



AGENDA ITEM SUMMARY

City Council

STAFF

Raime Lanham, Real Estate Specialist
Jonathan Piefer, Lead Real Estate Specialist

SUBJECT

First Reading of Ordinance No. 125, 2025, Authorizing the Conveyance of an Emergency Access Easement on a Portion of the Larimer County Landfill to Poudre Fire Authority.

EXECUTIVE SUMMARY

The purpose of this item is to authorize the conveyance of one Emergency Access Easement (the "Easement") on a portion of co-owned City property presently known as Larimer County Landfill to Poudre Fire Authority.

STAFF RECOMMENDATION

Staff recommend adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Property

A 320 acre portion (the "Property") of the land known as Larimer County Landfill was acquired by the City from Norbert F. Graese and Anita Belle Graese by that certain Warranty Deed dated October 5, 1962, recorded at Book No. 1193, Page 123, with Clerk and Recorder's Records, Larimer County, Colorado. An undivided $\frac{1}{4}$ interest in the Property was subsequently conveyed to the Board of County Commissioners of Larimer County, Colorado, by that certain Warranty Deed dated November 29, 1967, recorded at Book No. 1375, Page 863, with Clerk and Recorder's Records, Larimer County, Colorado, and another undivided $\frac{1}{4}$ interest in the Property was conveyed to The City of Loveland, Colorado, by that certain Warranty Deed dated December 5, 1967, recorded at Book No. 1376, Page 187, with Clerk and Recorder's Records, Larimer County, Colorado.

The ownership of the Property is currently vested in the City ($\frac{1}{2}$), Board of County Commissioners of Larimer County, Colorado ($\frac{1}{4}$), and The City of Loveland, Colorado ($\frac{1}{4}$), as tenants in common, and, to properly grant the easement, all three owners of the Property (the "Owners") must execute the proposed Easement.

The City operated the Landfill from 1963 until January 1, 1975, after which Larimer County operated the Landfill pursuant to an agreement among the Parties dated November 21, 1974, and Larimer County remains the current operator.

The Project

Larimer County has requested the Easement as part of a project (the “Project”) to install new improvements to the Larimer County Landfill to support an improved regional waste management and diversion system, including a new Central Diversion and Transfer Station (the “Transfer Station”). The Project will modify access to the redesigned Transfer Station by creating separate designated traffic lanes for residential users and commercial trash haulers and relocating the access routes (see attachments). Accordingly, the existing entrance and exit for the Larimer County Landfill will be closed to the public and relocated to another area. As part of this Project, the Larimer County Planning Commission has requested that all owners convey an emergency access easement to Poudre Fire Authority (“PFA”) to create a secondary emergency access route to the Transfer Station.

The easement is intended to provide emergency vehicle access; improving response times and enhancing public safety by allowing direct access from the adjacent roadway to remote areas of the landfill site. PFA intends to use the existing dirt and gravel roads on the Property as part of the Easement, and the Project does not presently include any planned improvements to these roads.

The Easement

The requested Easement consists of one (1) proposed permanent non-exclusive Emergency Access Easement totaling 0.97 acres. The Easement is intended to allow the construction, maintenance, and ongoing use of an emergency vehicle access route, utilizing an already used traffic pattern to ensure functional and safe access conditions throughout the easement area. All activities within the Easement will comply with current operational protocols and environmental safeguards in place for the landfill site.

Alternative Location Analysis

No alternative location was considered due to the operational configuration of the landfill and the necessity of access to specific areas within the Property. The alignment of the easement was determined based on topography, existing infrastructure, and emergency response needs.

CITY FINANCIAL IMPACTS

Aside from staff time, there is no cost to the City associated with the Easement. However, staff estimates the fair market value of the Easement to total \$35,437. The City and other Owners are not seeking compensation from Larimer County or PFA for this Easement, given its public safety purpose and shared operational benefit.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None. The City-owned interest in the Property is owned and managed by the Operation Services Department, and no Board, Commission, or Committee oversight or approval is required.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Property Description
2. Overall Site Plan (Partial)
3. Aerial Map of Easement Location
4. Ordinance No. 125, 2025