

Westridge Estates - Summary of emails regarding ADUs

Jeanne Bishop March 3, 2026

We are not in favor of this. The impact it has on our neighborhood is negative. It will devalue several homes due to blocking their view of the prairie and future sales. This doesn't even address the stress put on natural resources, especially water. We already have many homes experiencing low pressure. We have a special neighborhood and allowing more buildings will take that away. The ACC should study the impact this will have and not just rubber stamp it because a law was passed and a member of the ACC is the one adding the building on his property.

February 28, 2026

Linda Gillett

As both a former real estate broker and as a homeowner who, like many in Westridge, was drawn to this neighborhood largely because of its low density, the legislature's ruling on the ADU issue distresses me. (And I still can't believe the county allowed that Hidden Springs homeowner to subdivide his lot.) Just doesn't seem right that the Sunkel's view will be ruined once Scott's structure goes up. Does the HOA Board have any say about the size of the ADU?

Larimer.gov

> Number and Size

1. One accessory living area is permitted per lot.
2. The total square footage of the accessory living area shall comply with the standards in Table 3-15 below.

Table 3-15: Accessory Living Area Maximum Size by Lot Area

Lot Area (sq. ft.)	Maximum Total Area of Accessory Living Area (lesser of) [1][2]
Up to 15,000	75 percent of the square footage of the single-unit dwelling or 900 square feet
15,000 to 100,000	75 percent of the square footage of the single-unit dwelling or 1,000 square feet
Greater than 100,000	75 percent of the square footage of the single-unit dwelling or 1,200 square feet

Stephen Milton and Sandra Biedron March 3, 2026 - 5005 Westridge Dr

First let me state that for an abundance of reasons all of which have been voice before by us and others both Sandra and I oppose any ADUs at Westridge Estates. Nevertheless, our Colorado state representatives appear to have decided for all of us that "affordable housing for all" needs to come to our neighborhood and we don't have much of a choice in that matter. That being the case, what we do have is our HOA covenants. These already impose significant restrictions on what is and is not acceptable at Westridge Estate. We have all signed on to these and agree with them and our neighborhood shows the value of this. It IS the premier neighborhood in Fort Collins, and we should keep it that way.

If ADUs are inevitable, then there should be strong restrictions written within our covenants about what is and

is not acceptable. Items such as

- Square footage
- Setbacks
- Placement on property if detached
- Style and construction
- Occupancy levels
- HOA costs to ADU residents
- Parking restrictions

are but a few that immediately come to mind. Rewriting the covenants to include such restrictions will take time to research and time for universal approval. No additional ADU should be allowed or approved until the new covenants are rewritten and approved by all. By following this path we can show good intent while others fight the legal battles that I don't think we want to pursue as they will be costly.

The use of HOA restrictions is nothing new and there are abundant legal precedents that allow such restrictions. As this obviously is a touchy subject, we should tread slowly and carefully in crafting a well thought through update to the HOA covenants, one that adheres to the spirit of the law, is in line with what other thoughtful HOAs are certainly also doing, and one that protects our lovely neighborhood and its value to all home owners. There is no rush here. We simply do it correctly.

Mary Malcolm

I will be unable to attend the meeting tonight. If there is a vote, my vote is a huge NO to protect our neighborhood. Thank you.

Mary Kay

Mary Kay Malcolm

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