

AGENDA ITEM SUMMARY

City Council



STAFF

Katie Donahue, Director
Julia Feder, Environmental Program Manager
Alynn Karnes, Land Conservation Specialist
Will Flowers, Senior Real Estate Specialist

SUBJECT

First Reading of Ordinance No. 114, 2025 Authorizing the Conveyance of a Permanent Access Easement to Josh and Dusti Sanger Across City Property on Trilby Road.

EXECUTIVE SUMMARY

The purpose of this item is to authorize conveyance of a permanent access easement to Josh and Dusti Sanger on approximately 0.5 acres of Coyote Ridge Natural Area. The Sangers own a 5-acre residential inholding (2887 W. Trilby Road) within the natural area. Domestic water infrastructure (a cistern and electric pump) that exists on the adjacent natural area pre-dates the City's ownership and provides water to the Sangers' residence. The access easement is intended to formally document the Sangers' access to the existing cistern and electric pump on the Natural Area and require the Sangers to use the easement in accordance with City parameters.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Coyote Ridge Natural Area (Coyote Ridge) is comprised of thirty (30) separate legal parcels, purchased between 1994-2019. The City of Fort Collins (City) is the majority owner of Coyote Ridge, with partial ownership interest by Larimer County.

2887 West Trilby Road was part of a 45-acre parcel owned by Glen and Margaret Hazelhurst. The Hazelhursts granted the City a conservation easement on their then 45-acre property in 2005. Subsequently, the Hazelhursts sold 40 acres of the property to the City in 2019 and retained 5 acres around their residence. At the time of the land division, a utility easement for the cistern, pump, and the utility line connecting them to the residence at 2887 West Trilby Road was designated on a plat recorded at Reception No. 20190054758. However, the plat did not include an access easement to reach the cisterns and pump.

The 5-acre inholding has since changed hands and is now owned by the Sangers. The Sangers recognized they had no formal written access to the cistern and pump and reached out to Natural Areas staff to document their access to this existing infrastructure. Given the likely use of this route to the cistern, pump and utility lines, it benefits the City to create a clear title record under terms beneficial to the City.

The conveyance of the easement will document access to the cistern and electric pump, its location, and define parameters for access, notification, and restoration if necessary. The easement will also require the Sangers to both possess insurance for owning the easement and defend the City against any third-party claims relating to their use of the easements.

CITY FINANCIAL IMPACTS

The Natural Areas Department paid \$2100 for survey work to support documentation of this easement. The City has estimated the value of the easement to be \$1,905; however no funds will be exchanged for this easement since the access route had been established and utilized prior to the City's acquisition of the 40-acre parcel.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its June 12, 2024 meeting, the Land Conservation and Stewardship Board voted unanimously (8-0) to recommend that City Council approve the granting of a permanent access easement to the landowners of 2887 West Trilby Road, across Coyote Ridge Natural Area, to document and allow access to an existing cistern and water pump.

Since bringing this to the Land Conservation and Stewardship Board for review and approval, staff has been in conversations with and waiting for final plans from the other parties involved.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Coyote Ridge Vicinity Map
2. Access Easement Map
3. Legal descriptions/depictions of the access easement
4. Land Conservation and Stewardship Board Minutes Excerpt- June 12, 2024
5. Ordinance No. 114, 2025