval of the appeal is the minimum action necessary.
- D. Approval of the appeal will not result in increased costs to the general public.
- E. Approval of the appeal is consistent with the intent and purpose of the Code.

Recommendation

The Development Services Team finds that the proposed request meets the review criteria of Article 6.3.8.D, 6.5.5.D and 6.7.2.B of the Larimer County Land Use Code, therefore...

A. The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Hansen Conservation Development, File #21-LAND4184, and the Appeal to Article 5.3.1.A and 4.3.5.A.2.a of the Land Use Code subject to the following conditions:

- 1. The Final Plat shall be consistent with the approved preliminary plat and with the information contained in the Hansen Subdivision, Preliminary Plat, File # 21-LAND4184, except as modified by the conditions of approval or agreement of the County and applicant.**
- 2. The property owners address the concerns/requirements of the Referral Agencies included in this staff report and mentioned above**
- 3. If the new 12-acre Lot 1 subdivides further in the future, the new lots will be required to connect to a public sewer system.**

Suggested Motion

I move that the Planning Commission recommends that the Board of County Commissioners Approve the Hansen Conservation Development, File #21-LAND4184, and the Appeal to Article 5.3.1.A and 4.3.5.A.2.a of the Land Use Code subject to the conditions outlined in the staff report.