

Date: Monday, November 17, 2025
Time: 6:30 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_3DpTdrITRme-rbRTtcG89w

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Public Hearing Discussion Items:

1. Aragon Holdings On-Lot Septic Appeal, File No. 25- GNRL0577 **(Will be tabled to a future hearing date at the applicant's request.)**

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

Request: An Appeal to Section 4.3.5.A.2 of the Land Use Code to allow for the continued use and expansion of a septic system in a Growth Management Area instead of utilizing public sewer, as outlined in Section 4.3.5.A.4.

Location: 516 N. Highway 287, Fort Collins; located approximately one-third of a mile east of the intersection of N. Highway 287 and N. Shields Street

Applicants: Stephanie Fancher English, Aragon Holdings, LLC P.O. Box 299 Loveland, CO 80539

Owners: Aragon Holdings, LLC, 516 N Highway 287 Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners deny the Aragon Holdings On-Lot Septic Appeal, File No. 25-GNRL0577.

2. Wellington GMA Overlay Zone District, File No. 25-ZONE3802

Staff Contacts: Matt Lafferty, Principal Planner, AICP

Request: A Legislative Rezoning to amend the Larimer County Zoning Map by adopting an Overlay Zone District Boundary for the agreed upon planning area surrounding the Town of Wellington, in connection with the pending Intergovernmental Agreement between the Town of Wellington and Larimer County.

Applicants: Larimer County Community Development

Development Services Team Recommendation: 1.) The Larimer County Planning Commission and the Development Services Team recommend to the Board of County Commissioners approval of the proposed Legislative Zoning Amendments to the Larimer County Zoning Map and the Larimer County Zoning Districts Map, Front Range Area (Planning File No. 25-ZONE3802) to adopt the GMA Overlay Zone District for the Wellington area as proposed by the Community Development Department, and 2.) Board of County Commissioners Certify the Larimer County Zoning Map and the Larimer County Zoning Districts Map, Front Range Area as proposed.

3. USS Welch Solar Facility 1041, File No. 25-ZONE3793

Staff Contacts: Scott Benton, Environmental Planning; Jared Seay, Planning; Bruen Johnson, Engineering; Traci Shambo, Engineering; Lea Schneider, Department of Health & Environment

Request: 1041 permit application for a nameplate 2.0 megawatt-alternating current photovoltaic solar energy generation facility.

Location: West of Highway 287, immediately east of the Town of Berthoud, and south of the Midway Acres Subdivision, Second Filing.

Applicants: Haley Balentine, USS Welch Solar, United States Solar Corporation, 1801 California St Unit: 2400 Denver, CO 80202

Owners: Mary Schwarz, 2057 E County Road 16e Loveland, CO 80537

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the USS Welch Solar Facility 1041 Permit, File No. 25-ZONE3793, subject to the conditions outlined in the 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.