



*Planning & Building Services Division  
2007 Annual Report*



## Planning & Building Services Division Mission Statement

*To enhance the present and future quality of life in Larimer County by partnering with citizens and others to find creative solutions to land use and development issues.*

*To achieve this, we will:*

*Create master plan elements that help guide public and private decisions regarding development, protection of valued resources, and provision of services;*

*Develop innovative programs and regulations that implement the master plan vision;*

*Administer and enforce adopted regulations and building codes in a fair and equitable manner;*

*And do so in a manner that emphasizes excellence in customer service and citizen participation.*

### 2007 Planning & Building Services Division Staff

Laura Lynn Arteaga	Katie James
Chad Bahr	Al Kadera
Jill Bennett	Dan Kunis
Kristin Bothell	Matt Lafferty
Anita Clardy	Russell Legg
Ron Crego	Karin Madson
Jane Culler	Samantha Mott
Wendy Dionigi	Naomi O'Connor
Dan Ellis	Candace Phippen
Carol Evans	Robyn Smith-Chipp
Eric Fried	Toby Stauffer
Tom Garton	Casey Stewart
Karlin Goggin	Ed Stoner
Chad Gray	Pam Stringer
Stan Griep	Larry Timm
Jacquie Hadwick	Joann Valentine
Chuck Harris	Sean Wheeler
Rob Helmick	Jill Wilson
Dan Henderson	Michelle Yeager
Katherine Huber	Susan Zeller Wheeler
Porter Ingrum	Heather Zimdahl

# 2007 Boards and Commissions

*\*denotes members as of 12/31/07*

## Board Of Adjustment (Zoning)

Bridget Barclay-Sudol  
\*Eric Berglund  
\*Peter Bohling  
Kent Bruxvoort  
Larry Chisesi  
\*Greg Christensen  
\*Jean Christman  
\*Alan Cram  
\*Evelyn King  
\*Matt Strauch

## Larimer County Planning Commission

\*Jeff Boulter  
\*Mina Cox  
\*Gerald Hart  
\*Kristen Karabensh  
\*Roger Morgan  
\*Brian Oppenheimer  
Duane Pond  
\*Jason Waldo  
\*Nancy Wallace  
\*Karen Weitkunat

## Rural Land Use Advisory Board

\*Rena Colton  
\*Kevin Dudley  
Leslie Kunkle-Ellis  
\*Kristin Grazier  
\*John Hatfield  
\*Tom Jackson  
\*Mark Korb  
\*Lauren Light  
\*Randy Mergler  
Troy Peterson  
\*Bill Sears  
Doreen Wilson

## Board Of Appeals (Building Code)

\*Mark Belford  
\*Ron Daggett  
\*Michael Millsapps  
\*Julie O’Gorman

## Estes Valley Planning Commission

\*Wendell Amos  
\*Ike Eisenlauer  
\*Bruce Grant  
\*Betty Hull  
\*Joyce Kitchen  
\*Doug Klink  
\*John Tucker

## LaPorte Area Planning Advisory Committee

\*Susanne Cordery-Cotter  
\*Andre Duvall  
\*Nancy Grice  
\*Mandy Kotzman  
\*Ed Ott  
Tim O’Hara  
\*Paul Resseguie  
\*Cordelia Stone  
\*Ed Stoner  
Chris Tooley  
\*William Wade

## Red Feather Lakes Planning Advisory Committee

\*Gene Allen  
\*Gene Barker  
\*Susan Bradley  
\*Ted Jon Carter  
\*Terry Ferebee  
\*Dennis Frydendall  
\*Bill Gilbert  
\*Eunice Michalka  
\*Ross Reid  
\*Lucille Schmidt  
\*Michael Sledge  
\*Roger Svendsen  
\*Gordon Thomas

# ***PLANNING & BUILDING SERVICES***

## ***DIVISION HIGHLIGHTS***

### **Red Feather Lakes Rezoning**

Twenty business properties in Red Feather Lakes were rezoned to the new Red Feather Lakes Business zone in November. The project was designed to help implement the Red Feather Lakes Area Plan goal of supporting the existing business community and affected only those properties where the owner requested the change in zoning. The zoning change was the result of a year-long County project to work with Red Feather Lakes business owners to develop appropriate zoning.

The Red Feather Lakes Area Plan, adopted in August 2006, raised the issue of zoning that did not correspond to existing business uses throughout the community. Many existing businesses in Red Feather Lakes were legal “non-conforming” uses. These uses could continue to operate, but often needed an additional County review process to make changes in their business operation or to expand the use. The time and expense sometimes prevented business owners from pursuing changes they thought would benefit both their businesses and the community.

County Planners worked with business owners to develop the new zoning district specifically for the unique uses in Red Feather Lakes. The RFLB-Red Feather Lakes Business zone was adopted into the County Land Use Code in August. This zoning district considers some uses that are common in Red Feather Lakes but are not allowed in other County non-residential districts. For example, several area business properties contain more than one business use or structure, and several also have a single-family residence on the property with the business. The new zoning district allows these uses.

### **Timnath IGA**

A proposed intergovernmental agreement (IGA) pertaining to growth management with the Town of Timnath was developed in 2007. As a part of this process, the Town requested that the area outside of the Fort Collins Growth Management Area (GMA) between I-25 and the Weld County line, and between County Road 52 and the Town of Windsor GMA, be included in the Timnath GMA. The Board of County Commissioners considered this IGA with the Town of Timnath in a public hearing on

January 30, 2008. At that hearing, based on comments received, the County Commissioners tabled the matter for six months. This additional time is intended to give the municipalities of Fort Collins and Timnath time to work together to create a future and direction for the community and region, and to give citizens of the area more opportunity to discuss the proposal.

### **Land Use 101 Presented to Board of Realtors**

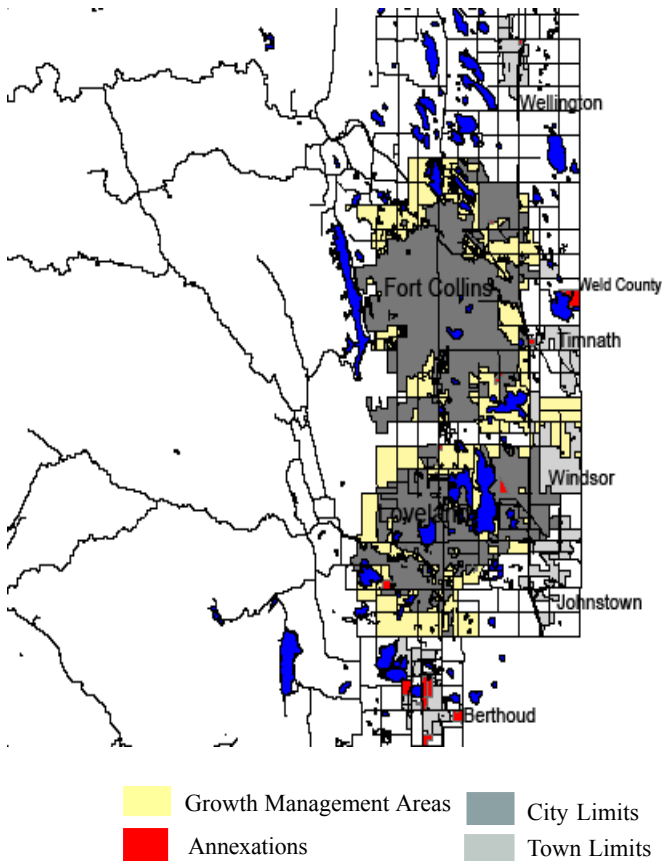
Following successful presentations in 2006, planning staff traveled to the Fort Collins Board of Realtors on November 27, 2007 and presented Land Use 101. The training was co-sponsored by the Board of Realtors, a land title company, and Larimer County.

The half day seminar brought together real estate professionals and a panel of County planning staff to discuss the County land use regulations, processes, and tips for where land use information can be obtained in the simplest, fastest manner. Russ Legg, Matt Lafferty, Karin Madson, Toby Stauffer, Chad Gray, and Candance Phippen were the County staff that arrived with handouts, how-to guides, power point presentations, and contact lists that seasoned as well as new realtors declared as being very helpful.

In the overflowing training room, simple straight forward presentations and discussions were held on fundamental planning topics that will assist realtors in doing their jobs. Information was shared on how both realtors and planners can help our customers on land use and building issues. Topics included code compliance, how land is divided, land records, intergovernmental agreements, home occupations, and basement refinishing. Participants, as they did in 2006, expressed enthusiastic appreciation for the basic nature of the course and the depth of the presentations. Realtors that attended received credit toward professional educational requirements.

## Cooperative Planning With Municipalities

The Larimer County Master Plan supports cooperative planning for the areas adjacent to cities and towns as a major component of regional growth management. Larimer County has coordinated planning with Fort Collins and Loveland through Intergovernmental Agreements (IGAs) since 1980. The map below shows the current Growth Management Areas (GMAs) based on the IGAs. Annexations that occurred along the Front Range in 2007 are also shown.



## 2007 Land Use Code Amendments

In 2007 there were several major amendments to the Land Use Code along with a number of “housekeeping” amendments to address errors and other minor problems:

1. Accessory agricultural uses. New accessory agricultural uses, including Value Added Agricultural Processing and Agritourism, were added to the Land Use code in areas that allow for agriculture.
2. Bed and Breakfast. Expanded the Bed and Breakfast use to allow this use by either

Minor Special Review or Special Review in zoning districts in which agriculture is allowed.

3. Rafting Business. Added Rafting Business as a use allowed in the O-Open zoning district.
4. Outdoor storage, outdoor display and sales, accessory outdoor storage, and accessory outdoor display and sales. Clarified the definitions for these uses, the districts in which they are allowed, added definitions for the accessory uses and added criteria and requirements for the uses. In addition, screening options were added to the landscaping regulations
5. Red Feather Lakes Business zoning. Added a new zoning district for the Red Feather Lakes area. In addition, new definitions for Bar/Tavern, Cultural Institution and Business Accessory Dwelling were included in the Land Use Code.
6. Lighting. Modified Section 8.15 Lighting to include provisions for additional types of land divisions and zoning applications. Added guidelines for individual lots.

## 2006 International Building Codes

On July 2, 2007, the Board of County Commissioners adopted the 2006 International Building Codes to be effective October 2, 2007. The 2006 International Residential Code (IRC) pertains to one and two family residential structures; other structures are governed by the remaining 2006 nonresidential codes which are the 2006 International Building Code (IBC), 2006 International Fuel Gas Code (IFGC), 2006 International Mechanical Code (IMC), 2006 International Plumbing Code (IPC), 2006 International Existing Building Code (IEBC), 2006 International Energy Conservation Code (IECC), and their proposed amendments. The amendments to the 2006 International Building Code, the new certification forms required, a new Wind Speed Map, and further information on Prescriptive Design Limitation may be viewed at Larimer County’s web site at [www.larimer.org/building](http://www.larimer.org/building), and clicking on 2006 IRC Amendments effective October 2, 2007.

## Rural Road Naming and Site Addressing Improvement Project

This is a multi-year project intended to improve site addressing in the unincorporated area outside of County recognized growth management

areas. Existing address numbers and road names are being corrected where necessary and new road names are being assigned for roads not having a road name.

Red Feather Lakes Village & Crystal Lakes, Lyons, Berthoud, and Loveland (south 80538) were all completed in 2007. Approximately 3500 addresses had changes in 2007, giving an address change figure of approximately 20%. The ratio of changes is much lower than initially expected.

Seventeen public meetings were held in 2007 for either the pre-field work meetings or the recommended address change meetings.

Field work for Northern Larimer County is completed. 11,199 properties were field surveyed for addresses. GIS analysis in Wellington/Carr, Laporte, and Loveland (north 80538) was also completed in 2007.

In 2008, at least 10 public meetings are planned and the following areas are expected to be completed: Fort Collins, Laporte, Wellington/Carr, Livermore, and Loveland. The project is expected to be completed at the end of 2009.

### **Outstanding Professionalism Award**

Each year, the Building Department gives the Outstanding Professionalism Award to contractors, architects, and engineers who provide a quality product to citizens in the unincorporated area of Larimer County. The recipients demonstrate quality and professionalism by their knowledge of the Larimer County Building Code, clarity during the permit application process, consistent compliance with plan specifications, on-site work quality, and timely inspection requests and corrections. Their contribution and achievements provide quality construction and safety to Larimer County citizens and property owners.

While the County isn't empowered in 2007 to license contractors, building officials know people have concerns about contractors' track records. The County recognizes those who are doing an outstanding job in an effort to provide more information to citizens.

Three outstanding local contractors were recognized in 2007. They were:

Carl Weitz, Weitz Construction  
Walt Steige, Steige & Associates  
Al Hauser, Hauser Architecture

This was the 7th annual presentation of the Outstanding Professionalism Award. Congratulations!

## **2007 Division Accomplishments**

### **Customer Service**

- Revised and updated the Development Review Process Guidelines to improve internal and external customer service.
- Conducted "de-briefings" of certain land use application cases in an effort to reinforce positive outcomes and identify areas in need of improvement.
- Continued development of the Property Options review process to make property owners and other interested parties aware of the choices available to them for the use of their land. Property Options review includes research and analysis of all history files of special reviews, zonings, variances and other development actions, and entering the data into parcel based cells for quick retrieval, enabling improved property information service.
- Transferred development review and building permit historical files from microfiche to DVD format for easier retrieval and use by staff and the public.
- Made improvements to the "planner on call" function to provide a more consistent foundation for this important customer service.
- Initiated the transition of our geographic information system (GIS) to a new technology that will ultimately improve the public's access to data fields important to public and private land use decision making. The first applications created provide staff with current information and zoning histories on file with the department.
- Developed or refined the following handouts as aides to customers:
  - Agricultural accessory uses
  - Capital expansion fees
  - Accessory structures 120 sq. ft. or less
  - Code compliance frequently asked questions
  - Sign code information
  - How to schedule a building inspection

### **Training**

- Provided training to area Realtors regarding County land use and building requirements.
- Provided training on "What are you allowed to do on your property" as part of a "Getting to Know Rural Properties" training provided by Cooperative Extension offices from Larimer, Boulder and Weld Counties.

- Developed “Customer Relationship Training Sessions” for internal staff to improve soft skills.

### Community Planning

- Completed the Red Feather Lakes Area Plan and rezonings for existing businesses in Red Feather Lakes, consistent with the future vision of the community.

### Building

- Adopted the International Building Codes to remain current with the construction industry.
- Provided information to the State Legislature, resulting in a law enabling counties to adopt a contractor licensing program.

### Staffing Changes

There were several staffing changes in the Planning & Building Services Division in 2007:

Porter Ingrum and Casey Stewart, both Planners, resigned. Chad Bahr and Toby Stauffer were hired to replace them.

Joann Valentine, Permit Technician also resigned, and the position was left vacant.

After 23 years as a Building Inspector, Chuck Harris retired from the County.

### Code Compliance

Code Compliance staff enforce the Larimer County Land Use Code, Building Code and Graffiti Ordinance. In 2006, Zoning and Building Code Enforcement sections were combined to form the Code Compliance Section in the Planning and Building Services Division, under the direction of the Division Planning Director. Staff consists of a Code Compliance Supervisor, two Code Compliance Officers and two Code Compliance Technicians.



### Historical Overview

**1870 Population of Larimer County: 838**

**1960 Population of Larimer County: 53,343**

1963 First Larimer County Zoning Resolution adopted

**1970 Population of Larimer County: 89,900**

1972 First Larimer County Building Code adopted

**1990 Population of Larimer County: 186,136.**

1995 First Larimer County Building Code Enforcement Officer hired.

1999 First Larimer County Zoning<sup>1</sup> Code Enforcement Officer hired.

**2000 Population of Larimer County: 251,494.**

2000 Larimer County Land Use Code adopted.

2006 Population of Larimer County: 278,869 (estimated)

Zoning and Building Code Enforcement sections combined.

<sup>1</sup> Prior to 1999, zoning code enforcement was performed by Planning staff in addition to other duties.

- **Graffiti Ordinance** The Graffiti Ordinance was developed in coordination with the Sheriff’s Office and adopted by the County Commissioners in 2007. Seventeen cases were initiated in 2007. All cases were voluntarily resolved by the property owners.
- **Coordination of Investigations with Law Enforcement:** Increased coordination and awareness between the Larimer County Sheriff’s Office, Estes Park Police Department and Code Compliance Section were developed in 2007 regarding illegal occupancies, safety issues and zoning violations connected to properties located in the Estes Valley Area.

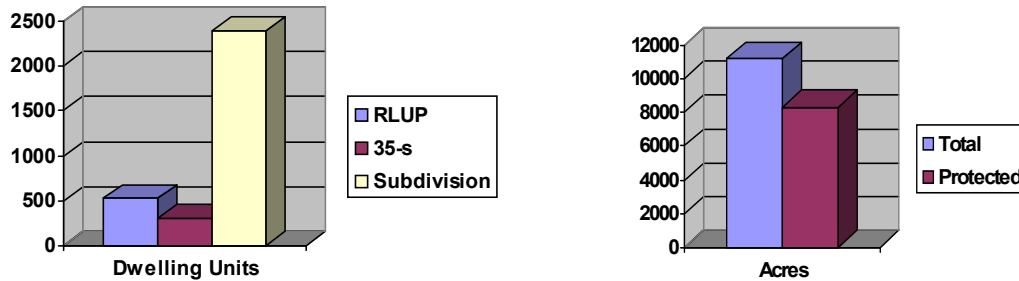
### Rural Land Use Center Projects

The following RLUP projects, which are located in various parts of the County, were approved in 2007:

Preliminary Approved Projects: Miller/Van Velson RLUP (generally located 6 miles west of Bellvue and is immediately southwest of the Rist Canyon Fire Department).

Final Approved Projects: Pittington RLUP and Pittington II RLUP (both southwest of Loveland near Carter Lake), Westview II RLUP (northeast of Fort Collins) and Miller/Van Velson RLUP (west of Bellvue).

Since the Rural Land Use Center’s inception, 56 projects totaling 11,189 acres have received final approval. Out of that total acreage, 8,320 acres (74%) have been protected from further development for a minimum of 40 years (5,773 acres protected in perpetuity) and 542 dwelling units have been allowed on the remaining acres. Out of that 542, only 183 have homesites built. The remaining have yet to be developed. If the same land had been divided into 35-acre tracts, 306 dwelling units could have been built, with the potential of even further development if subdivided with its underlying zoning potential. If this land had been divided through the subdivision process, approximately 2,389 units could have been built if the County Development standards could have been met.



### Rural Area Development

Except for Growth Management Areas around municipalities and the LaPorte Plan Area, Larimer County is planned for agriculture and rural residential development. The Land Use Code includes three types of land division processes for rural development:

Conservation Developments are developments on a portion of the site, generally leaving at least 50% of the site in residual land (private open space). Allowed density is determined by existing zoning.

Rural Land Plans are a voluntary alternative to 35 acre tracts that can be used on properties that are at least 70 acres. Base density is one dwelling unit per 35 acres, but the County Commissioners may approve up to 2 units per 35 acres. At least two-thirds of the site must remain as residual land. This process began in 1997.

Subdivisions are traditional, non-clustered development allowed on sites that are less than 30 acres.

### 2002-2007

Year	<i>Conservation Developments</i>		<i>Rural Land Plans</i>	
	Dwelling Units	Acres of Residual Land	Dwelling Units	Acres of Residual Land
2002	154	821	137	1,827
2003	95	441	22	297
2004	4	62	16	207
2005	59	359	77	1,017
2006	24	127	51	816
2007	99	253	26	430

## Unincorporated Larimer County Land Division Activity Lots Created, 2002-2007

Year	Subdivisions <sup>1</sup>			Conservation Developments			Planned Land Division			TOTAL		
	Lots	Acres	Acres/Lot	Lots	Acres	Acres/Lot	Lots	Acres	Acres/Lot	Lots	Acres	Acres/Lot
2002	183	112.89	0.62	150	353.70	2.36	5	23.57	4.71	338	490.16	1.45
2003	295	398.51	1.35	85	189.42	2.23	85	104.97	1.23	465	692.90	1.49
2004	67	249.05	3.72	4	12.09	3.02	5	69.95	13.99	76	331.09	4.36
2005	14	118.37	8.46	59	121.15	2.05	70	35.15	0.50	143	274.67	1.92
2006	9	54.31	6.03	24	49.80	2.08	111	113.23	1.02	144	217.34	1.51
2007	18	58.82	3.27	109	183.41	1.68	18	55.84	3.10	145	298.07	2.06
<b>Total</b>	<b>586</b>	<b>992</b>	<b>1.69</b>	<b>431</b>	<b>910</b>	<b>2.11</b>	<b>294</b>	<b>403</b>	<b>1.37</b>	<b>1311</b>	<b>2304</b>	<b>1.76</b>

<sup>1</sup>The title Subdivisions includes Subdivisions, Minor Residential Developments, and Planned Unit Developments. Neither Minor Land Divisions (MLDs) nor Rural Land Use Plans (RLUPs) are included in this table.

### 2007 Development Applications by Type

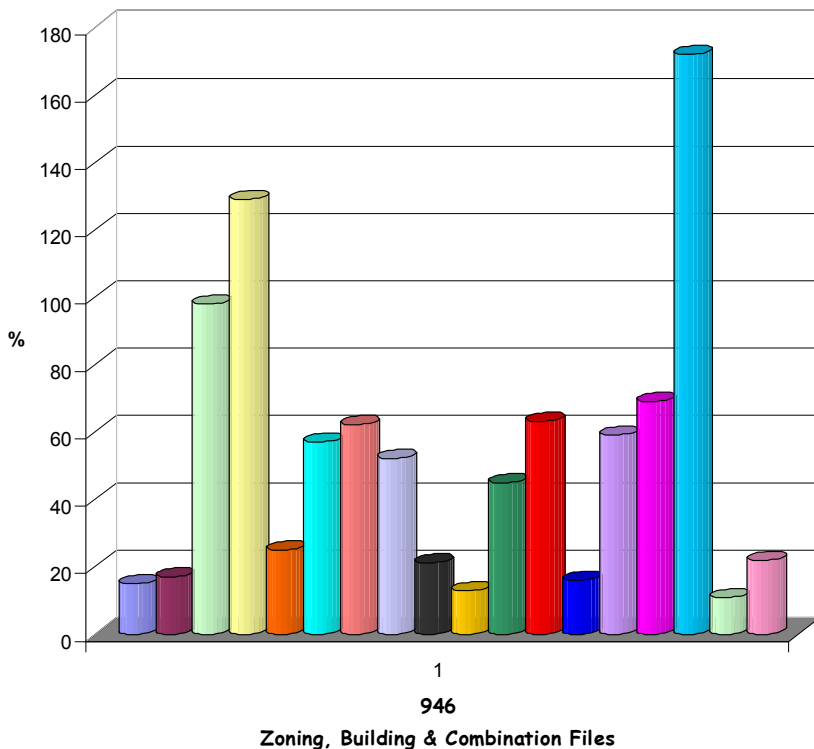
Application Type	Total Number
Number of Add-On-Agreements applied for	1
Number of Amended Plats applied for	29
Number of Boundary Line Adjustments applied for	10
Number of Cell Towers/Admin Review applied for	5
Code Compliance Cases:	
Number of Zoning & Combo Violations Initiated	221
Number of Building Code Violations Initiated	190
Number of Code Compliance Cases Resolved	188
Number of Research Requests Initiated	664
Conservation Developments:	
Number applied for at Sketch Plan	5
Number of GDP's applied for at Public Hearing	0
Number applied for at Preliminary Plat	1
Number applied for at Final Plat	4
Number of Extended Family Dwellings applied for	6
Number of Farmstead Dwellings applied for	2
Number of Location & Extent's applied for	4
Number of Lot Consolidations applied for	21
Number of Minor Land Division's applied for	8
Number of Minor Special Reviews applied for	12
Planned Land Divisions and Planned Developments	
Number applied for at Sketch Plan	3
Number of GDP's applied for at Public Hearing	0
Number applied for at Preliminary Plat	5
Number applied for at Final Plat	1
Rezoning:	
Number applied for at Sketch Plan	2
Number applied for at Public Hearing	3
Number of Right of Way/Easement Vacations applied for	7
Number of Site Plans applied for	17
Number of Sign Plan Reviews	15
Special Exceptions	
Number applied for at Sketch Plan	5
Number applied for at Public Hearing	2
Special Reviews:	
Number applied for at Sketch Plan	6
Number applied for at Public Hearing	9
Subdivisions:	
Number applied for at Sketch Plan	6
Number of GDP's applied for at Public Hearing	0
Number applied for at Preliminary Plat	9
Number applied for at Final Plat	4
Number of Variances applied for	49

**Land Divisions\***  
**Plats Recorded in 2007**

NAME OF PLAT	# OF LOTS	# OF ACRES IN LOTS	# OF ACRES OF RESIDUAL LAND (IF APPLICABLE)
Auburn Estates Conservation Development	26	12.10	46.71
Autumn Creek 2 <sup>nd</sup> Filing Conservation Development	10	5.49	Residual Lots created with the 1 <sup>st</sup> Filing
Centennial Farm Conservation Development	53	112.13	140.91
Cookie's Parcels Subdivision	2	9.66	
Crist/Gallivan Subdivision	2	10.88	
Dry Creek Ridge Subdivision	3	6.95	
Lake Shore Gardens Lot 101 Planned Land Division	2	1.49	
Meadows at Rolling Hills Planned Land Division	14	44.53	
Moser First Subdivision	3	8.73	
Old Farm Planned Land Division	2	9.82	
Pearl Vista Conservation Development	3	17.43	17.22
Ravencrest Subdivision	2	6.66	
Silo Estates Subdivision	6	15.94	
Warberg Farms Conservation Development	17	36.26	47.84
<b>TOTALS:</b>	<b>145</b>	<b>298.07</b>	<b>252.68</b>

\*Rural Land Plans are not included in this table.

**CODE COMPLIANCE FILES**  
**2006 & 2007**



- Animals (15)
- Graffiti (17)
- Expansion, Illegal Use, Change of Use, Illegal Business (98)
- Junk & Debris, Illegal Vehicles (129)
- Meth Lab (4); More than 3 unrelated people (5); RVs (16)
- More than 1 dwelling (57)
- Setback issues (62)
- Sign Code issues (52)
- Violations of Conditions of Approval (9), Illegal Lot (4), Site Plan (7), Special Events (1)
- SWMH for Storage (2), ROW Obstruction (1), Outdoor Storage (6), Dirt/Drainage Issues (5)
- Expired Accessory Permits (45)
- Expired Residential Permits (63)
- Expired Commercial Permits (16)
- No CO and Occupancy Violations—Residential & Commercial (59)
- No Permit—Accessory (69)
- No Permit—Residential (172)
- No Permit—Commercial (11)
- Abatement Actions (2), Utility Red-Tags (1), Failures (3), Other (16)

### Applications Heard by the Various Boards in 2007

Board	Approved	Denied
<b>Board of County Commissioners</b> <ul style="list-style-type: none"> <li>• Conservation Developments</li> <li>• General Development Plans</li> <li>• Planned Land Divisions</li> <li>• Rezonings without a land division application</li> <li>• Special Exceptions</li> <li>• Special Reviews</li> <li>• Subdivisions</li> </ul>	3 0 3 3 1 6 4	0 0 0 0 2 1 0
<b>Planning Commission</b> <ul style="list-style-type: none"> <li>• Conservation Developments</li> <li>• General Development Plans</li> <li>• Planned Land Divisions</li> <li>• Rezonings without a land division application</li> <li>• Special Exception</li> <li>• Special Reviews</li> <li>• Subdivisions</li> </ul>	1 0 4 3 1 6 7	1 (tie vote/no action) 0 0 0 3 2 0
<b>Board of Adjustment</b> <ul style="list-style-type: none"> <li>• Variances</li> </ul>	25	1

### Transportation Capital Expansion Fees

County transportation impact fees have been established to expand the capacity of collector and arterial roads throughout the County to serve new developments. These fees are the same throughout the unincorporated area but will be used in the same benefit area in which they are collected. Projects in 2007 included: Reconstruction of County Rd 21 between CR 14 and CR 18; Reconstruction of County Rd 19-48, Vine Drive to the Poudre River; Bridge reconstruction on the Big Thompson River; and County Rd 38/5 intersection improvements.

### 2007 Fees

	Fort Collins	Loveland	South District	North District	Regional Unincorporated	Regional Fort Collins	Regional Hwy 14 Corridor
<b>Beginning Balance</b>	\$ 593,753	\$ 523,402	\$ 918,868	\$ 1,117,783	\$ 602,645	\$ 115,693	\$ 599,575
<b>Revenues</b>	\$ 254,846	\$ 165,908	\$ 183,306	\$ 201,336	\$ 88,214	\$ 500,896	\$ 66,552
<b>Expenditures</b>	\$ 547,049	\$ 271,582	\$ 44,067	\$ 21,329	\$ 537,694	\$ 9,821	\$ 1,508
<b>Surplus/Deficit</b>	\$ (292,203)	\$ (105,673)	\$ 139,240	\$ 180,007	\$ (449,481)	\$ 491,075	\$ 65,044
<b>Ending Balance</b>	\$ 301,550	\$ 417,728	\$ 1,058,107	\$ 1,297,790	\$ 153,165	\$ 606,768	\$ 664,619

## Total New Dwelling Units<sup>1</sup> by Area 2001-2007

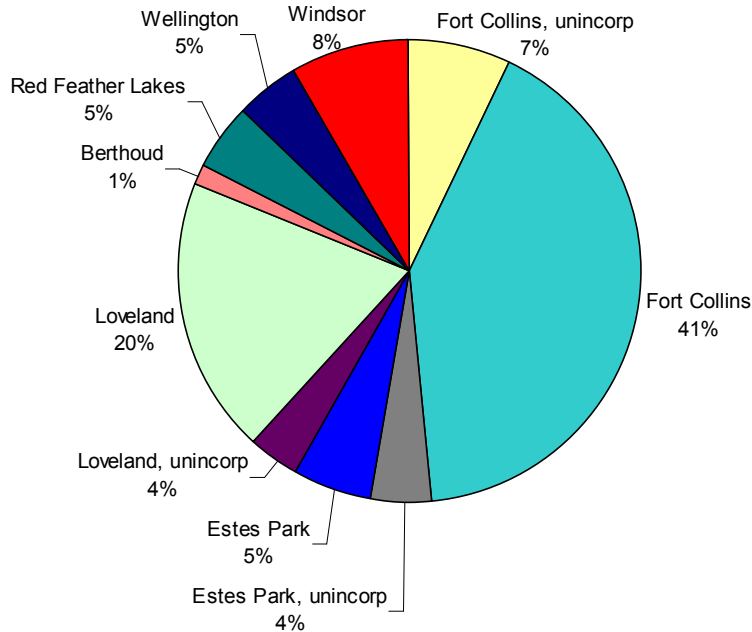
AREA	2001	2002	2003	2004	2005	2006	2007
Unincorporated: <sup>2</sup>							
Estes Park	63	68	38	58	58	61	62
Ft. Collins	358	230	172	188	185	124	105
Loveland	98	77	72	111	93	44	51
Red Feather Lakes	126	108	110	101	76	70	68
Unincorporated Total:	645	483	392	458	412	299	286
Cities/Towns:							
Berthoud <sup>3</sup>	21	8	20	34	53	30	20
Estes Park	98	151	128	96	123	98	78
Ft. Collins	1,899	1,545	1,413	1,296	983	585	594
Loveland	1,279	953	994	1,003	872	874	282
Wellington	173	99	151	277	275	134	66
Windsor <sup>3</sup>	153	176	138	269	246	173	120
Cities Total	3,623	2,932	2,844	2,975	2,552	1,894	1,160
<b>Total County</b>	<b>4,268</b>	<b>3,415</b>	<b>3,236</b>	<b>3,433</b>	<b>2,964</b>	<b>2,193</b>	<b>1,446</b>

<sup>1</sup>These figures include the total number of new units for which permits were issued. Multiple units may be included in one permit (i.e. - duplex)

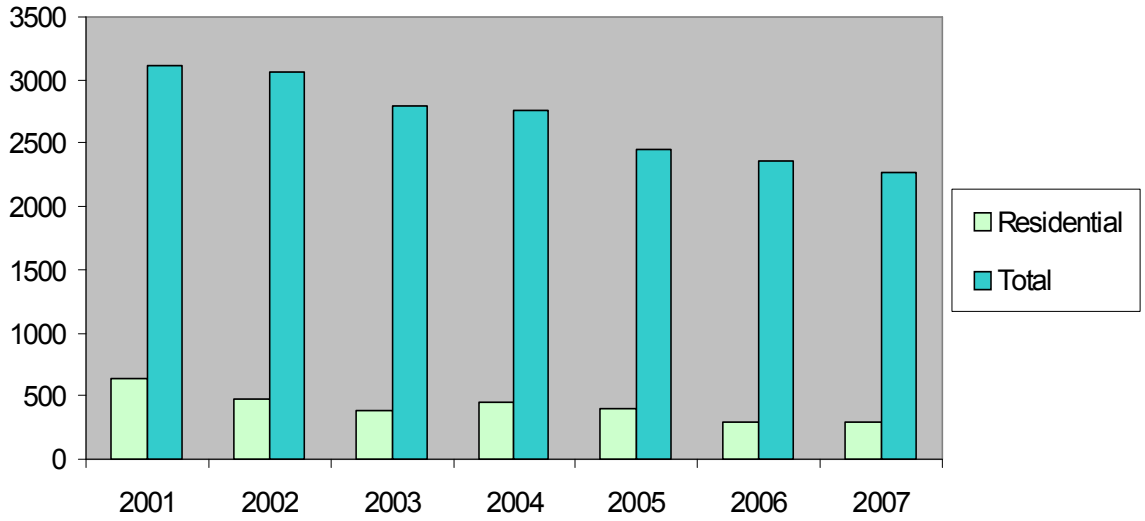
<sup>2</sup>2007 statistics are current as of 5/25/2008. Numbers may change over time due to changes in permit status.

<sup>3</sup>These figures are only for that portion of the Windsor and Berthoud town limits located within Larimer County. Figures do not reflect town areas in Weld County.

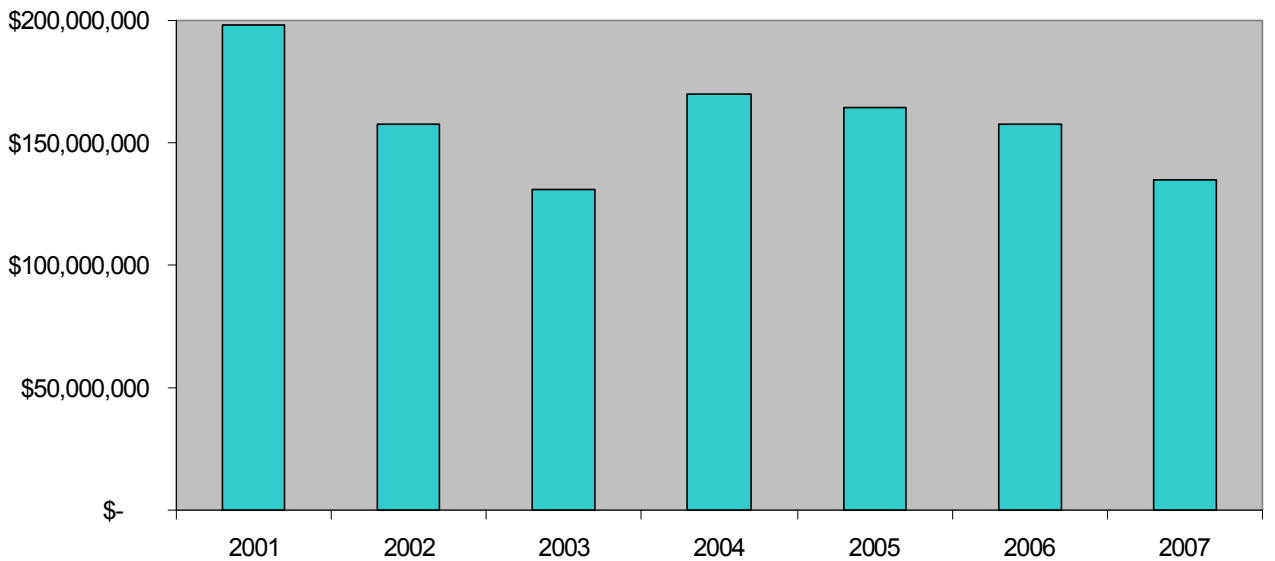
### 2007 Percentage of Total New Dwelling Units by Area



### Unincorporated Larimer County Residential and Total Building Permits 2001-2007



### Unincorporated Larimer County Construction Value of Total Permits 2001-2007



**Larimer County Population Estimates**  
**Larimer County Planning Department**  
 Revised 5/2007

YEAR	TOTAL	UNINCORP	BERTHOUD*	ESTES PARK	FT COLLINS	JOHNSTOWN*	LOVELAND	TIMNATH	WELLINGTON	WINDSOR*	% INC.
1950	43,554	18,642	867	1,617	14,937		6,773	177	541		
1960	53,343	15,711	1,014	1,175	25,024		9,734	150	532		
1970	89,900	26,413	1,446	1,616	43,337		16,220	177	691		
1980	149,184	47,384	2,362	2,703	65,092		30,244	185	1,215		
1985	170,724	51,717	2,721	3,069	76,649		35,094	190	1,284		
1990	186,136	53,322	2,990	3,184	87,758		37,352	190	1,340		
1991	192,464	55,342	3,069	3,311	90,798		38,371	197	1,376		3.40
1992	197,587	56,813	3,166	3,456	93,218		39,321	200	1,416		2.66
1993	203,580	58,419	3,340	3,563	95,953		40,644	206	1,453		3.03
1994	210,315	60,667	3,538	3,854	98,673		41,871	214	1,497		3.31
1995	215,742	61,707	3,630	4,036	101,343		43,281	219	1,526		2.58
1996	227,248	64,914	4,073	4,598	106,220		45,462	219	1,758	4	5.33
1997	232,796	65,887	4,214	4,796	109,356		46,510	220	1,809	4	2.44
1998	239,080	66,758	4,431	4,986	112,335		48,065	222	2,268	15	2.70
1999	246,156	67,931	4,654	5,228	115,937		49,515	223	2,497	171	2.96
2000	251,494	68,819	4,823	5,413	118,652		50,608	223	2,672	284	2.17
2001	260,221	69,845	5,081	5,578	122,521	64	53,345	230	2,895	662	3.47
2002	263,896	69,469	5,021	5,571	124,428	64	54,862	229	3,208	1,044	1.41
2003	265,476	68,825	4,932	5,576	125,461	64	55,905	226	3,320	1,167	0.60
2004	269,116	68,681	4,912	5,707	126,903	64	57,485	225	3,718	1,421	1.37
2005	271,951	68,332	4,901	5,720	127,686	64	58,691	223	4,400	1,934	1.05
2006	277,343	68,853	5,000	5,921	129,511	80	60,393	224	5,040	2,321	1.98
2007	282,459	69,401	5,073	6,068	130,919	202	62,486	276	5,394	2,638	1.84
2008	286,120	69,702	5,136	6,186	132,593	405	63,178	496	5,566	2,858	1.30

\*Larimer County portion only.

Estimates from the US Census Bureau and the State Demographer's Office.

2007-2008 estimates from the Larimer County Planning Department.

## ***2008 DIVISION GOALS***

- Help to assure that unincorporated Larimer County is a safe and desirable place to live and work.
- Provide excellent customer service.
- Continue to implement the County Master Plan.
- Have a County Land Use Code that reflects the County Master Plan and helps to result in high quality development in the County, including a development review process that is responsive to all those involved.
- Have an effective and efficient code compliance program.
- Honor and work in a manner that would advance the County's Vision statement; specifically:
  - empowering people to building partnerships
  - being customer driven
  - take responsibility
  - being a fulfilling and enjoyable place to work
  - being a good steward of public resources
- Provide excellent staff support to those boards and commissions to which we are assigned.

## ***2008 DIVISION OBJECTIVES AND TASKS***

### **Division-Wide**

- Continue to carry out projects and internal process improvements based upon the priorities set by the County Commissioners.
- Refine and maintain the Permits Plus permit and development review tracking system for improved customer service to both internal and external customers.
- Customize and refine the Accela GIS system to more fully integrate the Permits Plus tracking system and geographic information and mapping data systems, in order to make data retrieval and maintenance more efficient and to improve customer service.
- Continue to perform work and refine methods relative to the on-going responsibilities of the Division, including responding to citizen inquiries, staff support to assigned boards and commissions, development review, plan examinations, permit issuance, building inspections, code administration, code compliance, special projects and advance planning, budget preparation and administration, staff development, management, and coordination with other entities.
- Update and enhance the Division and Departmental web site in a manner to maximize customer service goals.
- Keep the general public informed of Division projects and procedures, and of County planning and building requirements.
- Participate in the implementation of the GIS Needs Assessment.
- Expand and support use of Permits Plus in the Engineering and Environmental Health Departments.
- Implement a solution for Poudre Fire Authority to have access to selected Division data.

### **Planning Department**

- Continue implementation of the County Master Plan.
- Continue to process and provide assistance relative to citizen's requests for information and applications for development.
- Develop amendments to the Land Use Code and internal process improvements as needed, directed, and prioritized.
- Continue work on the major projects identified in the County Commissioner's annual work plan.
- Continue to provide targeted staff training in order to improve accuracy and consistency in the application of the Land Use Code.
- Continue steps toward the implementation of the updated LaPorte Area Plan.

- As resources allow, provide technical assistance to the Red Feather Lakes Plan Advisory Committee as it works to implement the Red Feather Lakes Area Plan.
- Develop and implement a data imaging system.
- With the support and in coordination with the City of Loveland, complete and adopt Supplemental Regulations for the expanded Loveland Growth Management Area to implement the adopted Intergovernmental Agreement.
- Update the Berthoud intergovernmental agreement as requested by the Town of Berthoud.
- Continue to participate in the implementation of the adopted I-25 Corridor Plan.
- Continue to participate in the implementation of the jointly adopted East Mulberry Corridor Plan.
- Continue to implement the Fossil Creek Reservoir Area TDU program.
- Continue staff support to the Board of County Commissioners, Planning Commission, Board of Adjustment, LaPorte Area Planning Advisory Committee, and Red Feather Lakes Planning Advisory Committee.

### **Building Department**

- Continue to process building permit applications and carry out plan checking and building inspections.
- Monitor performance of the document imaging system, IVR and GIS for the Department.
- Continue implementation of the Rural Area Addressing Improvement Project.
- Continue staff support to the (Building) Board of Appeals.

### **Code Compliance**

- Carry out code enforcement activities consistent with the guidelines established by the County Commissioners.
- Continue coordination and training with Environmental Health Department, Sheriff's Office and Fire Departments for effective and timely enforcement of multiple issues.
- Work on establishing a "Junk and Rubbish" Ordinance.
- Work on establishing a mediation program for Larimer County residents living outside City limits.
- Explore the potential for a wireless solution for field work.
- Work on coordinating with the Landfill for clean-up days.
- Maintain adequate staffing to respond timely to all complaints.
- Continue to provide targeted staff training in order to improve accuracy and consistency in the application of the Land Use Code.
- Continue steps toward the implementation of the updated LaPorte Area Plan.
- Begin implementation of the Red Feather Lakes Area Plan including the consideration of appropriate zoning for existing businesses within the Plan Area that are legal non-conforming uses, and provide other technical assistance to the community as available resources allow.
- Begin development of another special study of an area of unincorporated Larimer County, as directed by the County Commissioners and Planning Commission.
- With the support and in coordination with the City of Loveland, complete and adopt Supplemental Regulations for the expanded Loveland Growth Management Area to implement the adopted Intergovernmental Agreement.
- Continue to participate in the implementation of the adopted I-25 Corridor Plan.
- Continue to participate in the implementation of the jointly adopted East Mulberry Corridor Plan.
- Continue to explore the potential for additional Transfer of Density Unit (TDU) programs elsewhere in the County.
- Continue to implement the Fossil Creek Reservoir Area TDU program.
- Explore the possibility of intergovernmental agreements with the Towns of Timnath, Johnstown and Wellington.
- Continue staff support to the Board of County Commissioners, Planning Commission, Board of Adjustment, LaPorte Area Planning Advisory Committee, and Red Feather Lakes Planning Advisory Committee.