

Date: Wednesday, February 18, 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, February 18, 2026, at which time the following business was transacted.

Board Members In Person: Adam Eggleston, Nick Casady, Jon Weiss, Shelby King and Conor Duffy. Board Members Online: Jon Slutsky, Patrick Rowe, and Zachery Sullivan. Lisa Chollet joined the meeting online prior to the public testimony.

Staff Present: Rebecca Everette (Community Development Director); Laura Collier and Ryane Oswandel (Community Development Planning Division); Ashton Brodahl (Department of Health & Environment); Christine Luckasen (Larimer County Attorney).

APPROVAL OF THE MINUTES

Commissioner King moved, and Commissioner Eggleston seconded the motion to approve the January 21, 2026, minutes of the Larimer County Planning Commission, as presented.

Commissioners Rowe, Weiss, King, Eggleston, Slutsky, Sullivan, and Duffy voted in favor. Commissioner Casady abstained. Commissioner Chollet was not present during this motion. The motion carried (7-0).

AMENDMENTS TO THE AGENDA

None.

CONSENT ITEMS

Item No. 1 – Mather Short-term Rental, Special Review, File No. 25-ZONE3806

Amendment: Item No. 1 – Mather Short-term Rental, Special Review, File No. 25-ZONE3806, was pulled from the consent agenda to be heard as a discussion item by a member of the public.

DISCUSSION ITEMS

Item No. 1 – Mather Short-term Rental, Special Review, File No. 25-ZONE3806

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

No presentation was given.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

No discussion occurred.

PUBLIC TESTIMONY

Chris Heller and Aaron Lloyd

Comments

Public testimony offered differing perspectives on the application. The first speaker spoke in support, noting the difficulty of the regulatory process and asserting the applicant's right to use his primary residence to host visitors. Conversely, the second neighbor expressed concerns regarding traffic safety and infrastructure, describing the local roads as steep, narrow, and unpaved with blind crests that create hazards for pedestrians and children, and that it cannot safely support the additional traffic generated by short-term rentals.

APPLICANT'S REBUTTAL

The applicant addressed the public comments, noting that the private access road meets rural county roadway standards, is treated as a hard surface, and is well-maintained by the HOA with a 15-mph speed limit. The applicant stated the only plans are to rent the property during the summertime, which avoids winter traffic and snow access concerns, and stated that the rental is not anticipated to increase traffic if approved.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

No discussion occurred.

PLANNING COMMISSION DELIBERATION

No deliberation occurred.

MOTION

Commissioner King 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 Mather Short-term Rental, Special Review, File No. 25-ZONE3806, subject to the conditions outlined in the staff report.

Commissioners Weiss, Rowe, King, Casady, Sullivan, Chollet, Eggleston, Slutsky, and Duffy voted in favor. The motion carried (9-0).

REPORTS FROM STAFF

Staff reported that the next hearing will be held on the second Wednesday of March, which is March 11th, to avoid spring break conflicts.

ADJOURN

With there being no further business, the hearing adjourned at 6:19p.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

February 18, 2026

Mather Short-Term Rental Special Review,
File No. 25-ZONE3806
Staff Presentation

LARIMER COUNTY PLANNING



MATHER SHORT-TERM RENTAL SPECIAL REVIEW, FILE NO. 25-ZONE3806

PLANNING COMMISSION: FEBRUARY 18, 2026



REQUEST

Request:

The applicant requests Special Review approval for a **four (4) bedroom, eight (8) guests**, Short-term Rental (STR) in an existing single-unit residence.

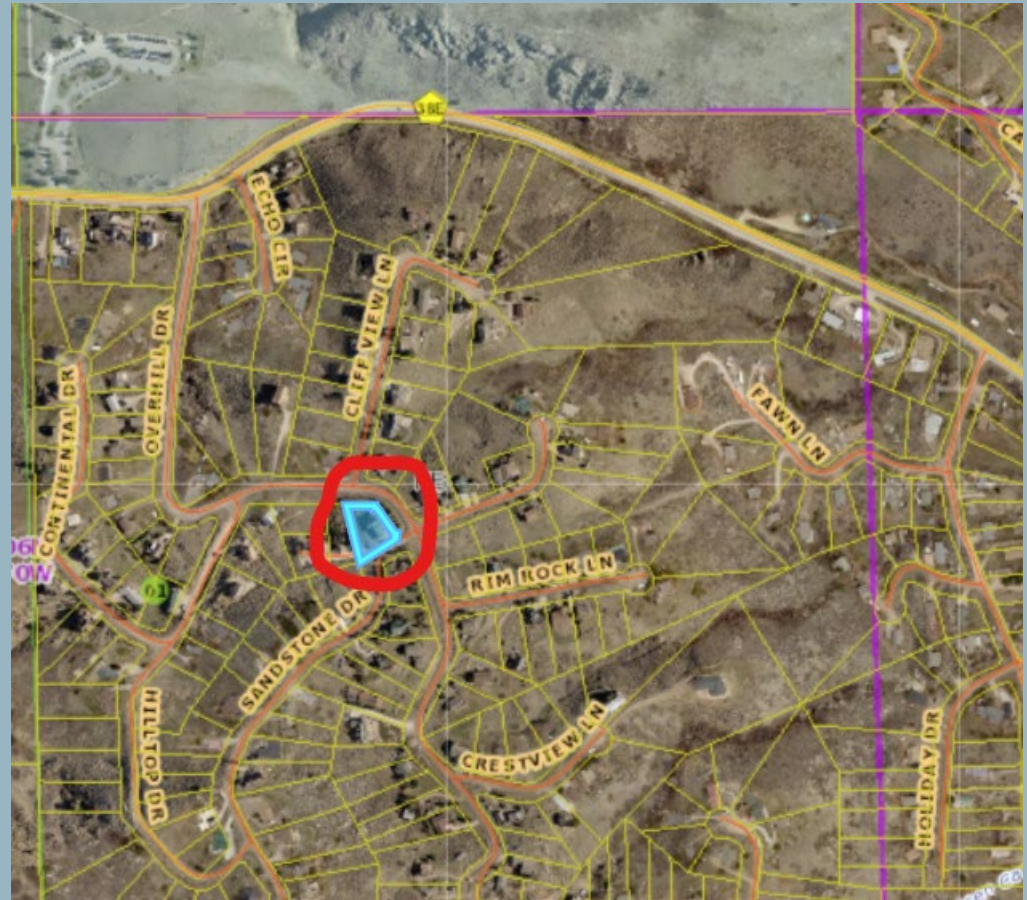
Property Owner/Applicant:

Timothy Mather
4901 Sandstone Dr
Fort Collins, CO 80526

LOCATION

4901 Sandstone Dr
Fort Collins, CO 80526

Located in the Horsetooth
Lake Estates Subdivision

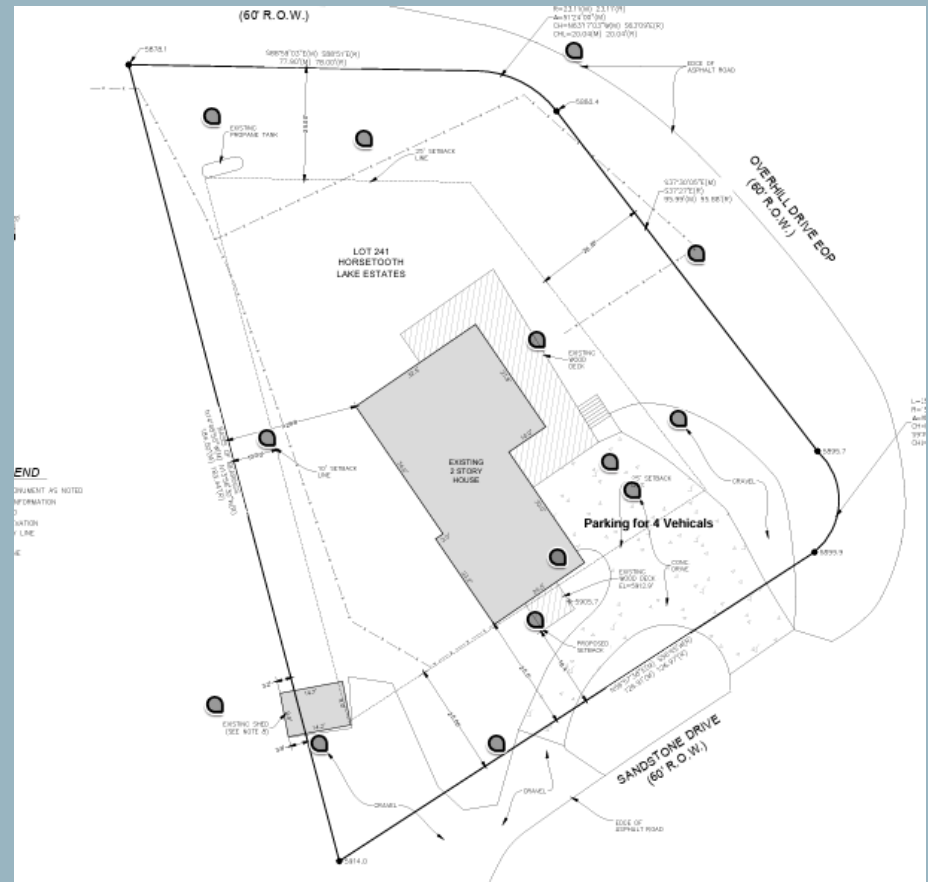


SITE INFORMATION

Zone District: **O – Open**
 Lot Size: **0.38-acres**

Utilities & Access:

- Spring Canyon Water & Sewer
- Poudre Fire Authority
- Access off Sandstone 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

Public Hearing Phase

On November 14, 2025, notice of the Public Hearing phase of this application was sent to one-hundred and forty-three (143) property owners within 1000 feet of the property.

Two (2) community members provided comments in opposition to the proposed short-term rental, included as Attachment 5.

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 Mather 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:

- Colorado Parks & Wildlife
- Larimer Emergency Telephone Authority (LETA)
- Spring Canyon Water & Sewer

SUGGESTED MOTION

I move that the Planning Commission recommend the Board of County Commissioners **approve** the Mather Short-term Rental, File #25-ZONE3806, 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 Mather Short-Term Rental, File #25-ZONE3806, 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 Mather 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, for a maximum occupancy of eight (8) 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-ZONE3806, 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.