



Date: Monday, December 15, 2025
Time: 3:00 PM
Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_D8P-OI0zSeOD5bMaz2QAYQ

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Items that will be Tabled

1. New Cell Tower at 520 Isaac Lane, File No. 23-WCF0107 (Tabled from October 27, 2025, and now tabled until further notice)

Public Hearing Consent Items:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. *** Owl Ridge Farms Subdivision, File No. 23-LAND4361

Staff Contacts: Michael Whitley, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Department of Health and Environment

Request: Preliminary Plat approval for a Subdivision to divide an 8.98-acre parcel zoned AP - Airport into three lots.

Location: 8200 S. County Road 9, Fort Collins, located on the east side of County Road 9 approximately 2,500 feet south of the intersection of County Road 9 and Carpenter Road.

Applicant: Mark Harris, Bulldog Engineering, P.O. Box 114 – 1540 Main Street, Suite 218 Windsor, CO 80550

Owner: Beth Sipes, Owl Ridge Farms, LLC, P.O. Box 272455 Fort Collins, CO 80527

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommends to the Board of County Commissioners approval of the Owl Ridge Farms Subdivision Preliminary Plat, File No. 23-ZONE4361, subject to the conditions found in the Planning Commission report with staff recommending condition 3 be revised to read, "Fire sprinkler systems will not be required for residential structures within the subdivision. Fire protection for any future nonresidential use will be evaluated as part of the applicable site development review procedure".

Public Hearing Discussion Items:

1. WH Property Holdings LLC Special Review, File No. 24-ZONE3688

Staff Contacts: Michael Whitley, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: Special Review approval for a mining operation in the O - Open zoning district. The proposal includes the use of a portable processing facility for product crushing and screening and the possible use of a portable asphalt batch plant.

Location: 12244 N County Road 5J, Wellington; located west of I-25 approximately one-half mile north of the intersection of I-25 and County Road 70/Owl Canyon Road.

Applicant: John M. Warren, Connell Resources, Inc. 7785 Highland Meadows Parkway, Suite 100 Fort Collins, CO 80528

Owner: William Hilgenberg, WH Property Holdings, LLC 12244 N County Road 5J Wellington, CO 80549

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommends to the Board of County Commissioners approval of the WH Property Holdings LLC Special Review, File No. 24-ZONE3688, subject to the conditions found in the Planning Commission staff report.

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at accessibility@larimer.org or by calling 970-498-5967 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.