



**Date:** Wednesday, October 15, 2025  
**Time:** 6:00 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\\_-2Y1enk\\_Q-iv0IX8w7NQ5w](https://larimer-org.zoom.us/webinar/register/WN_-2Y1enk_Q-iv0IX8w7NQ5w)

## PLANNING COMMISSION HEARING **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Action Items

Approval of Minutes

– September 17, 2025

Amendments to the Agenda

Consent Items

**1. Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789**

**Staff Contacts:** Laura Culleton, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

**Request:** Amended Special Review for a State Licensed Group Home to remove previously approved age restrictions and increase capacity from 24 to 45 individuals. The original Fire Mountain Special Review (File No. 13-Z1914) was approved in 2013.

**Location:** 5532 E Highway 36, Estes Park, CO 80517

**Applicants:** Tom Parko, Spruance Consulting

**Owners:** Bear Tribe, LLC, 5532 E Highway 36, Estes Park, CO 80517

**Development Services Team Recommendation:** The Development Services recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789, subject to the conditions of approval listed on the staff report.

Discussion Items

**1. USS Welch Solar Facility 1041, File No. 25-ZONE3793 (Addendum - Additional Public Comments and Addendum - Additional Referral Agency Comments)**

**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 Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the USS Welch Solar 1041 Permit, File No. 25-ZONE3793, subject to the conditions outlined in the staff report.

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

**Staff Contacts:** Matt Lafferty, 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) Staff recommends that the Planning Commission 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 Wellington Growth Management Area Overlay Zone District as proposed by the Community Development Department, and 2) Staff recommends that the Planning Commission Certify the Larimer County Zoning Map and the Larimer County Zoning Districts Map, Front Range Area as proposed.

## **Reports From Staff**

### **Adjourn**

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ADA information (At the bottom of the agenda): 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](mailto: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.