Knowledge Break Series

Take a short break to learn something new

CLIMATE SMART FUTURE Ready









CSFR Focus Areas & Action Teams

5 year Plan (2024-2029) Addressing Climate Risks
through Mitigation & Adaptation



Built Environment,
Circular Economy,
Businesses & Jobs

Mobility of People,
Goods, and Services

Natural Environment,
Water, and Agriculture

Our Approach

- Zoom out and look beyond local government boundaries to what is happening in our County and region
- Consider sustainable (environmental, economic, and social) needs and impacts
- Discover gaps and overlaps
- Nurture and enhance partnerships and align priorities





Recent Work

- Every **$1** invested = **$2.50 - $7.50** impact
- Building codes updates and alignment
- 6,569 acres of land conserved in Larimer County
- 10,547 mattresses diverted
- Awarded 11 new grants for work like landfill diversion and wildfire mitigation

CLIMATE SMART FUTURE Ready

www.larimer.gov/csfr

Autumn Castle
Office of Sustainability and Climate
castleab@larimer.org



TRANSFER OF DEVELOPMENT RIGHTS (TDR)



NOVEMBER 5, 2026

Scott Benton
Larimer County Environmental Planner

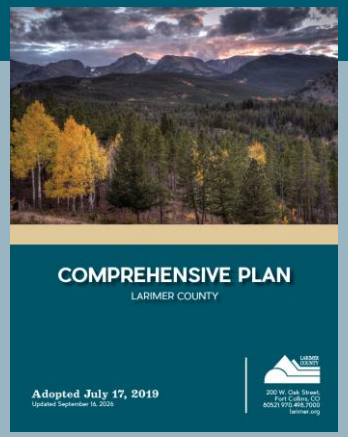
Community Development Department
200 W Oak Street, Suite 3100
Fort Collins, CO 80521
W: 970.498.7722
bentonwi@co.larimer.co.us

Matthew Lafferty, AICP
Larimer County Principal Planner

Community Development Department
200 W Oak Street, Suite 3100
Fort Collins, CO 80521
W: 970.498.7721
mlafferty@larimer.gov

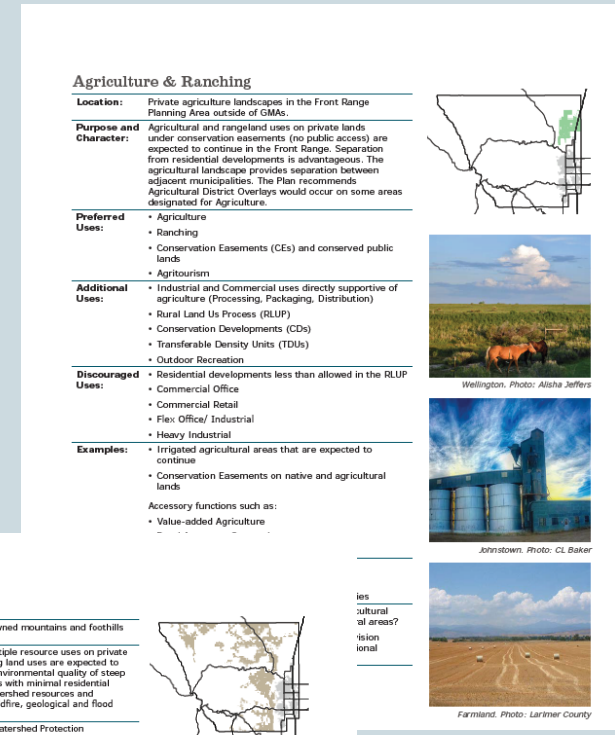
COMPREHENSIVE PLANS

NOVEMBER 5, 2026



Comprehensive Plans policy documents that establish a long-range framework for decision-making regarding a variety of features that make up our communities.





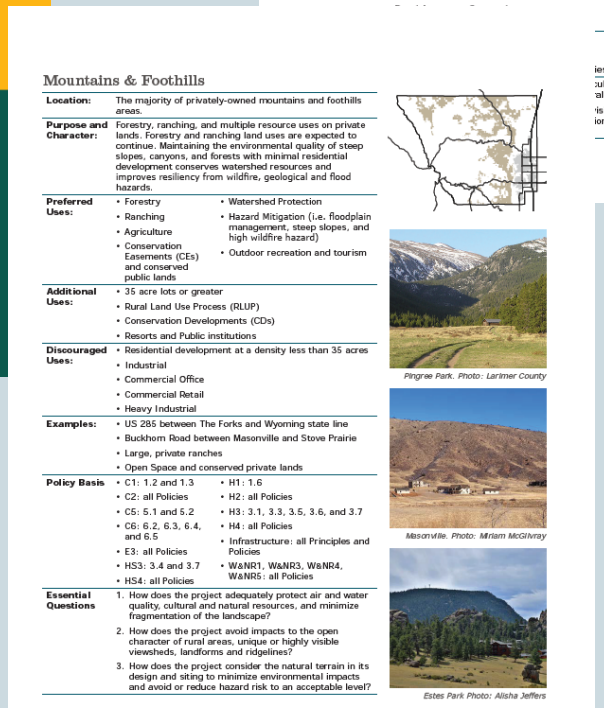
Agriculture & Ranching

Location:	Private agriculture landscapes in the Front Range Planning Area outside of GMAs.
Purpose and Character:	Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Front Range. Separation from residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities. The Plan recommends Agricultural District Overlays would occur on some areas designated for Agriculture.
Preferred Uses:	• Agriculture • Ranching • Conservation Easements (CEs) and conserved public lands • Agritourism
Additional Uses:	• Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution) • Rural Land Us Process (RLUP) • Conservation Developments (CDs) • Transferable Density Units (TDUs) • Outdoor Recreation
Discouraged Uses:	• Residential developments less than allowed in the RLUP • Commercial Office • Commercial Retail • Flex Office/ Industrial • Heavy Industrial
Examples:	• Irrigated agricultural areas that are expected to continue • Conservation Easements on native and agricultural lands Accessory functions such as: • Value-added Agriculture

Wellington. Photo: Alisha Jeffers

Johnstown. Photo: CL Baker

Farmland. Photo: Larimer County



Mountains & Foothills

Location:	The majority of privately-owned mountains and foothills areas.
Purpose and Character:	Forestry, ranching, and multiple resource uses on private lands. Forestry and ranching land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological and flood hazards.
Preferred Uses:	• Forestry • Ranching • Agriculture • Conservation Easements (CEs) and conserved public lands • Watershed Protection • Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard) • Outdoor recreation and tourism
Additional Uses:	• 35 acre lots or greater • Rural Land Use Process (RLUP) • Conservation Developments (CDs) • Resorts and Public institutions
Discouraged Uses:	• Residential development at a density less than 35 acres • Industrial • Commercial Office • Commercial Retail • Heavy Industrial
Examples:	• US 285 between The Forks and Wyoming state line • Buckhorn Road between Masonville and Stove Prairie • Large, private ranches • Open Space and conserved private lands
Policy Basis	• C1: 1.2 and 1.3 • C2: all Policies • C5: 5.1 and 5.2 • C6: 6.2, 6.3, 6.4, and 6.5 • E3: all Policies • HS3: 3.4 and 3.7 • HS4: all Policies • H1: 1.6 • H2: all Policies • H3: 3.1, 3.3, 3.5, 3.6, and 3.7 • H4: all Policies • Infrastructure: all Principles and Policies • W&NR1, W&NR3, W&NR4, W&NR5: all Policies
Essential Questions	1. How does the project adequately protect air and water quality, cultural and natural resources, and minimize fragmentation of the landscape? 2. How does the project avoid impacts to the open character of rural areas, unique or highly visible viewsheds, landforms and ridgelines? 3. How does the project consider the natural terrain in its design and siting to minimize environmental impacts and avoid or reduce hazard risk to an acceptable level?

Pingree Park. Photo: Larimer County

Masonville. Photo: Miriam McGilvray

Estes Park Photo: Alisha Jeffers

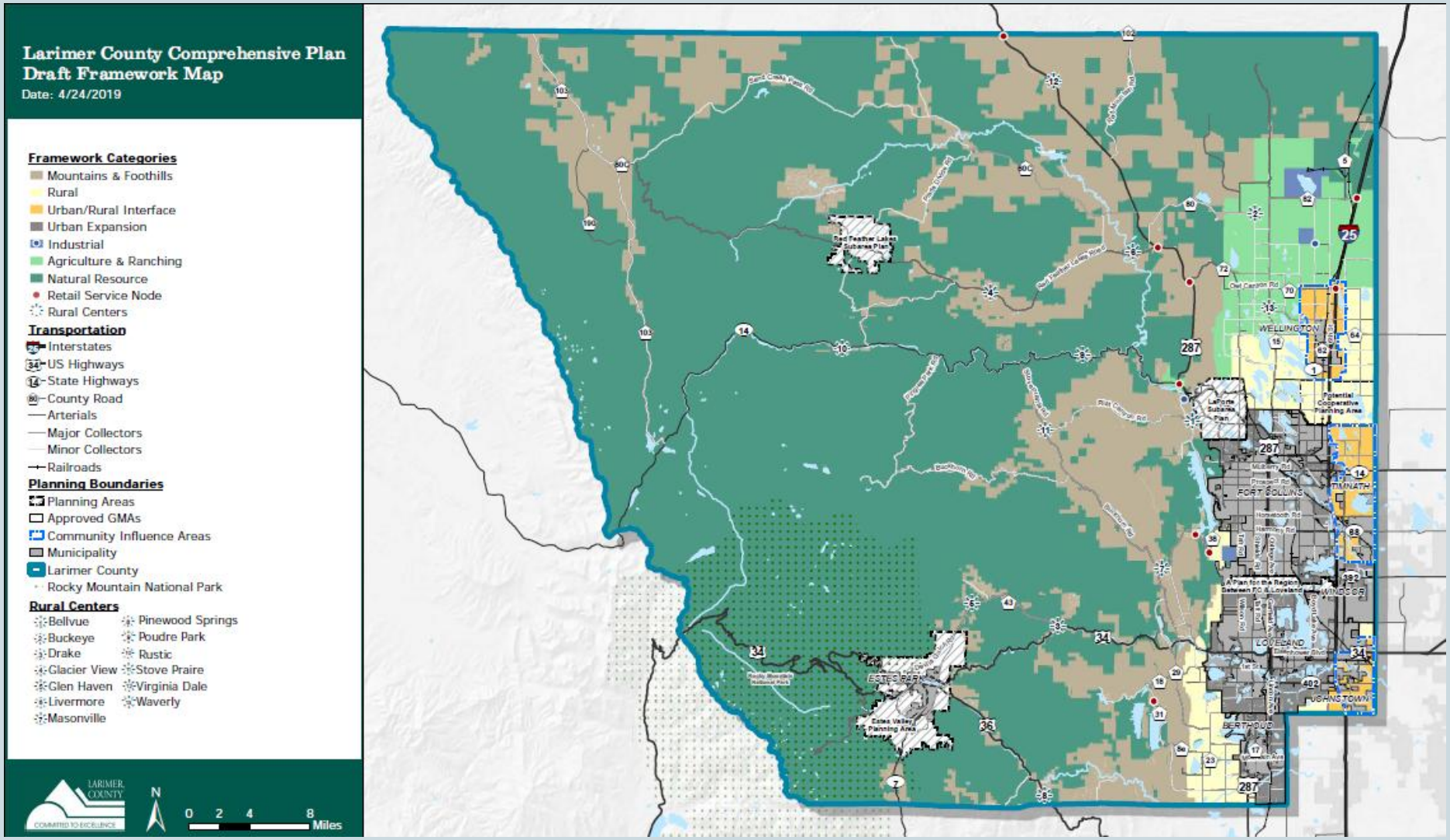
Focuses on opportunities, challenges, and unique character of defined areas of a community (Growth Management Areas GMAs)or the boundaries of a County.

LARIMER COUNTY

COMPREHENSIVE PLAN

NOVEMBER 5, 2026



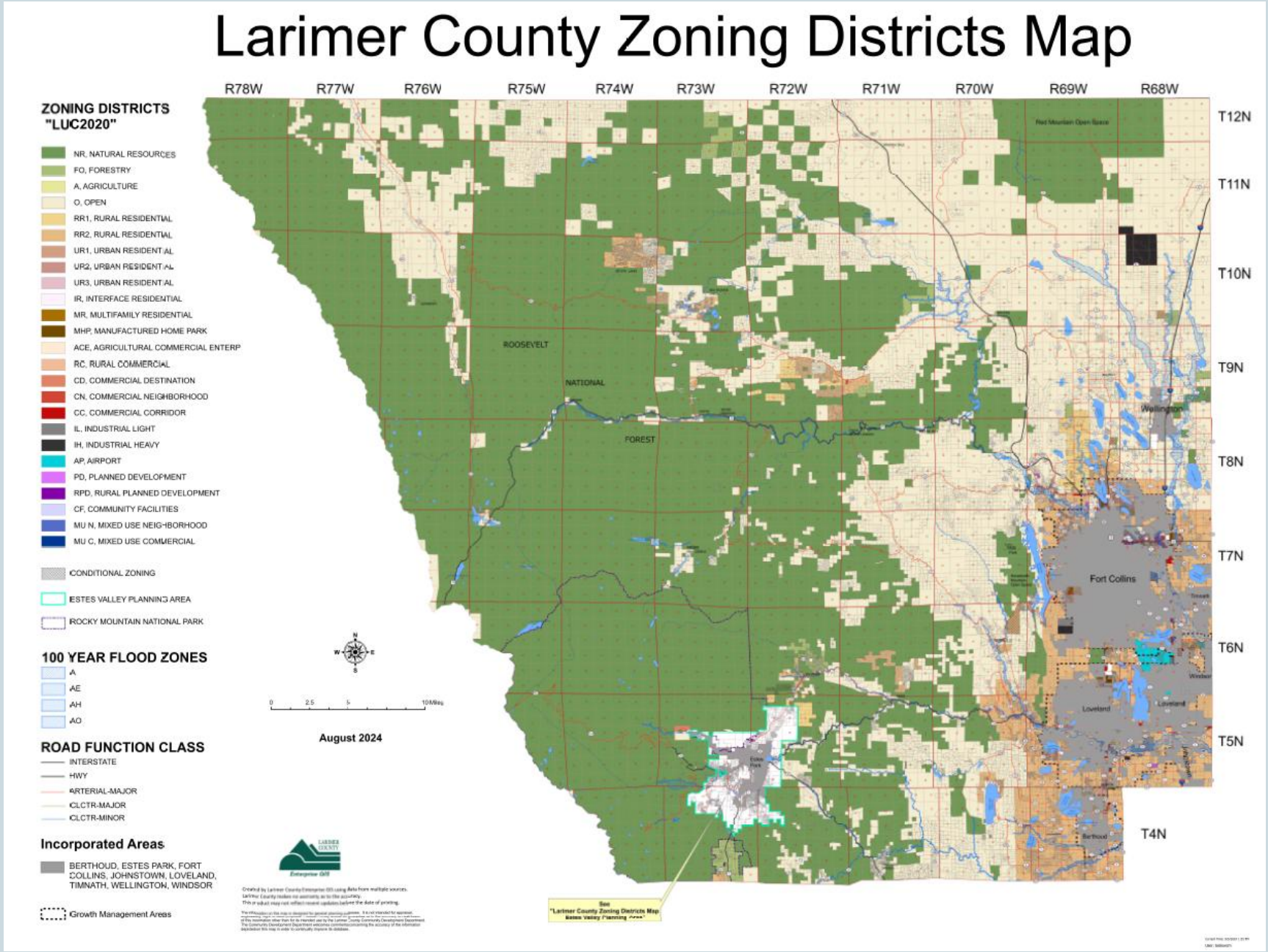


LARIMER COUNTY

ZONING

NOVEMBER 5, 2026



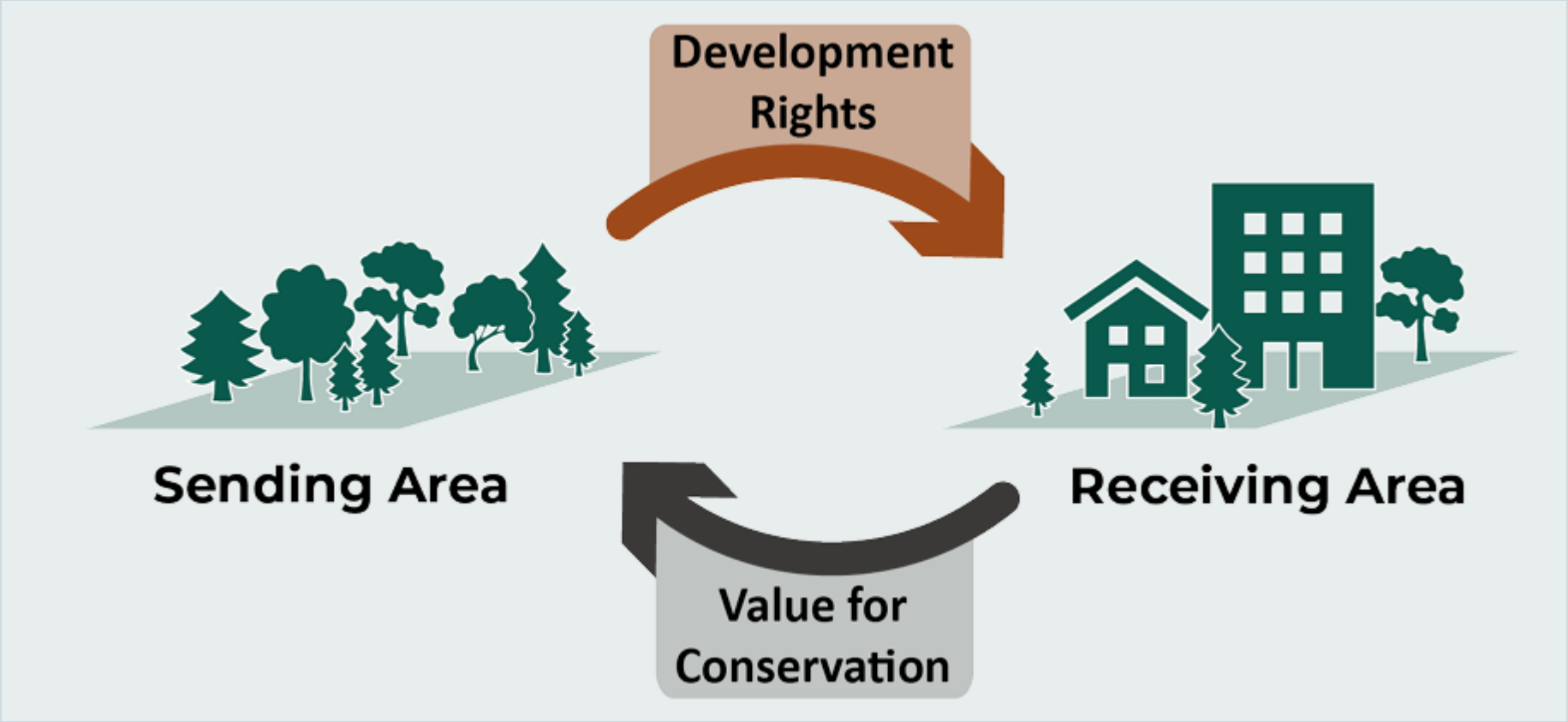


TRANSFER OF DEVELOPMENT RIGHTS

NOVEMBER 5, 2026



Balancing Growth and Conservation

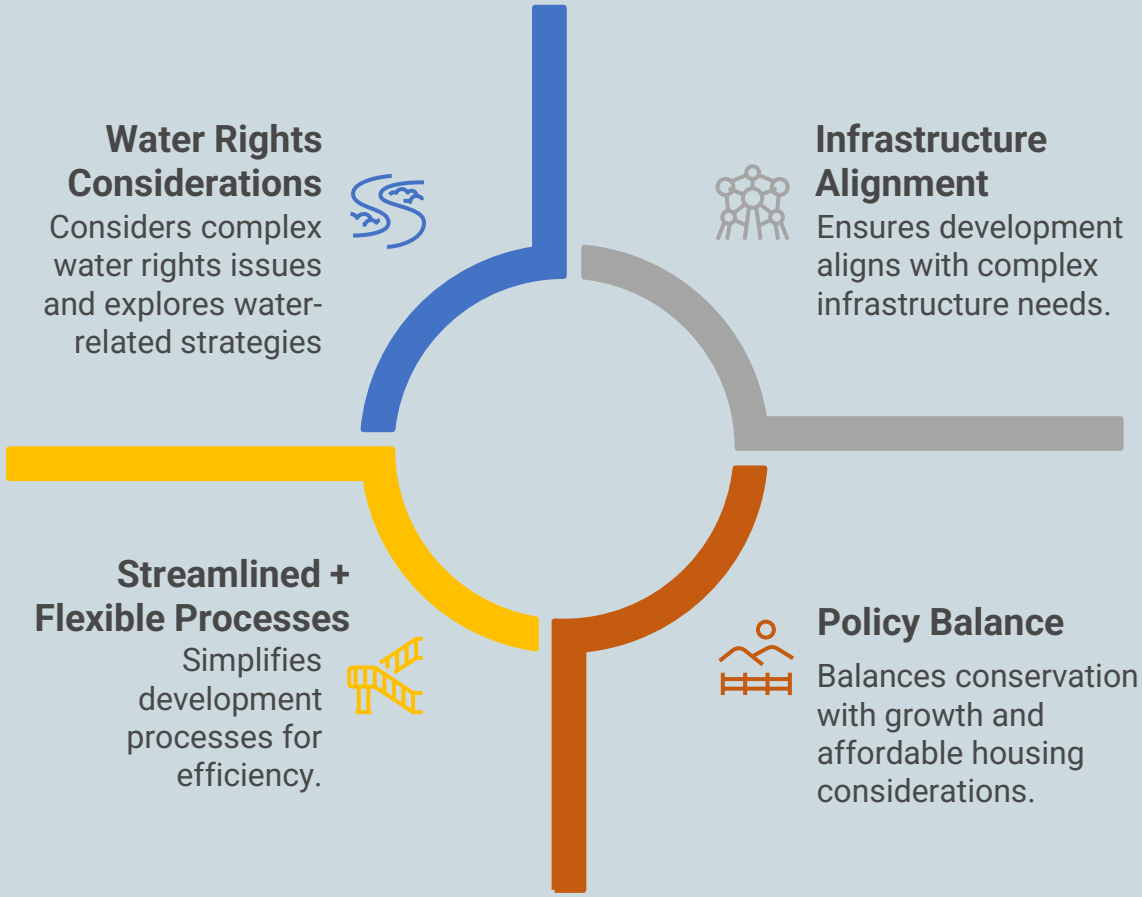


KEY THEMES

NOVEMBER 5, 2026



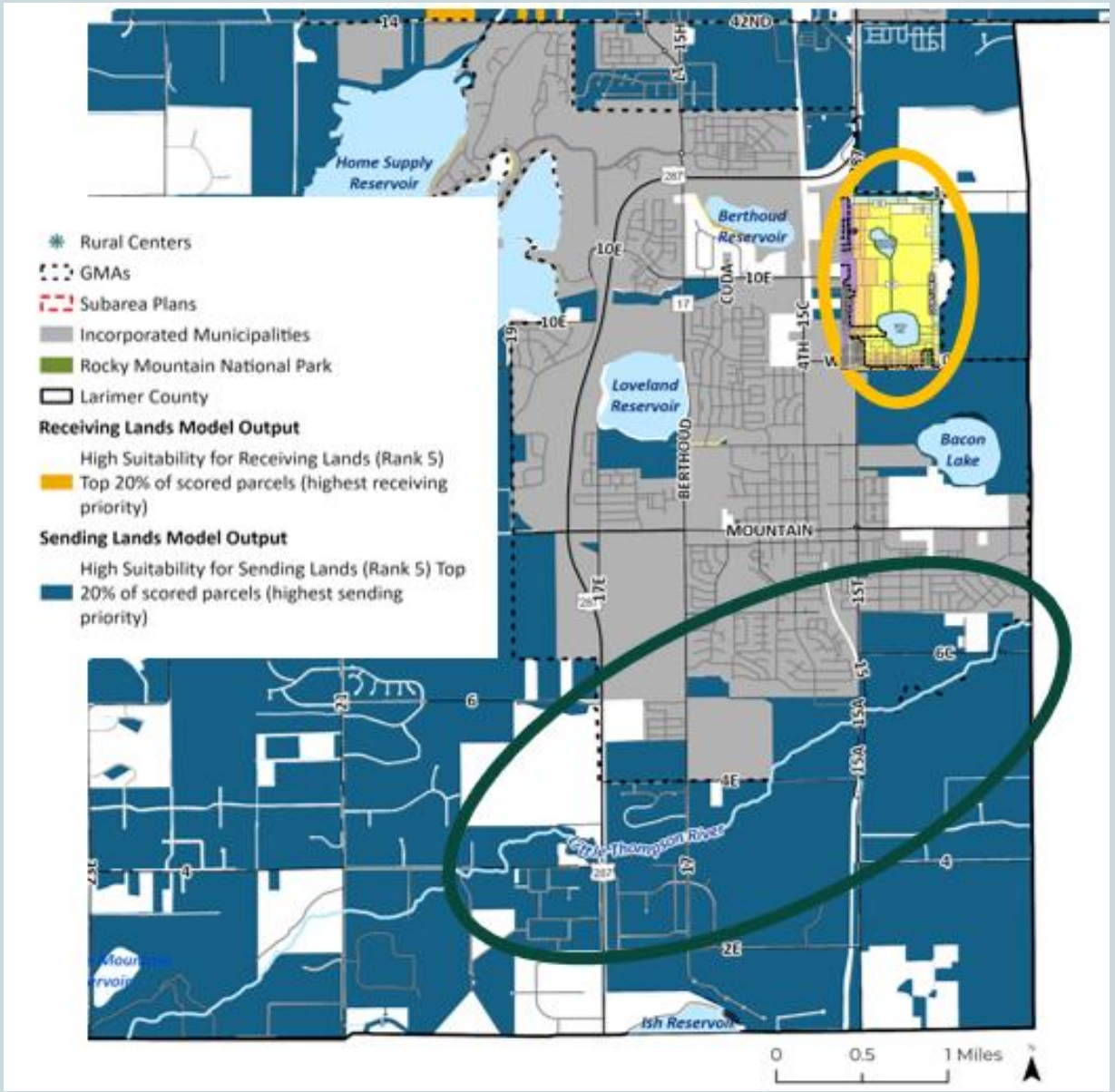
- Preservation & Growth Balance
- Infrastructure & Connectivity
- Water Rights & Resource Constraints
- Flexibility & Predictability
- Affordability & Housing Diversity
- Regional & Jurisdictional Coordination



CONCEPTUAL APPLICATION OF TDR

NOVEMBER 5, 2026

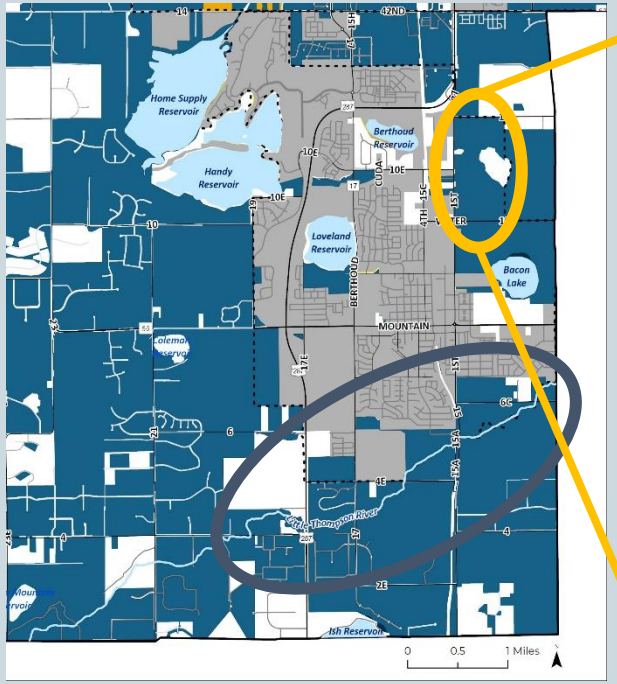


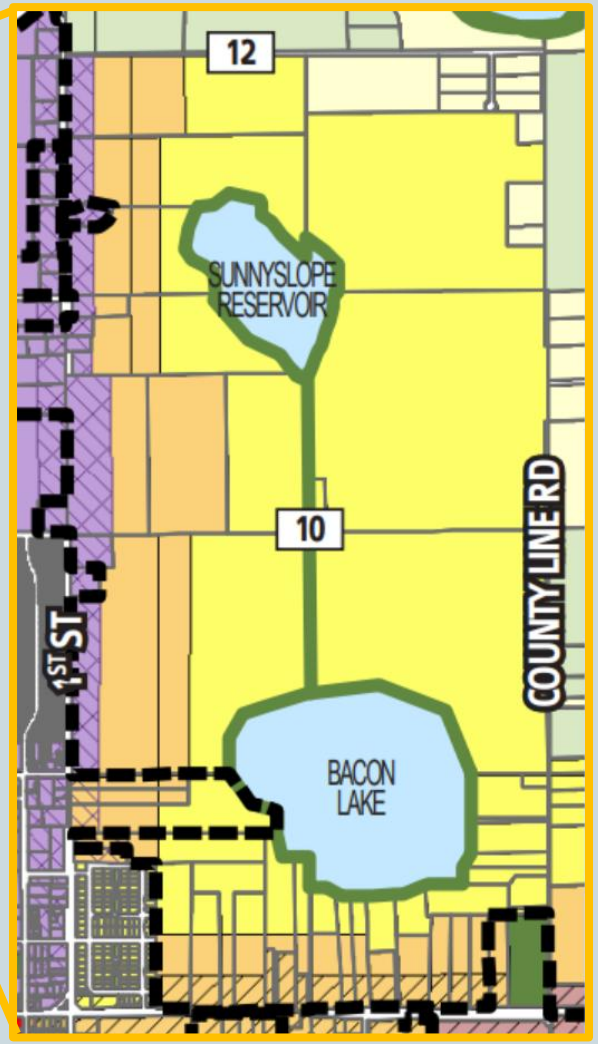


CONCEPTUAL APPLICATION OF TDR

NOVEMBER 5, 2026

EXAMPLE





Place Type: Suburban Areas

- Suburban Residential
- Suburban Business

Place Type: General Urban Areas

- Urban Residential
- Innovation District

PROCESS

NOVEMBER 5, 2026



PHASE	APPROVAL BODY	DESCRIPTION OF STEP	
✓ TDR Program Resolution and Article 16. Countywide TDR Program	BOARD OF COUNTY COMMISSIONERS	1 Outlines the general countywide TDR program structure, process, and administration, adopted into the Larimer County Land Use Code as Article 16. Includes a program summary, detailing public engagement and technical analyses completed to date, explains expectations for deployment of individual programs and designation of sending and receiving areas, and includes market considerations and potential metrics to track.	PROGRAM FRAMEWORK
Designation of Sending and Receiving Areas	JOINT EFFORT BETWEEN MUNICIPALITIES AND COUNTY	2 Sending Areas and Receiving Areas will be designated by IGA or Resolution and approved by the subject municipality and Larimer County, in accordance with Article 16 of the Larimer County Code. The following components should be included with the enabling IGA: Market Feasibility Analysis; TDR Program Map; Allocation and Exchange Rates; Incentives and Bonuses; Development Review Process	PROGRAM DEPLOYMENT

End Result: Priority conservation areas and appropriate receiving areas that can accommodate increased development are identified.

PROCESS

NOVEMBER 5, 2026



Sending Site Credits and Eligibility Determination

AFTER ADOPTION OF IGA OR RESOLUTION AND TDR PROGRAM MAP

3 Once a program is deployed, a landowner in a sending site may begin the sending site certification process to determine eligibility for the TDR program and to determine the number of TDR credits available for transfer.

"TDR certificate letter of intent" is issued to a landowner by Larimer County Community Development indicating approval of a TDR sending site application and the number of certified TDR credits available for transfer.

3.1 Sending site property owner submits a formal application to the Administrator and pays applicable administrative and application fees.

3.2 Site visit to determine eligibility and the number of TDR credits available for transfer from the sending site.

3.3 "TDR Certificate Letter of Intent" is issued by the Administrator to the sending site property owner with the official number of TDR credits available for transfer. The Letter of Intent is valid for 5 years.

UNITS MAY NOW BE MARKETED TO POTENTIAL BUYERS IN RECEIVING AREAS

PROCESS

NOVEMBER 5, 2026



Certification of TDR Credits

IN TANDEM WITH THE SALE OF TDR CREDITS TO A RECEIVING SITE

4 Before TDR credits can be transferred to a receiving site, they must be certified and a TDR easement or deed restriction must be recorded on the sending site. This can occur in tandem with the sale of the credits, but must be completed before a final plat or building permit can be issued for the receiving site development.

"TDR certificate" is the formal administrative record documenting a TDR credit available from a designated sending site.

4.1 Sending site property owner records a TDR easement or deed restriction on the sending site to officially sever development rights.

4.2 "TDR Certificate" is issued by the Administrator with the official number of TDR credits available for transfer.

UNITS MAY NOW BE SOLD AND TRANSFERRED TO POTENTIAL BUYERS IN RECEIVING AREAS

PROCESS

NOVEMBER 5, 2026



Transfer of Credits to a Receiving Site

AS PART OF A DEVELOPMENT APPLICATION

5 To transfer TDR credits from a sending site to a receiving site, a TDR Certificate must be issued and an application for development on a receiving site must be approved. The Administrator will keep a record of all credits issued, conveyed, and retired.

5.1 Receiving site property owner submits a formal development or preliminary plat application to the Administrator and pays applicable administrative and application fees.

5.2 Receiving site application is reviewed by the applicable review and approval bodies and TDR program incentives (if any) are applied.

5.3 If receiving site application is approved, TDR credits are conveyed, assigned to the development project, and retired.

End Result: Land in sending areas is conserved, contributing to landscape level conservation and development is directed into areas with essential facilities and services.