

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.

PLANNING COMMISSION HEARING MINUTES

The Larimer County Planning Commission met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Wednesday, October 15, 2025, at which time the following business was transacted.

Planning Commissioners Present In-person: Lisa Chollet, Adam Eggleston, Jon Weiss, Shelby King, Zachery Sullivan, Conor Duffy. Planning Commissioners Present Virtually: Jon Slutsky, Patrick Rowe.

Staff Present: Lesli Ellis (Community Planning, Infrastructure, and Resources Director); Kassidee Fior, Melissa Bruski, Ryane Oswandel, Scott Benton, Laura Collier, Jared Seay, Samantha Lasher, Matt Lafferty (Community Development Planning Division); Christine Luckasen (Larimer County Attorney); Lea Schneider (Department of Health & Environment); Traci Shambo (Engineering Department).

AMENDMENTS TO THE AGENDA

Amendment: The Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789, was moved from the Consent Items to the Discussion Items list at the request of the Commissioners and public. It was heard first among the Discussion Items.

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner Eggleston seconded the motion to approve September 17, 2025, minutes of the Larimer County Planning Commission, as presented.

Commissioners Weiss, Sullivan, Eggleston, Duffy, King, Rowe, and Chollet voted in favor. Commissioner Slutsky abstained. The motion carried (7-0).

CONSENT ITEMS

MOTION

No motion was required for the Consent Agenda as the only item was pulled.

DISCUSSION ITEMS

ITEM NO. 1 – BEAR TRIBE LLC AMENDED SPECIAL REVIEW, FILE NO. 25-ZONE3789

[View Staff Presentation](#)

APPLICANTS PRESENTATION

The applicant, represented by Bob Choate (Attorney) and Christine Porta (Owner/Operator), stated the proposed change to primarily adult clientele and increased capacity (up to 45) was necessary due to high

insurance costs associated with juveniles. The proposed change is anticipated to decrease neighborhood impacts. The capacity increase is supported by an engineering analysis of the septic system.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The discussion addressed the flexibility requested for Buildings A, B, and C to be used as residential, client housing, or office space, which would be managed through the building permit process. The facility is not a locked facility and would not accept clients under custodial care imposed by judicial action. The owner, Christine Pora, offered to install fencing to address the neighbor's trespassing concern regarding the trail.

PUBLIC TESTIMONY

Rick Spear, Kelly Thompson, Toni Brown, Karolynn Murray, and Marsha French

Testimonies

- Historical safety issues, including a major 2016 incident involving theft and vandalism.
- Concerning that increased capacity and the introduction of adult clientele will lead to similar issues.
- Increased risk to general safety and security.
- Potential high financial impact of implementing 24-hour security coverage.
- Serious concern about trespassers using a path across a shared property line.
- Specific safety concerns if the facility serves adult men.
- Safety concerns regarding young adults or adults with social or medical conditions being located next door.
- Fear for the safety of an adjacent adult resident with special needs.
- Concern about the significantly increased number of patients.
- Concern regarding patient containment.
- Increased likelihood of forest fires.

APPLICANT REBUTTAL

The applicant acknowledged the 2016 incident and detailed security increases made afterward. The applicant assured the commission that the move to an adult clientele should reduce incidents like running away that require police involvement. The owner, Christine Pora, offered to install fencing to address the neighbor's trespassing concern regarding the trail.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

Staff confirmed that alternatives to the current landscape plan can be implemented in the Technical Review process to meet the town of Berthoud's concerns for a welcoming entrance. A post-construction noise evaluation is a condition of approval, which grants the County the authority to require additional mitigation if noise limits are exceeded.

PLANNING COMMISSION DELIBERATION

Commissioners largely agreed that concerns about client population dynamics and treatment program operation are outside the purview of the land use code. Focus remained on the technical land use criteria, which staff and the applicant confirmed were met subject to conditions (e.g., septic capacity, traffic mitigation).

Commissioners encouraged the applicant to engage directly with neighbors to address human factors and safety concerns.

MOTION

Commissioner Sullivan moved, and Commissioner Duffy seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends that the Larimer County Board of County Commissioners approve the Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789, subject to the 20 conditions listed in the staff report.

Commissioner Weiss, Eggleston, Slutsky, King, Sullivan, Duffy, Rowe, and Chollet voted in favor. The motion carried (7-0).

ITEM NO. 2 – USS WELCH SOLAR FACILITY 1041, FILE NO. 25-ZONE3793

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

The applicant (Haley Balentine) affirmed that the project is owned and operated long-term by US Solar. The facility is 12.3 acres of solar panels and is intended for community solar. It utilizes anti-glare coatings and a single-axis tracker system. The decommissioning bond is addressed via a required development agreement.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The discussion addressed conflicts regarding the proposed landscape buffer and access on South Iowa Avenue. Staff confirmed that the technical review process is the appropriate place to refine specific mitigations like noise buffers and landscaping. Staff noted post-construction noise evaluation is a condition of approval.

PUBLIC TESTIMONY

Byron Kominek, Kathy Riley, and Justin Riley

Testimonies

- Support was expressed for the solar farm.
- It was suggested that vegetative screening should not be strictly mandatory (due to cost/maintenance).
- It was stated that glare should not be an issue due to panel technology.
- Opposition was voiced due to concerns about noise and EMF impacts on highly sensitive horses at an adjacent equestrian facility.
- Opposition was stated due to noise concerns, noting horses can hear at a 7-decibel level.
- Concern was raised about contradictory information regarding the use of the S Iowa Avenue access point.

APPLICANT'S REBUTTAL

The applicant reiterated that operational noise (inverters) is located over 400 feet from the ranch. Confirmed efforts to minimize construction traffic on the S Iowa Avenue residential road. The applicant stated that the noise level from the solar equipment is comparable to existing ambient electrical noise in the area.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

No discussion occurred.

PLANNING COMMISSION DELIBERATION

Commissioners supported the project, noting that utilities (solar arrays) must be located somewhere and that noise projections indicate the site will be quieter than the adjacent highway noise. The Commission relied on the existing conditions of approval to mitigate outstanding issues during the subsequent Technical Review phase.

MOTION

Commissioner Duffy moved, and Commissioner Eggleston seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends that the Larimer County Board of County Commissioners approve the 1041 permit for the USS Welch solar facility, File No. 25-ZONE3793, subject to the conditions of approval recommended by staff (41 conditions).

Commissioner Weiss, Sullivan, Eggleston, King, Rowe, Duffy, Slutsky, and Chollet voted in favor. The motion carried (8-0).

RECESS

The Planning Commission took a 5-minute break.

ITEM NO. 3 – WELLINGTON GMA OVERLAY ZONE DISTRICT, FILE NO. 25-ZONE3802

[View Staff Presentation](#)

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

The discussion confirmed that the adoption of the GMA Overlay Zone District does not change existing underlying zoning but subjects' future development proposals (e.g., rezoning, subdivision) to evaluation based on Wellington's Comprehensive Plan objectives.

PUBLIC TESTIMONY

Rodney Smith, Dixie Loofboro, Curtis Bridges, , Glen Roark, Douglas Neal, Pia Jansen, and Cody Bird

Testimony

- Fear of high-density housing being "crammed" into the area.
- Worry about potential increases in crime.
- Concern about a lack of open space.
- Concern about irreversible changes to the landscape.
- Concern over the loss of scenic views.
- Concern about a reduced quality of life due to increased density.
- Significant concerns that existing infrastructure (e.g., I-25 overpass bridge) cannot support planned growth.
- A request to shift the boundary to exclude specific agricultural parcels.
- Concern about a lack of infrastructure (water supply/roads).
- Concern about the timing of growth preceding infrastructure improvements.

- Concern about safety issues from increased traffic and poor road quality west of Highway One.
- Strong objection that the plan splits an existing community.
- Strong objection to introducing potential commercial development into a residential/open space area.
- The GMA boundary aligns with infrastructure capacity and reiterated the Town's policy of owner-request annexation (except for enclaves).
- The alignment of the Town's growth boundary with water/sewer infrastructure capacity and assuring the Commission that involuntary annexation is not pursued.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION:

No discussion occurred.

PLANNING COMMISSION DELIBERATION

Commissioners acknowledged that many concerns raised by the public (infrastructure timing, density, design quality) should be directed to the Town of Wellington's governing bodies. The Commission supported the GMA overlay as a necessary tool for cooperative regional planning.

MOTION

Commissioner Duffy moved, and Commissioner Eggleston seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends that the Larimer County Board of County Commissioners approve the proposed Legislative Zoning Amendments to adopt the Wellington Growth Management Area Overlay Zone District (File No. 25-ZONE3802), subject to the condition that the rezoning shall not be finalized until the IGA is signed by both entities and certifying the Larimer County Zoning Maps as proposed.

Commissioner Eggleston, Rowe, King, Slutsky, Sullivan, Duffy, Weiss, and Chollet voted in favor. The motion carried (8-0).

REPORT FROM STAFF

None.

ADJOURN

With there being no further business, the hearing adjourned at 9:31 p.m.

These minutes constitute the Resolution of the Larimer County Planning Commission for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.



PLANNING COMMISSION HEARING

Bear Tribe LLC Amended Special
Review, File No. 25-ZONE3789
Staff Presentation

LARIMER COUNTY PLANNING



BEAR TRIBE LLC AMENDED SPECIAL REVIEW, FILE NO. 25-ZONE3789

PLANNING COMMISSION: OCTOBER 15, 2025



LOCATION

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

Located ~5 miles southeast of
the Town of Estes Park along
Highway 36



SITE INFORMATION

Zone District: **O – Open**

Lot Size: **38.90-acres**

Utilities & Access:

- On-site Well
- On-site Septic
- Estes Valley Fire Protection District
- Access off State Highway 36



BACKGROUND INFORMATION

There are two previous land use approvals associated with this property:

1982

File No. Z-13-82: Approval of a Special Review to allow for a religious retreat in the O - Open Zone District. This approval included plans to expand and remodel an existing motel resort lodge and provide a facility for year-round activities.

2013

File No. 13-Z1914: Approval of a Special Review for a State Licensed Group Home in the O - Open Zone District. This approval allows or no more than 24 youth residents on-site.

BACKGROUND INFORMATION

Fire Mountain Special Review (File No. 13-Z1914) Approval:

- No more than 24 youth residents allowed
- No more than 12 horses, and their use is limited to equine therapy for participants in the residential program
- On site staff trainings
- Daytime workshops/camps
- Biannual fundraising banquets

REQUEST

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.

Property Owner:

Bear Tribe LLC

NEIGHBORHOOD NOTIFICATION

Notice of this application was sent to ten (10) property owners within 500 feet of the property on June 25, 2025. Six (6) community members provided comments in opposition to the proposal.

Concerns include but are not limited to:

- Negative impact on property values
- Potential for impact on surrounding community
- Clientele running away to neighboring properties

Attachment 6*: Community Member Comments

Attachment 7: Applicant's response to Community Member Comments

**additional community member comments provided to Planning Commissioners via emailed memo and printed copy at the hearing this evening*

GENERAL REVIEW CRITERIA: §6.3.8.D

1. **Generally**

- a) Unless otherwise specified in this Code, County review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
- b) The application may also be subject to additional review criteria specific to the type of application, as set forth in §6.4 through §6.7.
- c) If there is a conflict between the general review criteria in this section and the specific review criteria in §6.4 through §6.7, the specific review criteria in §6.4 through §6.7 control.

2. **Compliance with this Code**

The proposed use and development shall comply with all applicable standards in this Code, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

3. **Compliance with Other Applicable Regulations**

The proposed use and development shall comply with all other county regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.

4. **Compliance with Prior Approvals**

The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

5. **Compliance with Zoning District Standards**

The proposed development shall comply with the standards of the zoning district in which it is located and any standards applicable to the particular use, as identified in §3.3, Use-Specific Standards.

6. **Compliance with Development Standards**

The proposed development shall comply with the applicable standards in Article 4.0, Development Standards.

7. **Compliance with Other Code Provisions**

The proposed development shall comply with all other standards imposed on it by all other applicable provisions of this Code, including but not limited to standards relating to establishment and operation of uses, layout of the site, and general development characteristics.

SPECIAL REVIEW CRITERIA: §6.4.2.D

To approve a Special Review application, the County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable (Article 6.4.2.D.), in addition to the General Review Criteria found in Article 6.3.8.D.:

1. The proposed use has minimal impacts on existing and future development of the area;
2. Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated;
3. The recommendations of referral agencies have been considered and adequately addressed;
4. Within a GMA district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if none, with the Comprehensive Plan; and
5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations.

ARTICLE 4 DEVELOPMENT STANDARDS

Article 4.3 Adequate Public Facilities

Sub-Article 4.3.3 Road Capacity and Access to Public Roads

Sub-Article 4.3.4 Drainage

Sub-Article 4.3.5 Wastewater Disposal

Sub-Article 4.3.6 Fire Protection

Sub-Article 4.3.7 Domestic Water

Article 4.4 Environmental Resource Standards

Sub-Article 4.4.2 Wetlands

Sub-Article 4.4.3 Hazard Areas

Sub-Article 4.4.4 Wildlife

Sub-Article 4.4.5 Commercial Mineral Deposits

Article 4.6 Off-street Parking and Loading

Article 4.7 Landscaping

Article 4.10 Exterior Lighting

Article 4.11 Air Quality

Article 4.12 Water Quality

Article 4.13 Irrigation Facilities

STAFF FINDINGS

Staff are of the opinion that the proposed Amended Special Review meets criteria in Articles 6.3.8.D, 6.4.2.D, and the development standards in Article 4.0.

All comments from referral agencies have been addressed or added as conditions of approval.

No comments were received from:

- CenturyLink
- Colorado Parks and Wildlife
- Larimer County GIS
- Larimer County Parks
- Larimer County Weed District
- Soil Conservation

SUGGESTED MOTION

I move that the Planning Commission recommend that the Board of County Commissioners **approve** the Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789, subject to the following conditions:

1. The following conditions supersede and replace all previous approvals.
2. The Site shall be developed consistent with the approved plan and with the information contained in the Bear Tribe LLC Amended Special Review, File No. 25-ZONE3789, except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Bear Tribe LLC Amended Special Review.
3. This Amended Special Review approval shall automatically expire without public hearing if the use is not commenced within three years of the date of approval.
4. Failure to comply with any conditions of the Amended Special Review approval may result in reconsideration of the use and possible revocation of the approval by the Board of County Commissioners.
5. This application is approved without the requirement for a Development Agreement.
6. The facility shall operate under the following conditions:
 - No more than 45 residents will be allowed.
 - No more than 12 horses will be allowed, and their use will be limited to equine therapy for participants in the residential program.
7. The applicant shall provide Larimer County Health Department with a formal de-rating determination document from Colorado Department of Public Health and the Environment.

SUGGESTED MOTION CONTINUED

8. The final wastewater treatment system design shall be approved by the Larimer County Health Department establishing a maximum client (45 or less) and staff (14 or less) occupancy prior to the owner applying for a building permit.
9. Any buildings converted to offices shall have all showers and bathtubs removed. Only hand sinks and toilets shall remain to ensure office wastewater design flows will not be exceeded.
10. Totalizing water flow meters must be installed on the water supply lines for each structure to better evaluate water usage when it is time to repair or replace the on-site wastewater treatment systems.
11. Any new accessory non-residential structure must be located outside of floodplain, wetlands, and be located 100 feet from the centerline of the two waterways that run through the property that are identified on a USGS 7.5-minute quadrangle map.
12. The applicants shall provide verification to the County that they have obtained a legal source of water for the horses prior to having them on site.
13. The Findings and Resolution shall be a servitude running with the Property. Those owners of the Property or any portion of the Property obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this Special Review approval.
14. All residences on the property shall remain accessory to the State Licensed Group Home use and may not be rented out separately.
15. The applicant must obtain a new valid permit for the well with permit no. 30320-F.

SUGGESTED MOTION CONTINUED

16. Prior to operation, the applicant must provide Larimer County Planning and Health Department with an Emergency Preparedness Plan.
17. Programming and clientele for the State Licensed Group Home shall be limited to those described in the Applicants Project Description (Attachment 2).
18. Accessory workshop programs, staff trainings, or banquets shall not result in on-site attendance exceeding the capacity of the wastewater treatment system. If attendance is expected to exceed this capacity, the property owner must obtain a Special Event Permit. Special Event Permits will be reviewed in accordance with the land use code regulations in effect at the time of application.
19. The applicant must obtain a permit for the southern access point with the Colorado Department of Transportation.
20. In the event the applicants fail to comply with any conditions of approval or otherwise fail to use the property consistent with the approved Special Review, applicants agree that in addition to all other remedies available to County, County may withhold building permits, issue a written notice to applicants to appear and show cause why the Special Review approval should not be revoked, and/or bring a court action for enforcement of the terms of the Special Review. All remedies are cumulative and the County's election to use one shall not preclude use of another. In the event County must retain legal counsel and/or pursue a court action to enforce the terms of this Special Review approval, applicants agree to pay all expenses incurred by County including, but not limited to, reasonable attorney's fees.



PLANNING COMMISSION HEARING

USS Welch solar facility,
File No. 25-ZONE3793
Staff Presentation

LARIMER COUNTY: PLANNING



WHAT ARE 1041 REGULATIONS?

PLANNING COMMISSION | OCTOBER 15, 2025



WHAT ARE 1041 REGULATIONS?

- Gives local governments the authority to regulate matters of statewide concern
- Includes the development of regional transportation and utility infrastructure
- Can also be used to protect specific geographic areas with historical, cultural, or natural resources of statewide importance
- Include variety of regulated activities, including new and converted power plants, reservoirs, pipelines, etc.



1041 PROCESS

1.Pre-application Conference: A meeting is held between the applicant and County staff to determine the scope of the project, identify submittal requirements, and outline the process.

2.Application Submittal: The applicant submits the package of required documents to the County for review.

3.Completeness Review: County staff reviews the application package to determine whether all of the required information has been submitted. The County has 60 days to determine whether the application is complete (or 28 days in the case of Major Electrical or Natural Gas Facilities).

4.Staff Review: County staff and referral agencies review the application and prepare a staff report and recommendation. The County may, when necessary, hire a specialized consultant to assist with review at the applicant's expense.

5.Notice of Hearings: No later than 30 days after receipt of a completed application, the County sets and publishes notice of the date, time, and place for a hearing before the County Commissioners.

6.Planning Commission Hearing: The Planning Commission holds a hearing to provide a recommendation to the County Commissioners on the 1041 permit application. Notice of the Planning Commission hearing is published in a newspaper of general circulation at least 14 days before the hearing date.

7.Board of County Commissioners Hearing: The Board of County Commissioners conducts a hearing to make a final decision on the 1041 permit application. The hearing must be held no later than 60 days after the notice has been published. The County mails a notification letter to property owners in the vicinity of the proposal at least 14 days prior to the hearing.

8.Decision: The County Commissioners may approve, approve with conditions, or deny the application for a 1041 permit based on the review criteria in Land Use Code Section [10.9](#) and [10.10](#).

9.Technical Review: If a 1041 permit is granted, the project may be required to submit more detailed design, engineering and construction information so County staff can ensure all permit conditions have been met. This technical review process is not subject to a public hearing and no public notice is required.

PURPOSE OF TONIGHT'S MEETING

- Public hearing of the applications
- Opportunity for public input
- Planning Commission will make a recommendation to the Board of County Commissioners for each application
- Board of County Commissioners will make a final decision at an upcoming Board of County Commissioners Land Use Hearing

LARIMER COUNTY: PLANNING



USS WELCH SOLAR 1041 PERMIT; 25-ZONE3793

PLANNING COMMISSION | OCTOBER 15th, 2025
Scott Benton, Environmental Planner



PROJECT INFORMATION

Request

- 1041 permit review for an activity of state interest.
- 2.0 MW solar energy generation facility (no battery storage).
- The proposed construction area includes approximately 28 acres of the existing 29.3-acre site

PROJECT INFORMATION

Location

- Parcel No 9402400004.
- West of Highway 287, immediately east of the Town of Berthoud, and south of the Midway Acres Subdivision, Second Filing.



PROJECT INFORMATION

Owner:	Mary Schwartz
Applicant	United States Solar (US Solar)
Total Development Area:	The proposed construction area includes approximately 28 acres of the existing 29.3- acre site
Surrounding Land Uses:	Rural Residential Subdivision to the North; Town of Berthoud to the West; Agricultural land to the East and South
Existing Zoning:	Rural Residential [RR-2]
Access:	Main access on Hawg Wild Road; secondary access on S Iowa Avenue
Water:	No domestic water supply; Purchased from vendors during the construction period.
Sewer:	Temporary portable toilets – construction only.
Fire Protection:	Berthoud Fire Protection District

PROJECT BACKGROUND

- Original application submitted in 2023
 - Conducted neighbor outreach, deemed complete, and PC
 - Withdrawn in October 2023 due to coordination with Xcel
- Re-applied with Larimer County in May 2025

SITE SIMULATION PHOTOS

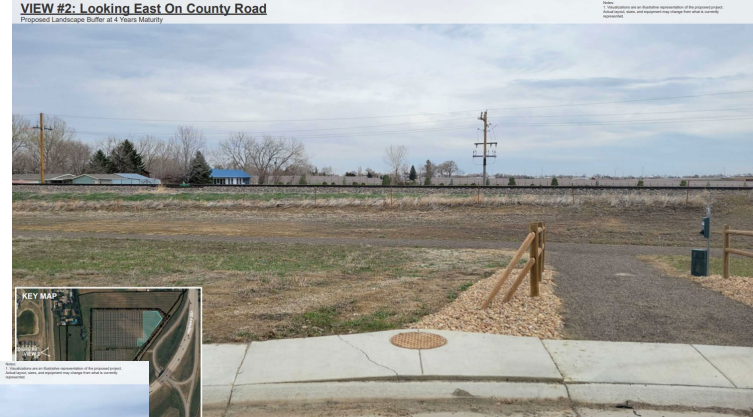
VIEW #1: Looking Southwest On HWY 287

Proposed Landscape Buffer at 4 Years Maturity



VIEW #2: Looking East On County Road

Proposed Landscape Buffer at 4 Years Maturity



VIEW #3: Looking Northeast On HWY 287

Proposed Landscape Buffer at 10 Years Maturity



SITE CONSTRAINTS

Water well

Sanitary sewer
line and
easement that
impacts site
layout

Railroad

O&G Well



WHAT DID WE REVIEW?

Attachment A – Applicant's Project Description
Attachment B – Vicinity Maps
Attachment C – Site Inventory Maps
Attachment D – 1041 Permit Site Maps
Attachment E – Legal Description
Attachment F – Wetland Mitigation Plan
Attachment G – Wildlife Mitigation Plan
Attachment H – Traffic Impact Report
Attachment I – Drainage and Erosion Control Report
Attachment J – Geotechnical Report
Attachment K – Groundwater Modeling Report
Attachment L – Simulation of the Appearance of the Facility/Glare Report
Attachment M – Noise Analysis Report

Attachment N – Noise Ordinance Compliance Memo
Attachment O – Air Quality Impact and Mitigation Report
Attachment P – List of Adjacent Property Owners
Attachment Q – Alternatives Analysis
Attachment R – Review Criteria Table
Attachment S – Decommissioning Plan
Attachment T – Vegetation and Noxious Weed Management Plan
Attachment U – Public Outreach Information
Attachment V – Referral Agency Comments
Attachment W – Public Comments

REFERRAL AGENCIES

The application was sent to 20 referral agencies; comments were received by the following 15 agencies and contained in Attachment V.

- Larimer County Engineering Department
- Larimer County Department of Health and Environment
- Larimer County Planning Division, Environmental
- Larimer County Building Division
- Division of Water Resources
- Colorado Department of Health and Environment
- Colorado Parks and Wildlife
- Colorado Geological Survey
- Colorado Department of Transportation
- Berthoud Fire Department
- City of Loveland
- Town of Berthoud
- Handy Ditch Company
- Xcel Energy

*Comments were received from Little Thompson Water District after the staff report was published and have been provided to Planning Commissioners within an addendum

REFERRAL AGENCIES

The following agencies were referred but did not provide comment:

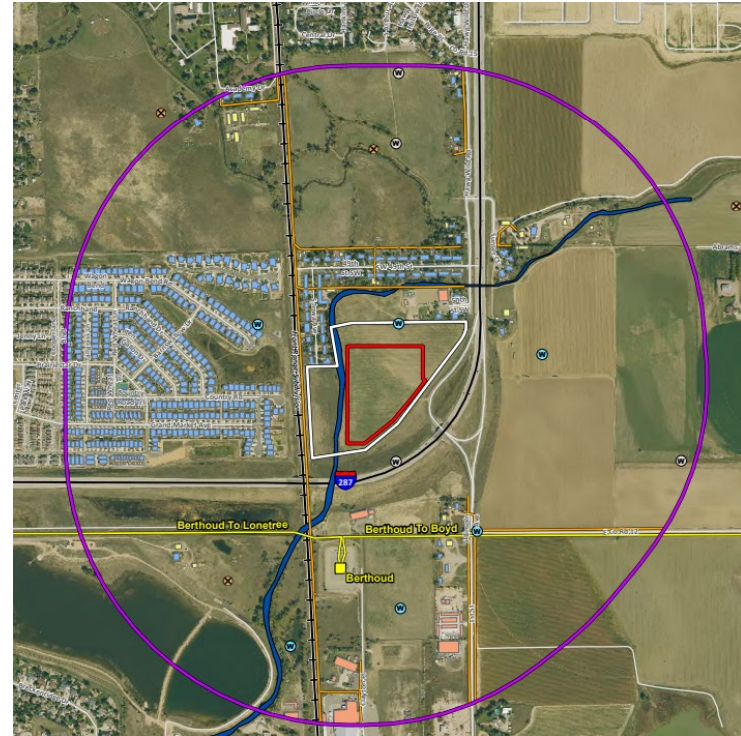
- Division of Water Resources
- Berthoud Sanitation District
- Berthoud Water District
- Larimer County Weed District
- Larimer County Department of Natural Resources

COMMUNITY MEMBER NOTIFICATION

- Community notice was provided to property owners and residents within 1000-feet of the subject property.

Notice was also provided by:

- Posting in the designated area of the County Building
- By posting on the Larimer.org website
- Press release in Loveland Herald-Reporter
- Larimer County Public Engagement website
- 2 newspaper articles



REFERRAL AGENCIES: WHAT DID WE HEAR?

- Requested conditions of approval from Larimer County Engineering, Larimer County Health & Environment, Town of Berthoud, and Colorado Department of Transportation
- Recommended considerations/comments from Town of Berthoud (outside GMA)
- Will be required to comply with all applicable State requirements (including Colorado Department of Transport)

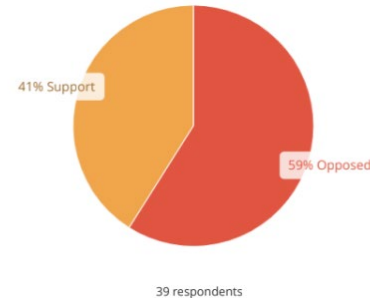
PUBLIC INPUT: WHAT DID WE HEAR?

- As of 4pm on October 14th, we had received a total of 28 comments from members of the public from our Larimer County Public Engagement website and direct emails.
- General concerns included the effect of the facility on nearby homes, glint and glare from the facility, land use of the parcel, property value, and perceived impacts to the equestrian facility north of the subject parcel.

25-ZONE3793 USS Welch Solar Facility 1041

Project Engagement				
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
215	45	72	26	1

What is your current stance on this case?



REVIEW CRITERIA FOR APPROVAL OF ALL 1041 PERMITS (22)

Can be divided into 10 themes:

1. Resources of State & National Significance
2. Neighborhoods and Property
3. Environmental Resources
4. Public Safety
5. County Planning and IGAs
6. Article 4 Development Standards
7. Adequate Public Facilities and Services
8. Environmental Health & Hazards
9. Response to Referral Agencies
10. Technical and Financial Feasibility of Project and Mitigation

ENGINEERING

Construction Traffic Impacts

- Potential Impacts to Midway Acres roads
 - Effort to reduce secondary access size
 - Conditions 18, 21-29, 31, 32

Stormwater Management

- CDOT only accepts historical flows
- Conditions 19, 20, 30

MITIGATING IMPACTS

Noise and Glint/Glare

- Equestrian Facility (conditions 13, 14)

Water and O&G Wells - conditions 15, 16

Revegetation - condition 39

CONDITIONS OF APPROVAL

Why Conditions of Approval?

1. To guide the Technical Review Process.
1. To bridge a gap between the project and the criteria.
1. To clarify how the project is implemented and operated.

CONDITIONS OF APPROVAL (41)

- 1. General Conditions:** Process, compliance, coordination, etc.
- 2. Health Conditions:** Noise, air quality, wells, etc.
- 3. Engineering Conditions:** Protection of infrastructure, traffic, stormwater, etc.
- 4. Construction Permitting:** All required permits, DCP, Development Agreement
- 5. Post-Construction:** Revegetation

FINDINGS AND RECOMMENDATION

Staff have found that, based on a review of:

- The submitted documentation;
- The Article 4.0 Development Standards;
- The Article 10.9.1. Criteria for All 1041 Permit Applications;

The proposed USS Welch Solar 1041 Permit application, Case No. 25-ZONE3793, satisfies all applicable criteria as discussed in detail in the related staff report, subject to the implementation of the conditions of approval as recommended by Staff.

SUGGESTED MOTION

I move that the Planning Commission recommends that the Board of County Commissioners approve the application for a 1041 permit for the USS Welch Solar Facility 1041 Permit, File Number 25-ZONE3793, subject to the conditions of approval recommended by staff.

REVIEW CRITERIA FOR APPROVAL OF ALL 1041 PERMITS (22)

- A. The project will mitigate impacts to property held by others.
- B. The proposed project is consistent with any applicable intergovernmental agreements affecting land use and development.
- C. The applicant has adequately considered reasonable siting and design alternatives, including co-location when requested by Larimer County, or shown why such alternatives are not available or not feasible, and the proposed project is the best alternative available based on consideration of consistency with the Comprehensive Plan, Land Use Code, need, existing technology, cost, and impact on the site and surrounding property.
- D. The proposal is technically and financially feasible. The applicant has the necessary expertise and financial capability to develop and operate the proposed project for its intended design and functional lifespan in a manner consistent with all requirements and conditions.

REVIEW CRITERIA FOR APPROVAL OF ALL 1041 PERMITS (22)

E. The proposed project incorporates and reflects the growth, development, and environmental and mitigation policies in the Larimer County Comprehensive Plan and regulations in Article 4.0, Development Standards to ensure that the development, to the greatest extent possible, has mitigated any impacts to the environment and natural resources, and will not significantly degrade the environment or natural resources, or exacerbate or worsen climate change. The mitigation shall follow a hierarchy to first avoid impacts to resources of highest value, second minimize the impacts that are unavoidable and finally mitigate the impacts that occur. For purposes of this section, the term environment shall include:

1. Air quality,
2. Surface water quality and stream and river health,
3. Groundwater quality,
4. The ecological and functional health of wetlands and riparian areas,
5. Terrestrial and aquatic animal life,
6. Terrestrial and aquatic plant life,
7. Soils and geologic conditions, and
8. Visual quality.

REVIEW CRITERIA FOR APPROVAL OF ALL 1041 PERMITS (22)

F. The proposed project demonstrates how it mitigates impacts on rivers, streams and wetlands to the greatest extent possible, including following a mitigation hierarchy to first avoid impacts to resources of highest value, second minimize the impacts that are unavoidable and finally mitigate the impacts that occur.

G. The proposed project will not result in unreasonable risk of releases of or exposure to hazardous materials.

H. The proposed project will not have a significant adverse effect on or will adequately mitigate significant adverse effects on any adjacent existing land use and development patterns, such as neighborhoods or rural development, or adjacent natural resources.

I. The proposed project will not have significant impact on natural resources of statewide importance, including critical habitat for threatened and endangered species.

J. The proposed project will not adversely affect any sites and structures listed on the State or National Registers of Historic Places or identified through a Class 1 Cultural Resource Survey, when required.

REVIEW CRITERIA FOR APPROVAL OF ALL 1041 PERMITS (22)

K. The proposed project will not significantly impact public health and safety.

L. The proposed project will not be subject to risk of significant damage or harm to human life or structures from natural hazards including floods, wildfire, or geologic hazards.

M. Adequate public facilities and services, including sufficiency of water supplies and wastewater treatment capacity, are available for the proposed project or will be provided by the applicant.

N. The proposed project will not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.

O. The proposed project will not significantly degrade any current or foreseeable future sector of the local economy.

P. The proposed project will not unduly degrade the quality or quantity of recreational opportunities and experience.

REVIEW CRITERIA FOR APPROVAL OF ALL 1041 PERMITS (22)

Q. The planning, design, and operation of the proposed project will reflect principles of resource stewardship and conservation, which is characterized by but not limited to: energy efficiency, recycling or reuse, adaptive management, and conservation or mitigation strategies for forest, water, soil, and other applicable natural assets.

R. The proposed project will not interfere with public view of: scenic viewsheds, ridgelines, or vista; riparian tree canopies; or unique land formations, or that the potential interference has been adequately mitigated.

S. The applicant will mitigate any construction impacts to county roads, bridges, and related facilities caused by the proposed project. Construction access will be re-graded and re-vegetated to minimize environmental impacts.

T. The benefits, in terms of physical improvements, enhanced services, or environmental impacts, of the proposed project outweigh the losses of any natural resources or reduction of productivity of agricultural lands as a result of the proposed development.

U. The application demonstrates that the costs to mitigate the proposed project are proportional to the benefits achieved from the mitigation.

V. The recommendations of staff and referral agencies have been addressed to the satisfaction of the County Commissioners.

ADDITIONAL REVIEW CRITERIA FOR POWER PLANTS (5)

Article 10.10.1. - Additional Review Criteria for Power Plants

A. Project Design and Location

1. Proposed transmission facilities have been identified and included as part of the power plant project.
1. The facility site or expansion area is not in an area with the general meteorological and climatological conditions which would unreasonably interfere with or obstruct normal operations and maintenance.

ADDITIONAL REVIEW CRITERIA FOR POWER PLANTS (5)

B. Hazardous Substances

The proposed project will not present an unreasonable risk of exposure to or release of toxic or hazardous substances within the impact area. The determination of effects of the project shall include the following considerations:

1. The means by which outdoor storage facilities for fuel, raw materials, equipment, and related items are adequately enclosed by a fence or wall.
1. The likelihood of hazardous materials or wastes being moved off the site by natural causes and forces.
1. Containment of inflammable or explosive liquids, solids, or gases.

ADDITIONAL REVIEW CRITERIA FOR POWER PLANTS (5)

C. Project Impact

1. The nature and location of the facility or expansion will not unduly interfere with the existing easements, rights-of-way, other utilities, canals, mineral claims, or roads.
2. Adequate electric, gas, telephone, water, sewage, and other utilities exist or shall be developed to service the site.
3. The scope and nature of the proposed project will not unnecessarily duplicate existing service within the County.

D. If the purpose and need for the proposed project are to meet the needs of an increasing population within the County, the area and community development plans and population trends clearly demonstrate a need for such development.

CONDITIONS OF APPROVAL (41)

General Conditions

General Conditions

1. The Final Plans shall be consistent with the approved preliminary plan and with the information contained in the USS Welch Solar 1041 Permit, File 25-ZONE3793, except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the USS Welch Solar 1041 Permit.
2. The applicant will be required to go through the post-approval Technical Review to address any outstanding items raised in the referral agency comments, including the applicable Fire Department and Irrigation Ditch Company. All temporary easements and main staging areas will be reviewed as well.
3. A signed Annexation Agreement with the Town of Berthoud is required prior to issuance of a Development Construction Permit.
4. The applicant will work with the Town of Berthoud to satisfactorily address the need for landscaping and/or screening to create an aesthetically welcoming entrance to Berthoud as requested in referral comments.
5. The applicant shall submit a construction schedule, including planned workdays and hours, to be reviewed and approved by Larimer County Engineering and Health Departments. A construction schedule shall be submitted that includes planned workdays, hours, designated haul routes, and expected construction equipment and materials delivery dates to be reviewed and approved by Larimer County Engineering and Health Departments.

CONDITIONS OF APPROVAL (41)

Health Conditions

6. The applicant shall invite Larimer County staff to attend regularly scheduled coordination meetings during construction - at a frequency to-be-determined - to understand planned construction activities and stay abreast of issues arising from construction impacts to County infrastructure or the public.
7. The applicant shall allow access to Larimer County staff and consultants for inspections and construction observation throughout the Project and for the term of the construction and revegetation.
8. Colorado Parks and Wildlife will be consulted during the Technical Review process to satisfy temporal buffering, spatial buffering, and monitoring requirements regarding any applicable wildlife resources, including raptor and migratory bird resources with buffers extending into the Project area.
9. Clearance surveys for nesting birds will be required two weeks prior to tree removal or ground clearing activities conducted from February to August in order to satisfy Migratory Bird Treaty Act requirements. Colorado Parks and Wildlife will be consulted during the Technical Review process to satisfy temporal buffering, spatial buffering, and monitoring requirements regarding applicable wildlife resources, including raptor and migratory bird resources if active nests are found.

CONDITIONS OF APPROVAL (41)

Health Conditions

10. The applicant shall reimburse Larimer County for reasonable costs associated with County-provided construction observation/ inspection staff and/or independent, supplemental geotechnical or materials testing deemed appropriate by the County Engineer or Community Development Director for purposes of quality assurance/ control. The applicant shall also reimburse Larimer County for time and expenses incurred with Project coordination, design review, permit review and processing and related Project activities during the duration of Project construction and closeout for the work conducted in unincorporated Larimer County, including for purposes of evaluating the adequacy of the pavement sections of the haul routes within the Midway Acres neighborhood, pre-project and post-project.

11. The applicant shall create an Inadvertent Discovery Plan as part of Technical Review that addresses the appropriate course of action should prehistoric, historic, or cultural resources be discovered during construction. The Plan must be approved by a qualified archaeologist and provided to contractors during construction.

CONDITIONS OF APPROVAL (41)

Health Conditions

Health

12. The applicant shall create a fugitive dust and emissions control plan as part of Technical Review that addresses all requirements of both County and State Health Departments. The final draft of the Plan must be reviewed and approved by the County prior to issuing final County approval. The Plan must specifically address the following:

- Identifying dust emissions sources and control methods to be implemented during construction.
- Clarifying no off-site transport of visible emissions from disturbed areas, dirt access roads, stockpiles, and haul routes during construction.
- Requiring a water truck on-site during land disturbing activities to regularly apply water to active construction areas, dirt access roads, stockpiles, and other areas of disturbed soil to prevent visible emissions from active construction areas.
- No earthwork or dust-generating activities shall be conducted during days of high wind (≥ 30 mph).

13. The applicant shall create a Noise Mitigation Plan as part of Technical Review that will address all requirements of the Larimer County Noise Ordinance and the County Health Department. The Plan must address the following:

- Hours of construction activity shall be constructed between 7am to 7pm Monday through Friday. If construction or post-construction maintenance operations are to occur on Saturday or Sunday, activities shall be conducted from 8am to 7pm. Exceptions for time-sensitive tasks shall be evaluated and approved by County Health, Planning, and Engineering Departments.
- During construction, the owner or contractor shall notify the surrounding residences a minimum of 72 hours prior to conducting pile driving activities.

CONDITIONS OF APPROVAL (41)

Health Conditions

14. Audible observation and sound monitoring and measuring shall be conducted by a third party within 30 days of commencing operations to verify that the noise controls are effective in mitigating noise from the operations or if additional mitigation is necessary to comply with the County Noise Ordinance for uses adjacent to residents. A report of the findings shall be provided to Planning and Health Departments for evaluation. Additional sound evaluations may be required if equipment or operations are modified in the future.

15. Prior to land disturbance, the subject property and access points shall be surveyed to determine if a water well, (CO Division of Water Resource domestic well #38921- drilled August 9, 1969) is located within the Project boundaries.

16. Prior to land disturbance, the subject property and access points shall be surveyed to determine if an oil and gas well (CO Energy and Carbon Management Commission well designated HUBER #1) and any accessory components that were left in-place are located within the Project boundaries.

17. Install signage at both the main entrance and secondary access to identify company name, address, phone number, and other contact information (email and website if available) for the public to report concerns to be addressed by the company prior to reporting to Larimer County. The signage must be updated as needed when transitioning from construction to operation.

CONDITIONS OF APPROVAL (41)

Engineering Conditions

Engineering

18. A pre-construction inventory (including photographs, video, and pavement condition reports) in coordination with the County is required, documenting the surface condition of haul routes within the Midway Acres Neighborhood. If the County Engineer determines that the roadway surface has deteriorated during or after construction due to construction traffic, the applicant must restore the roadways to a condition equal to or better than pre-construction conditions, as determined by Larimer County. All repairs shall be at the applicant's sole expense. This may include pavement surface repairs or more substantial full-depth reconstruction.
19. A final Drainage and Water Quality Report and Plan is required that meets the criteria of the County Stormwater Design Standards. The site is within the County MS4 Boundary. The documents must address all applicable MS4 requirements outlined in the Stormwater Standards and Land Use Code.
20. The applicant shall obtain confirmation from the Colorado Department of Transportation (CDOT) that CDOT has reviewed and accepted the project's proposed increased stormwater flows into the CDOT right-of-way.
21. Final design plans and specifications for alignments within the County's Right-of-Way must be prepared for review and approval by the Larimer County Engineering Department.

CONDITIONS OF APPROVAL (41)

Engineering Conditions

22. Material test reports must be submitted to and approved by Larimer County for any work to occur within the County Right-of-Way.

23. Larimer County regulates access to county roads to maintain safe traffic flow, road drainage facilities, and efficient use of the County's roads. Larimer County ROW Work Permit, and compliance with all applicable standards, is required for the work within the S. Iowa ROW necessary to construct the XCEL Energy's access & maintenance road to the new power poles. Final construction plans will need to be provided detailing the work to be completed. Additionally, Traffic Control Plans, developed by a certified traffic control company, must be submitted for all work performed within road Right-of-Way or that will directly affect the traveling public.

24. Larimer County regulates access to county roads to maintain safe traffic flow, road drainage facilities, and efficient use of the County's roads. Access Permits will be required for any new access from Larimer County Right-of-Way regardless of whether they are to be used for temporary construction purposes or are to be permanent. Staff may also require an Access Permit for existing access points proposed for temporary construction or permanent access.

25. Any additional subsurface investigations that may be required by other local and state governments, federal agencies, or impacted utilities, including irrigation and water storage or delivery companies, shall be made available to Larimer County for review.

CONDITIONS OF APPROVAL (41)

Engineering Conditions

26. During construction, the applicant shall stabilize, resurface, and repave, if applicable, all areas disturbed or damaged during construction and operation within the Larimer County Road Rights-of-way (ROW). This condition also applies to any project appurtenances, such as utility connections, located within the County ROW.

27. The applicant shall be responsible for arranging and paying all costs of:

- utility relocations and irrigation company requirements necessary to accommodate the solar facility and appurtenances.
- the replacement of existing storm drainage infrastructure, culverts, roadway signage, pavement striping/symbols, landscaping and property fencing necessary to accommodate solar facility and appurtenances.
- damage or relocation of private property services as necessary to accommodate the solar facility and appurtenances if a reasonable alternative is not possible.

28. The applicant shall submit to Larimer County a Traffic Control and Management Plan for review and approval by the County Engineer prior to construction addressing traffic control devices/personnel (warning signs, flaggers, traffic control supervisors, etc.), any specific delay times, adjacent neighboring property owner notifications, and use and placement of message boards. The Traffic Control and Management Plan will include requirements to provide safe and acceptable access for emergency responders, mail and package delivery, garbage pickup, and school bus stops. The Traffic Control and Management Plan will also identify all proposed access points.

CONDITIONS OF APPROVAL (41)

Engineering Conditions

29. Whenever it is necessary to cross, close, or obstruct roads, driveways, and walks, whether public or private, the applicant will provide and maintain suitable and safe detours or other temporary expedients for accommodation of public and private travel, emergency vehicles, delivery services, garbage pickup, school bus stops, etc.
30. A geotechnical subsurface investigation shall be submitted to provide annual high groundwater depths to ensure the final grading of the stormwater infrastructure will not expose groundwater. Any additional geotechnical subsurface investigations that may be required by other agencies, utility companies, or water irrigation & storage companies shall be submitted to the County.
31. The applicant shall be required to designate planned haul routes. The existing surface condition of all planned haul routes will need to be evaluated prior to construction. If it is determined by the County Engineer that there has been an acceleration in deterioration of the roadway surface during or after construction as a result of construction traffic, equipment, or hauling, the applicant will be required to restore the roadways to their prior condition or better. This may include the need for regrading and or resurfacing.
32. Heavy equipment and material delivery traffic will be subject to roadway weight limit restrictions. Oversize/overweight vehicles must obtain oversize/overweight permits from the applicable entities. No overweight vehicles are permitted to use the roadways within the Midway Acres Neighborhood.
33. The applicant shall develop and provide Larimer County with accurate as-built horizontal and vertical survey data (state plane coordinates and elevations in NAVD 88) and GIS shapefiles describing the locations of the facilities and all appurtenant structures, as well as any needed material

CONDITIONS OF APPROVAL (41)

Construction Permitting

Construction Permitting

34. The applicant shall obtain a stormwater discharge and construction dewatering permit from the Colorado Department of Public Health and Environment for construction at drainage crossings and land disturbances of one acre or more. The permit will include preparing a Stormwater Management Plan and Best Management Practices to prevent stormwater runoff and sediment in disturbed areas from reaching nearby waterways or leaving the site. Multiple state permits may be required for the different project areas.
35. The applicant shall be required to obtain any additional State, Federal, County, or Local permits necessary for construction. When applicable, the applicant or its contractors will be required to obtain other Larimer County-issued permits as well. These could include, but are not limited to, Building Permits, ROW permits, and/or Utility Permits.
36. The applicant must obtain a Larimer County Development Construction Permit prior to commencing the planned construction activities.
37. At the Technical Review phase, a Development Agreement is required to document agreed upon construction and post-construction elements. This will include the requirement for a Decommissioning Plan and the posting of collateral or other forms of financial security.
38. Building permits must be obtained or substantial progress must commence within three years after permit approval unless otherwise approved by the County Commissioners, or the approval shall lapse. The three-year period shall commence upon the completion of all required additional permitting by other agencies or when a final decision is rendered for any appeals or litigation.

CONDITIONS OF APPROVAL (41)

Post-Construction

Post Construction Requirements (Closeout, Operation, and Maintenance)

39. The site shall be fully reclaimed and revegetated following construction to County and landowner specifications to minimize impacts to soil health and structure, erosion, agricultural, and visual impacts. The reclamation and revegetation plan shall be provided at the Technical Review phase to address concerns regarding soil handling, stockpiling practices, soil amendments (if needed), decompaction and seedbed preparation, final grading for irrigated agricultural fields, weed management pre-, during-, and post-construction, monitoring and establishment of success criteria, and establishment of screening/buffering from nearby properties. The plan must specifically address the different affected areas – upland, wetland/riparian/mesic, and agricultural.

40. Following the three-year period, the terms of the original approval shall continue to apply, and the applicant must continue to abide by the terms of all approvals, permits, and conditions that were part of the original approval. An applicant may request of the County Commissioners a one-time extension of up to three years for the 1041 permit. An extension request shall be made in writing prior to the expiration date of the original permit. The County Commissioners may impose additional conditions at the time of renewal if necessary to ensure that the project will comply with the LUC and the original permit

41. Approval of a permit shall lapse after the applicable term unless: A. Development permits are obtained for commencement of construction, if such permits are required; and remain in effect, or B. Activities described in the permit have substantially commenced.

SUGGESTED MOTION

I move that the Planning Commission recommends that the Board of County Commissioners approve the application for a 1041 permit for the USS Welch Solar Facility 1041 Permit, File Number 25-ZONE3793, subject to the conditions of approval recommended by staff and subject to any additional conditions as recommended by the Planning Commission.

SUGGESTED MOTION

Additional Conditions

- 1.

SUGGESTED MOTION

I move that the Planning Commission recommends that the Board of County Commissioners approve the application for a 1041 permit for the USS Welch Solar Facility 1041 Permit, File Number 25-ZONE3793, subject to the conditions of approval recommended by staff and subject to any additional conditions as recommended by the Planning Commission.

10.1.2. SPECIFIC PURPOSES AND INTENT OF 1041 REGULATIONS

- A. To implement the vision and policies of the Larimer County Comprehensive Plan;
- B. To ensure that growth and development in Larimer County occur in a safe, efficient, planned and coordinated manner;
- C. To promote the health, safety, and general welfare of the people and environment of Larimer County;
- D. To protect the beauty of the landscape and natural scenic characteristics, conserve natural and cultural resources including the preservation of historical assets and resources, protect and enhance wildlife habitat, air and water quality, and reduce greenhouse gas emissions and enhance adaptation to climate change;
- E. To promote safe, efficient, and economic use of public resources in developing and providing needed community and area-wide infrastructure, facilities, and services;
- F. To protect property owners and current and future residents by reviewing and regulating development in potentially hazardous areas;

10.1.2. SPECIFIC PURPOSES AND INTENT OF 1041 REGULATIONS

- G. To ensure that new development will pay for itself to the maximum extent practicable, and to ensure that present residents of Larimer County will not have to subsidize new development through increased cost of public services, and/or degradation of the quality of life;
- H. To plan for and regulate the construction, expansion, and operation of matters of state interest to facilitate the planned and orderly use of land in accordance with their character and adaptability and as recommended by the Larimer County Comprehensive Plan;
- I. To regulate the use of land on the basis of the financial and environmental impact thereof on the community or surrounding areas within the development area and source development area;
- J. To ensure Larimer County participation in the regulation of development projects that pass through and impact County residents, neighborhoods, and resources; and
- K. To review and regulate development in a manner consistent with legitimate environmental concerns.

APPLICATION PROCESS

- On August 2nd, 2023, the applicant reached out to property owners within 500-feet of the subject property to notify them of an August 14th, 2023, virtual neighborhood meeting. The virtual meeting on August 14th did not occur due to technical difficulties with video-conferencing software. All property owners within 500-feet were then sent another letter on August 15th, 2023, outlining that a make-up meeting would occur on August 28th, 2023. This second meeting did occur as scheduled and had one participant who appeared to express support for the project (Attachment U).
- US Solar submitted the first version of this solar facility, 23-ZONE3547, in September 2023 but was withdrawn in October 2023.
- US Solar then attended a pre-application meeting to resubmit for a 1041 process in May 2025; that application was deemed complete in August 2025.



PLANNING COMMISSION HEARING

Wellington Growth Management
Area Overlay Zone District,
File No. 25-ZONE3802
Staff Presentation



LARIMER COUNTY & WELLINGTON

INTERGOVERNMENTAL AGREEMENT (IGA) & GROWTH MANAGEMENT AREA ZONE DISTRICT (GMA)

OCTOBER 15, 2025

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DEFINITIONS AND ACRONYMNS

OCTOBER 15, 2025



Comprehensive Plan - A long-term ***policy*** document that outlines a community's vision for future ***land use*** and development based upon various factors such as transportation, infrastructure, community resources and facilities, and the like.

Land Use – A broad policy-oriented description of how areas of land in a community are to be used, such as agriculture, residential, commercial, industrial, recreation and civic uses.

Zoning – a regulatory system that implements land use objectives such as type and intensity of use, bulk requirements (height and setbacks), ***procedures for approval***, and development standards.

IGA = Intergovernmental Agreement – A contract or arrangements between two governmental agencies defining how they will collaborate on certain issues (i.e. land use).

GMA = Growth Management Area – A geographic area where local governments plan for and manage land uses based upon desired growth and development objectives, often with the objective of ensuring adequate infrastructure and services are available to support new development.



LARIMER COUNTY & TOWN OF WELLINGTON IGA

OCTOBER 15, 2025



The Town of Wellington and Larimer County are in the process of drafting an Intergovernmental Agreement establishing how our two governing agencies will interact together on land use matters.

The overall objective of the IGA is to achieve, to the extent practicable, long-term land use outcomes in the unincorporated areas of the County in alignment with the goals and objectives of the Comprehensive Plan for the Town, even when the development is outside of the Town incorporated limits.

Some features of the IGA include expectations regarding annexation, coordinated reviews, development standards and decision-making authority that will occur within a defined space referred to as the **GMA Overlay Zone District..**





WHAT ARE GMA'S

OCTOBER 15, 2025



Growth Management Area (GMA)

In most circumstances GMAs are not a regulatory tool as they occur in association with a policy document and are recognized by a single agency for the purposes establishing a boundary for long range planning.

The IGA between the Town and County as currently being considered is a policy tool, however, the Larimer County Land Use Code has provisions that can make the IGA function as a regulatory instrument for land use planning in the agreed upon GMA.

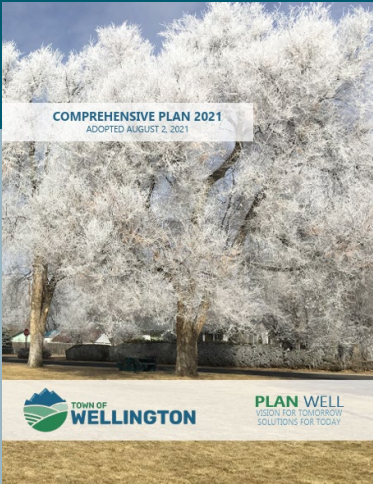
Making the IGA a regulatory tool can be accomplished by having the County adopt a **GMA Overlay Zone District** to coincide with an agreed upon planning boundary (GMA).

By utilizing this zoning tool, the County can guide property owners as to the available land use options that will help achieve the land use objectives of the Town.



COMPREHENSIVE PLANS

OCTOBER 15, 2025



A major component of the Comprehensive Plan is the Future Land Use Map which acts as a blueprint for how a town, city or county will grow and evolve over time. It is not regulatory but is used to inform zoning decisions.

PARKS AND OPEN SPACE

Desired Intent & Character

Parks and open spaces should be evenly dispersed throughout the community ensuring equitable access. Parks differ from open spaces as they are regularly maintained and provide active recreation opportunities on civic facilities. Parks should offer year-round recreational options for all ages and abilities; maintain design standards that are cohesive with the surrounding land uses; and that typically include linear pathways and connections between neighborhoods and open space areas.

✱ This symbol identifies a general vicinity for a proposed regional park.

Areas of open space, on the other hand, provide passive recreation opportunities on undeveloped, non-irrigated lands that support the preservation of sensitive areas and large- and small-scale agricultural operations. Open spaces should be used to enhance connections for regional recreation and wildlife movement.

Potential Uses: outdoor recreation, natural open space, trails, pocket parks, playgrounds, sports fields, picnicking areas, community gardens, and water access.

Suggested Net Density Range: N/A

Suggested Intensity Range: N/A

COMMUNITY VOICES:
"Forward thought to preserve Open Spaces where we can get out to ride bikes, play in green areas, build more parks. Eventually linking with Fort Collins' trail system in the future."

LOCATION FOR THIS LAND USE

REPRESENTATION OF SUGGESTED DENSITY, USES, AND AMENITIES.

AGRICULTURE

Desired Intent & Character

These areas are intended to preserve Wellington's agricultural heritage and town character. The Agriculture use designation applies to areas identified as desirable to continue to support working agriculture (i.e., arable farming, pastures, agritourism, etc.). As development pressures continue to grow, it is important to address opportunities for conservation and protection of these lands as natural habitat and to provide a clear separation between the more developed parts of the community and unincorporated county areas or neighboring towns.

Potential Uses: pastures, farms, ranches, and rural residential envisioned as large lots that preserve views, natural features, and agricultural character. Special uses may be allowed for agritourism purposes (lodging, demonstrations, workshops, fairs, etc.) by review.

Suggested Net Density Range: Up to 6 DU/Acre

Suggested Intensity Range: Maximum 2.0 FAR

COMMUNITY VOICES:
"Positioning ourselves as a big, small town surrounded by rural agriculture."
"We need to preserve the farms..."

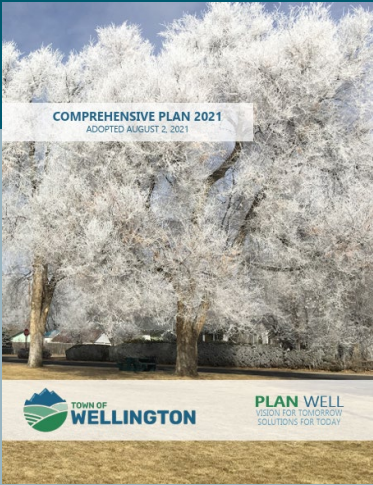
REPRESENTATION OF SUGGESTED DENSITY, USES, AND AMENITIES.

LOCATION FOR THIS LAND USE



COMPREHENSIVE PLANS

OCTOBER 15, 2025



A major component of the Comprehensive Plan is the Future Land Use Map which acts as a blueprint for how a town, city or county will grow and evolve over time. It is not regulatory but is used to inform zoning decisions.

PARKS AND OPEN SPACE

Desired Intent & Character
Parks and open spaces should be evenly dispersed throughout the community ensuring equitable access. Parks offer from open spaces as they are regularly maintained and provide active recreation opportunities on-site facilities. Parks should offer year-round recreational options for all ages and abilities, maintain design standards that are congruent with the surrounding land uses, and that typically include linear pathways and connections between neighborhoods and open space areas.

Potential Uses: outdoor recreation, natural open space, trails, pocket parks, playgrounds, sports fields, petting areas, community gardens, and water events.

Suggested Net Density Range: N/A

Suggested Intensity Range: N/A

COMMUNITY VOICES:
"Forward thought to provide we can get out to ride and build more parks. (Bicycle, canoe trail system in the park)"

AGRICULTURE

Desired Intent & Character
These areas are intended to preserve Wellington's agricultural heritage and rural character. The agriculture use designation applies to land identified as suitable to continue to support working agriculture (i.e., active farming, pastures, horticulture, etc.). As development pressures continue to grow, it is important to address opportunities for conservation and protection of these lands.

Potential Uses: pastures, farms, ranches, and rural residential enclaves as well as their presence. Rural use may be allowed for agriculture purposes (lodging, demonstrations, workshops, etc.) to receive.

Suggested Net Density Range: Up to 4 DUs/Acre

Suggested Intensity Range: Maximum 20 foot

LOW DENSITY RESIDENTIAL

Desired Intent & Character
Neighborhoods composed predominantly of detached and attached single family homes that are supported by neighborhood amenities and public facilities.

While these areas may be more reliant on vehicles given the dispersion of housing, they should still be connected to the Town's trail network providing safe and active means to access jobs, services, schools, and parks, and connecting to the larger, regional trail system.

Potential Uses: Single-family attached and detached homes. A supporting use to the principal residence may include Accessory Dwelling Units (ADUs).

Other uses include places of worship, schools, parks, recreation, open spaces, and civic uses.

Suggested Net Density Range: Up to 6 DU/Acre

Suggested Intensity Range: N/A

COMMUNITY VOICES:
"Continue to provide good quality housing."
"Enhance trail connections throughout town."

MEDIUM DENSITY RESIDENTIAL

Desired Intent & Character
Single- and multi-family neighborhoods with options for home businesses, and for local corner stores and clustered commercial areas around prominent intersections. These thoughtful and well-planned higher density residential areas also provide access to public facilities and amenities (e.g., parks, open spaces, trails, recreation, etc.).

New neighborhoods, or upgrades to existing neighborhoods, would provide a walkable environment supported by motorized and non-motorized transportation options, neighborhood retail, parks, and public gathering spaces, ideal for people in all stages of life.

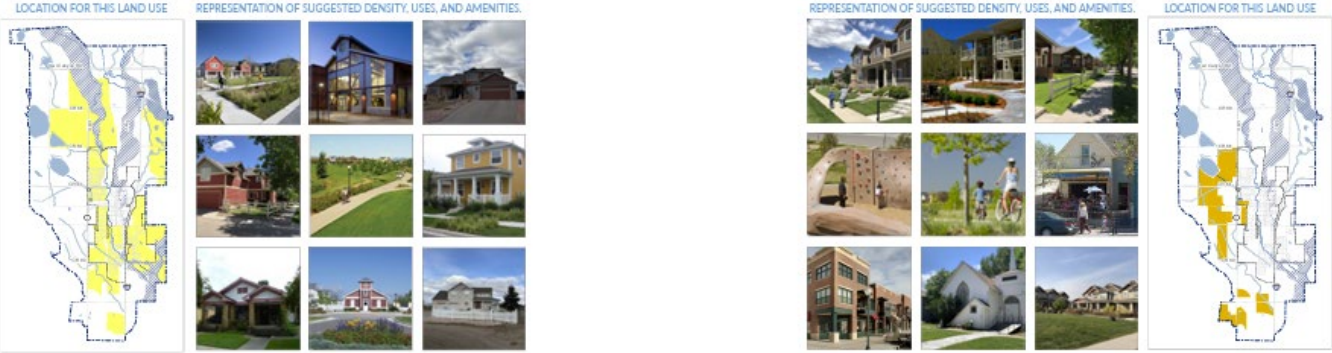
Potential Uses: Primarily single-family and a variety of attached homes (e.g., townhomes, duplexes, fourplexes, cottage courts, and apartments) no taller than 3 stories. A supporting use to the principal residence may include Accessory Dwelling Units (ADUs).

Complementary uses in this land use category may include places of worship, schools, parks, recreation, open spaces, live/work units, home businesses (including child care and group care facilities) and civic uses, as well as commercial/retail at prominent intersections.

Suggested Net Density Range: 6-12 DU/Acre

Suggested Intensity Range: N/A

COMMUNITY VOICES:
"Bring more diversity of homes (i.e., multi-family, age-in-place) to subdivisions."
"Provide more housing rental opportunities"





COMPREHENSIVE PLANS

OCTOBER 15, 2025



A major component of the Comprehensive Plan is the Future Land Use Map which acts as a blueprint for how a town, city or county will grow and evolve over time. It is not regulatory but is used to inform zoning decisions.

PARKS AND OPEN SPACE

Desired Intent & Character
Parks and open spaces should be evenly dispersed throughout the community ensuring accessible areas. Parks offer from open spaces as they are regularly maintained and provide active recreation opportunities on-site facilities. Parks should offer year-round recreational options for all ages and abilities, maintain design standards that are cohesive with the surrounding land uses, and that typically include linear pathways and connecting between neighborhoods and open space areas.

Community Voice:
"Parks should be preserved and we can get out to ride bikes, build more parks. (Larimer County representative)"

Location for this Land Use: [Map showing parks and open space locations]

Representation of Suggested Density Uses and Amenities: [Images of parks and open spaces]

AGRICULTURE

Desired Intent & Character
These areas are intended to preserve Wellington's agricultural heritage and rural character. The agriculture use designation applies to land identified as suitable to continue to support working agriculture (i.e., active farming, pastures, or horticulture, etc.). As development pressures continue to grow, it is important to address opportunities for conservation and protection of these lands.

Community Voice:
"Parks should be preserved and we can get out to ride bikes, build more parks. (Larimer County representative)"

Location for this Land Use: [Map showing agriculture locations]

Representation of Suggested Density Uses and Amenities: [Images of agricultural lands]

LOW DENSITY RESIDENTIAL

Desired Intent & Character
Neighborhoods composed predominantly of detached and attached single-family homes that are supported by neighborhood amenities and public facilities. Values these areas may be more reliant on vehicles given the dispersion of housing, they should still be connected to the Town's transportation network and active means to access jobs, services, schools, and parks and connecting to the larger, regional trail system.

Community Voice:
"Continue to provide good quality housing."

Location for this Land Use: [Map showing low density residential locations]

Representation of Suggested Density Uses and Amenities: [Images of low density residential neighborhoods]

MEDIUM DENSITY RESIDENTIAL

Desired Intent & Character
Single- and multi-family neighborhoods with options for home businesses, and for local corner stores and limited commercial areas around prominent intersections. These thoughtful and well-planned higher density neighborhoods provide access to public facilities and amenities (e.g., parks, open spaces, trails, recreation, etc.). New neighborhoods, or upgrades to existing neighborhoods, would provide a walkable environment supported by motorized and non-motorized transportation options, neighborhood retail, parks, and public

Community Voice:
"Balance Downtown uses to have tax-generating businesses without undermining social assets, i.e., parks, landmarks, churches, etc."

Location for this Land Use: [Map showing medium density residential locations]

Representation of Suggested Density Uses and Amenities: [Images of medium density residential neighborhoods]

DOWNTOWN NEIGHBORHOODS

Desired Intent & Character
This category includes neighborhoods adjacent to the Downtown Core and that are intended to support a variety of housing types that complement the area's character. Future land use changes (at the request of landowners) are anticipated to be more focused on streets closest to the Downtown Core or high traffic areas (e.g., CR 9 and 6th St.) and less on interior streets.

Potential Uses: Primarily detached and attached single-family homes, backyard cottages, cottage courts, duplexes to fourplexes, and townhouses, no taller than 3 stories.

Secondary uses may include: small-format office and home-based business; neighborhood restaurant; live-work units; civic and community uses; places of worship; and neighborhood and community parks.

Suggested Net Density Range: 4-12 DU/Acre
Suggested Intensity Range: 0.1 – 1.0 FAR

Community Voice:
"Promote 2-3 story multi-use buildings in Downtown".
"Address walkability (sidewalks, crosswalks, parking, and streetlights)".

Location for this Land Use: [Map showing downtown neighborhoods locations]

Representation of Suggested Density Uses and Amenities: [Images of downtown neighborhoods]

DOWNTOWN CORE

Desired Intent & Character
As the Town's primary activity center, Downtown Wellington is intended to be highly connected to an efficient network of motorized and non-motorized connections. Its character is based on historic and civic buildings, ample and landscaped sidewalks, groomed and activated alleys, public art, and gathering spaces—all designed with a pedestrian scale perspective that gives the Downtown a unique sense of place and contributes to community pride.

Potential Uses: Primarily restaurants, specialty retail, offices, housing, urban lodging, and cultural activities, no taller than 3 stories.

Secondary uses may include: limited multi-family residential that enhance safety, vibrancy, and retail activity.

Suggested Net Density Range: 8-12 DU/Acre
Suggested Intensity Range: 0.5 – 2.0 FAR

Community Voice:
"Promote 2-3 story multi-use buildings in Downtown".
"Address walkability (sidewalks, crosswalks, parking, and streetlights)".

Location for this Land Use: [Map showing downtown core locations]

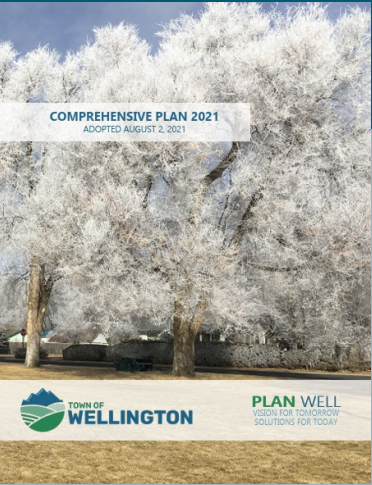
Representation of Suggested Density Uses and Amenities: [Images of downtown core]

A major component of the Comprehensive Plan is the Future Land Use Map which acts as a blueprint for how a town, city or county will grow and evolve over time. It is not regulatory but is used to inform zoning decisions.



COMPREHENSIVE PLANS

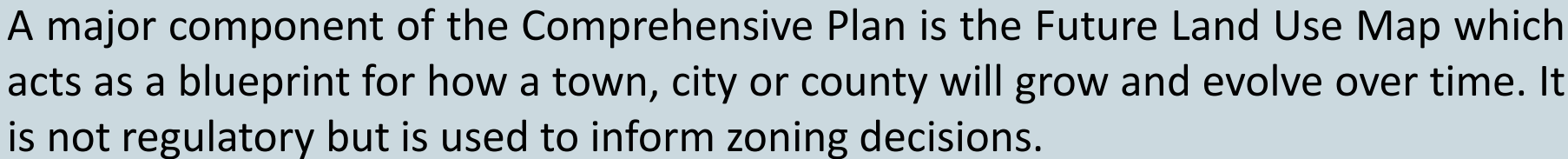
OCTOBER 15, 2025



PARKS AND OPEN SPACE		AGRICULTURE	
Desired Intent & Character Parks and open spaces should be evenly dispersed throughout the community ensuring equitable access. Parks offer from open spaces as they are regularly maintained and provide active recreation opportunities on-site facilities. Parks should offer year-round recreational options for all ages and abilities, maintain design standards that are cohesive with the surrounding land uses, and that typically include linear pathways and connections between neighborhoods and open space areas. COMMUNITY VOICES: "Parks should be planned so we can get out to ride bikes, walk, jog, etc. (Larimer County website link)" Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:		Desired Intent & Character These areas are intended to preserve Wellington's agricultural heritage and rural character. The agriculture use designation applies to land identified as suitable to continue to support working agriculture (i.e., active farming, pastures, or orchards, etc.). As development pressures continue to grow, it is important to address opportunities for conservation and protection of these lands. Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:	
LOW DENSITY RESIDENTIAL		MEDIUM DENSITY RESIDENTIAL	
Desired Intent & Character Neighborhoods composed predominantly of detached and attached single family homes that are supported by neighborhood amenities and public facilities. While these areas may be more reliant on vehicles given the dispersion of housing, they should still be connected to the Town's transportation system and active means to access jobs, services, schools, and parks and connecting to the larger regional trail system. COMMUNITY VOICES: "Continue to support good quality housing" "Enhance trail connections throughout town" Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:		Desired Intent & Character Single- and multi-family neighborhoods with options for home businesses, and for local corner stores and business commercial areas around prominent intersections. These thoughtful and well-planned higher density residential areas and provide access to public facilities and amenities (e.g., parks, open spaces, trails, recreation, etc.). New neighborhoods, or upgrades to existing neighborhoods, would provide a walkable environment supported by motorized and non-motorized transportation options, neighborhood retail, parks, and public Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:	
DOWNTOWN NEIGHBORHOODS		DOWNTOWN CORE	
Desired Intent & Character This category includes neighborhoods adjacent to the downtown core that are intended to support a variety of housing types that complement the area's character. Space used use changes at the request of businesses are anticipated to be more focused on street-level to the downtown core or high-traffic areas (e.g., I-25 and I-70) and less on interior streets. This area is intended to be supported by a traditional, light-connected public street system with attached sidewalks and the surrounding public parks and public gathering spaces. Small-scale service establishments, including small offices and restaurants, home-based businesses and civic and community uses can be integrated within neighborhoods to add vibrancy to the street-level environment. COMMUNITY VOICES: "Balance Downtown core to home businesses without undermining the public, sidewalks, parking, etc." Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:		Desired Intent & Character As the Town's primary activity center, Downtown Wellington is intended to be highly connected to an efficient network of motorized and non-motorized connectivity. It is designed to have an historic and civic building, retail and landscaped sidewalks, greenways and attached bike, public art and gathering spaces designed with a pedestrian focus and aesthetics that give the Downtown a unique sense of place and contributes to community pride. Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:	
COMMERCIAL		MIXED USE	
Desired Intent & Character Located in concentrated areas and along I-25 and SH 1, these areas include a variety of businesses that provide employment opportunities and support the retail and service needs of the community. Building footprints may be free-standing or mid-rise (no more than 5 stories) and may be located within a unified campus-like setting integrated with sidewalks, landscaped features, and public spaces and that promote access to motorized and non-motorized transportation options. Potential Uses: Various retail and services ranging from shopping areas, to gyms, hospitality, lodging, entertainment, medical, and social services. In activity centers developed as mixed use (see description on the next page), medium density residential is allowed. Suggested Net Density Range: N/A Suggested Intensity Range: 0.1 – 1.0 FAR COMMUNITY VOICES: "Balance residential and commercial development" Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:		Desired Intent & Character The intent of mixed-use areas is to cluster residential and non-residential uses in a compact, walkable setting. These areas provide ease of movement through both motorized and non-motorized transportation options offering convenient access for locals and visitors alike. Activity Centers: This symbol identifies areas designated as key centers to support strategic local and regional transportation networks, employment, recreation, and services. Activity centers should be built as mixed-use areas and leverage local and surrounding assets such as the Downtown, the new high school, the I-25 and I-70 interchanges, and the future Glade Reservoir and Montaña developments. As ownership of existing residential properties in these changes, they may transition to commercial or mixed use. Potential Uses: Primarily restaurants, offices, live-work units, mid-rise apartments, condominiums, urban lodging, civic uses, public facilities, and cultural activities. Suggested Net Density Range: 6-12 DU/Acre Suggested Intensity Range: 0.1 – 1.0 FAR COMMUNITY VOICES: "Give residents an opportunity to do their shopping and keep lives in town." Location for this Land Use: Representation of Suggested Density, Uses, and Amenities:	



OCTOBER 15, 2025

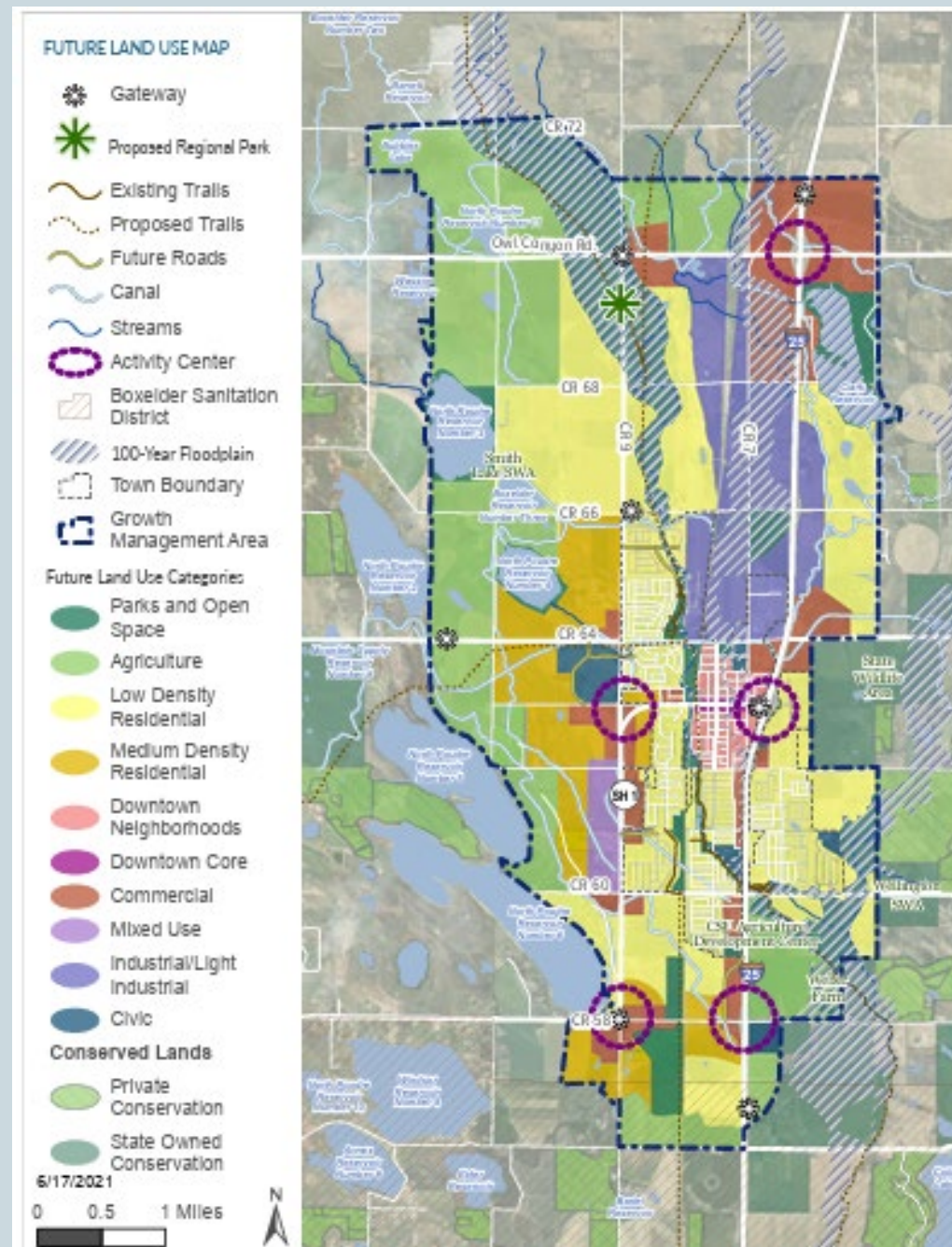
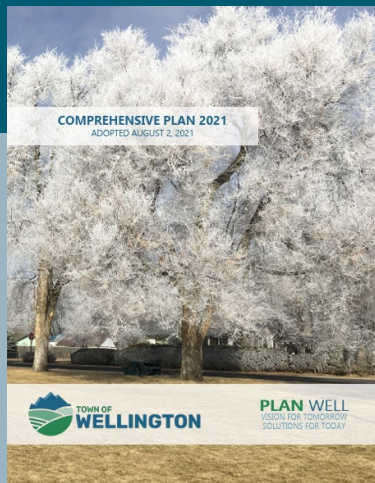


PARKS AND OPEN SPACE	AGRICULTURE	
Desired Intent & Character Arts and open space should be evenly dispersed throughout the community offering suitable space. Parks offer from open space that are regularly maintained and provide active recreation opportunities on city facilities. Parks should be placed within the community to be easily accessible, maintain design standards that are consistent with the community and typically include linear pathways and connections between neighborhoods and open space areas. * This symbol identifies a general policy for a proposed regional park. Areas of open space, on the other hand, provide passive recreation opportunities on undeveloped, non-regional lands that support the preservation of sensitive areas and large, and small-scale agricultural operations. Open space should be used to enhance connections for regional recreation and wildlife movement. CONVENTION VOICES "Forward thinking to preserve our open land to walk and build more parks. Events Center and surrounding area." Desired Intent & Character Neighborhoods composed predominantly of detached and attached single family homes that are supported by neighborhood amenities and public facilities. While these areas may be more relevant on sections given the dispersion of housing, they should still be connected to the Town's rail network providing safe and active means to avoid, join, service, transit, and park, and connecting to the large, regional trail system. CONVENTION VOICES "Continue to provide good quality housing." "Promote rail connections throughout town."	Desired Intent & Character These areas are intended to preserve intelligent agricultural heritage and town character. The agriculture and equestrian activities are identified as desirable to continue to support existing agriculture (e.g., small family farms, agriculture, etc.). As development pressures continue to grow, it is important to identify opportunities for conservation and protection of these lands. CONVENTION VOICES "Preserve rural landscape and open space." Desired Intent & Character These areas are intended to preserve intelligent agricultural heritage and town character. The agriculture and equestrian activities are identified as desirable to continue to support existing agriculture (e.g., small family farms, agriculture, etc.). As development pressures continue to grow, it is important to identify opportunities for conservation and protection of these lands. CONVENTION VOICES "Preserve rural landscape and open space."	
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COMPREHENSIVE PLANS

OCTOBER 15, 2025





COMPREHENSIVE PLANS

OCTOBER 15, 2025

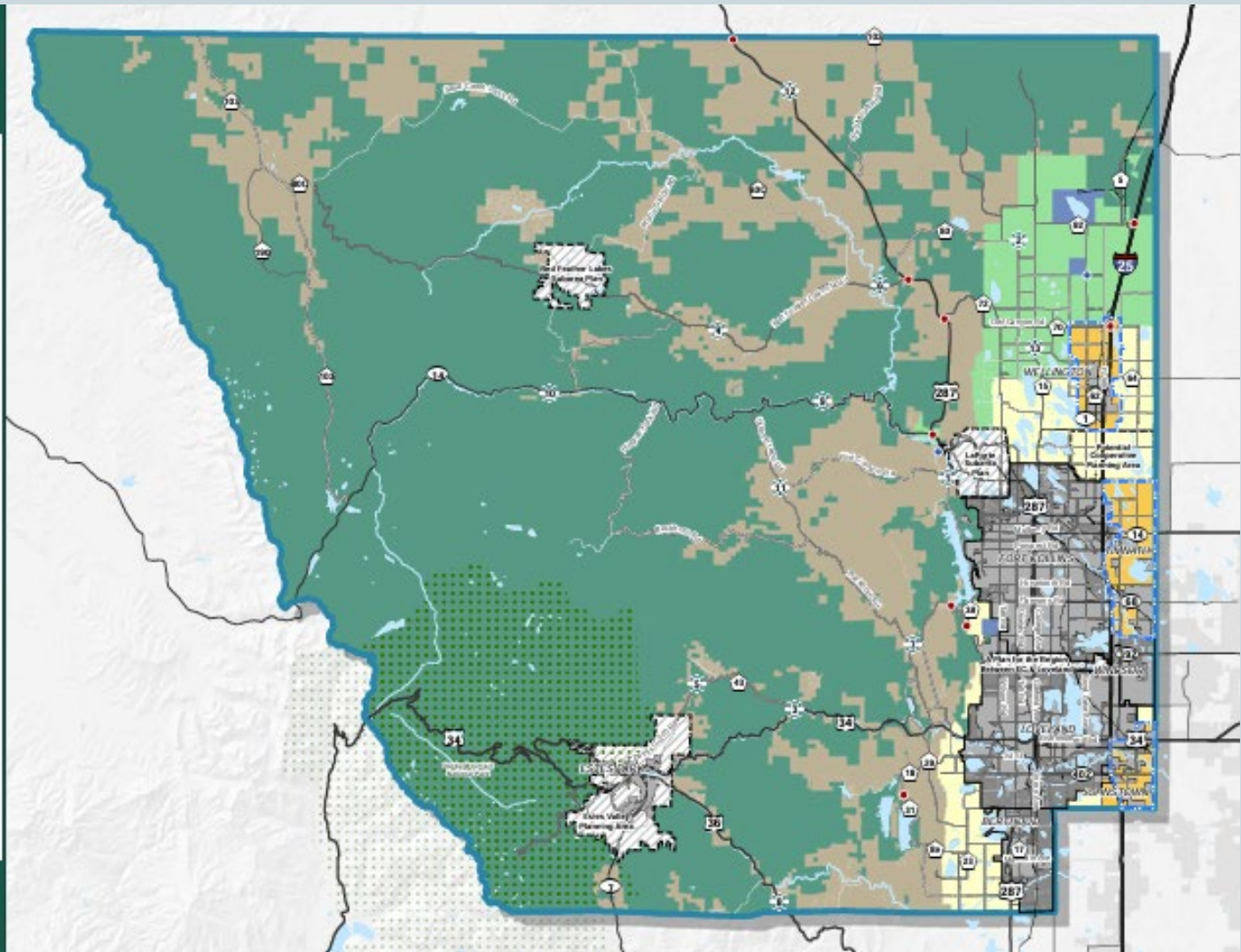
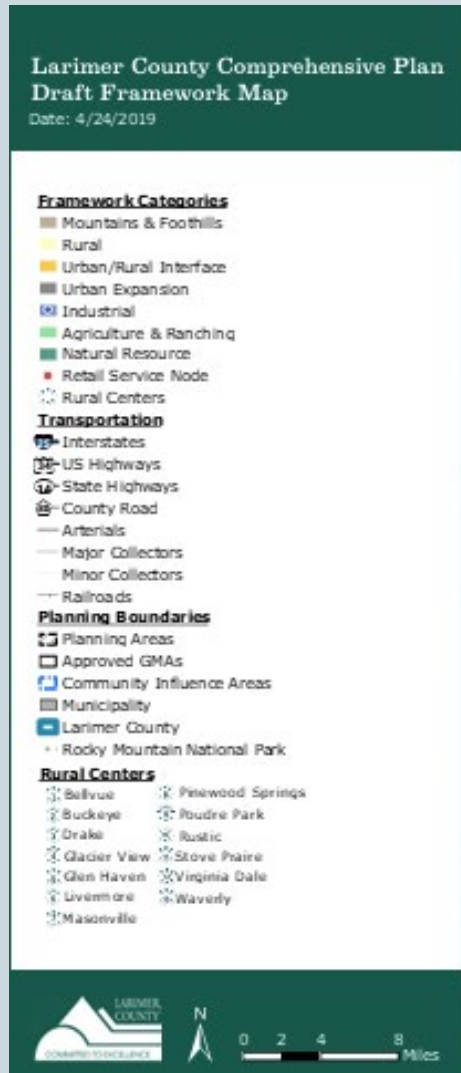


COMPREHENSIVE PLAN
LARIMER COUNTY

Adopted July 17, 2019



200 W. Oak Street
Fort Collins, CO
95321-9700
larimer.org





COMPREHENSIVE PLANS

OCTOBER 15, 2025

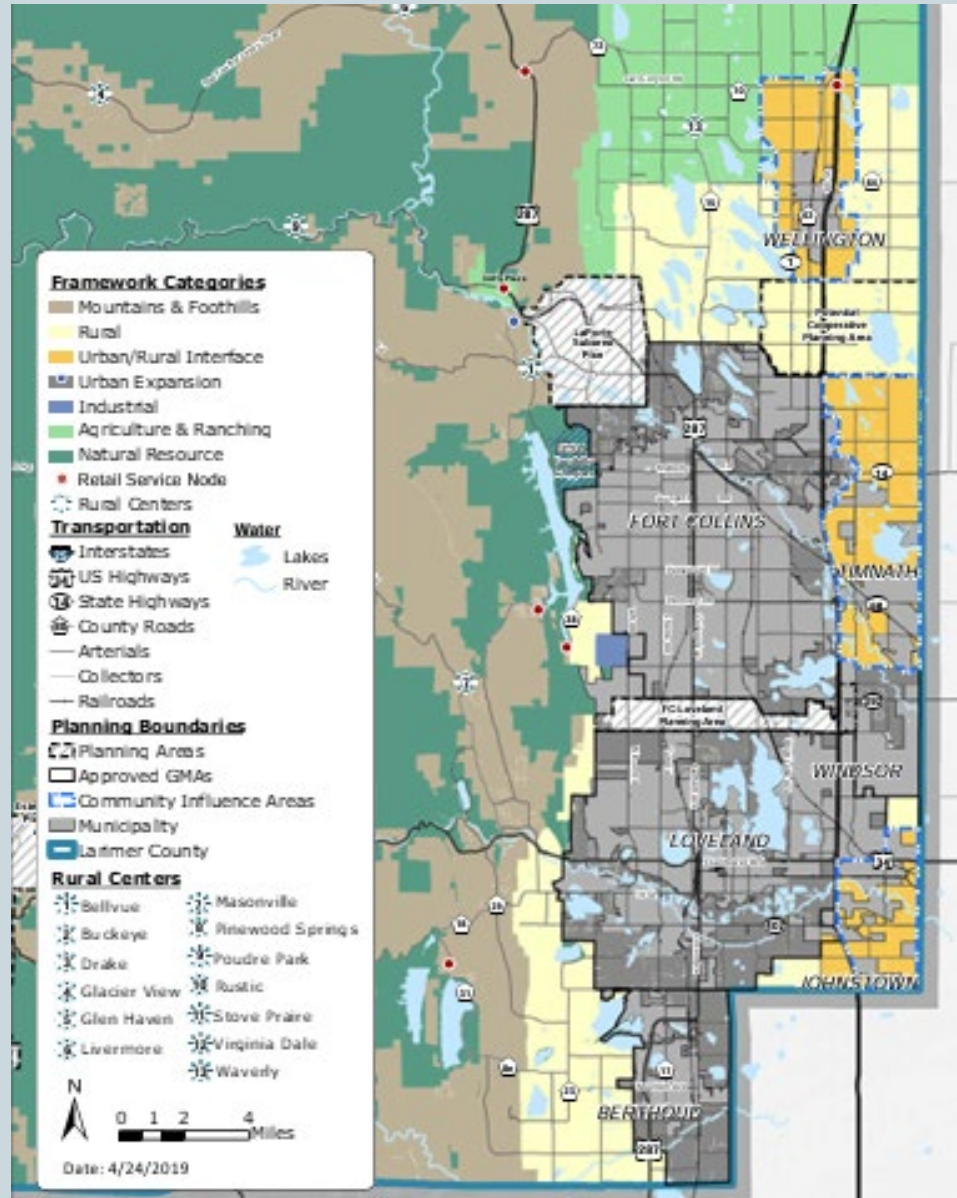


COMPREHENSIVE PLAN LARIMER COUNTY

Adopted July 17, 2019



200 W. Oak Street,
Fort Collins, CO
95321 970.498.7000
larimer.org



Urban/Rural Interface

Location: Development adjacent to municipal planning boundaries that could potentially be incorporated into GMAs. This use is temporary until an Intergovernmental Agreement is executed with Timnath, Johnstown, and Wellington.

Purpose and Character: Smaller-lot conservation developments served by sewer and water.

Preferred Uses:

- Agriculture
- Lots on 35 acres or greater
- Conservation Developments
- Rural Planned Developments, i.e. lots generally smaller than 1 acre, preferably clustered to meet the intent of the municipal comprehensive plan
- Non-residential uses

Additional Uses:

- Uses as allowed under current County zoning

Discouraged Uses:

- Heavy Industrial

Examples:

- Within Community Influence Areas of Timnath, Johnstown, and Wellington

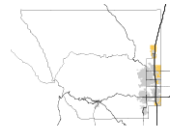
Policy Basis:

- C1: 1.4
- C5: 5.2 and 5.4
- H5: 1.6
- H1: 1.4
- H3: 3.1, 3.3, and 3.4
- WNRI: 1.2

Essential Questions

1. How does the project advance the countywide vision and, if applicable, the subarea or master plan for the affected community or communities?
2. How does the project provide adequate transportation, water, sewer, fire protection and utility services in accordance with existing master plans?
3. How will the project's infrastructure be designed, funded, maintained, and replaced to ensure it is adequate for existing and proposed development?
4. How does the project align with our future development plans for land use and transportation?
5. How does the project support long-range planning and regional collaboration efforts among municipalities, residents, and other local interests?

* Within Urban/Rural Interface, residual lands within a clustered subdivision need not be deed-restricted to allow for future urban reserve opportunities. Density bonuses would not apply if the residual land is reserved for future urban development.



Loveland. Photo: Miriam McGivray



Hay 402. Photo: Miriam McGivray



Long View Trail. Photo: Fort Collins



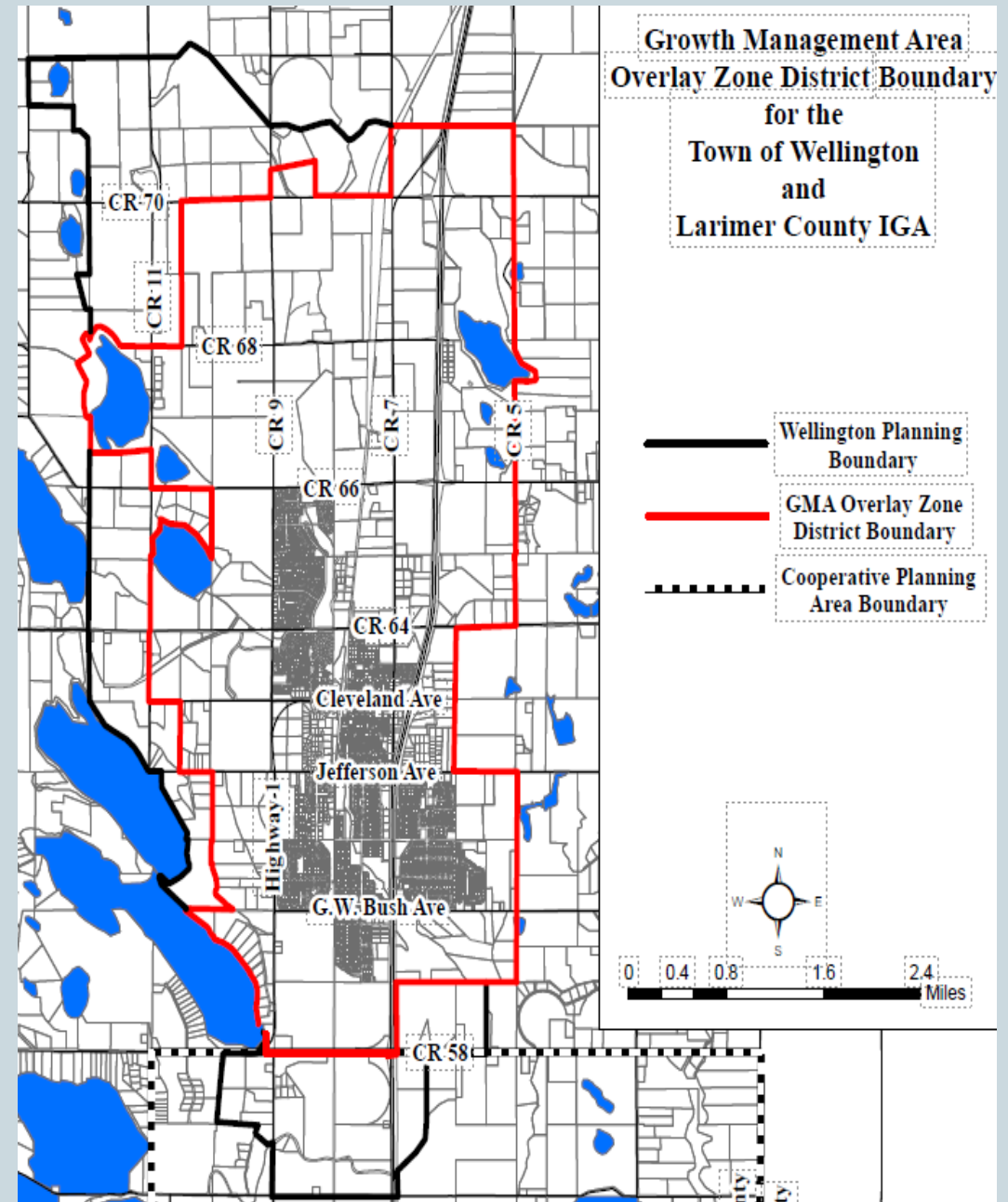
LARIMER COUNTY & TOWN OF WELLINGTON GMA

OCTOBER 15, 2025



The Growth Management Area (GMA) Boundary for the proposed IGA **does not** include some areas within the Town's planning boundary (also referred to as a GMA), see map to the right.

Specific areas excluded are primarily those areas that the Town's Comprehensive plan suggests for agricultural land uses





BENEFITS OF GMA OVERLAY ZONE DISTRICTS

OCTOBER 15, 2025



Benefits of a GMA Overlay Zone District

- Allows County to guide property owners on land use proposals in unincorporated areas to align with the Towns land use goals,
- Requires the application of common design and infrastructure standards,
- Emphasizes implementation of annexation policy
- Defines management and maintenance of infrastructure,
- Ensures implementation of agreed upon procedural practices, and
- Defines decision making authority on certain application types.



SUGGESTED MOTION

OCTOBER 15, 2025



Suggested Motion

1. I move that the Planning Commission recommend approval of the legislative Zoning amendment to the Larimer County Zoning Districts Map and the Larimer County Zoning Districts Front Range Area Map, File #25-ZONE3802, to adopt the Wellington Growth Management Area Overlay Zone District as proposed by the Community Development Department, subject to the following condition:
 - a. The rezoning shall not be finalized until the Intergovernmental Agreement between Larimer County and the Town of Wellington is signed by both entities and recorded,and
2. I move the Planning Commission certify the Larimer County Zoning Map and the Larimer County Zoning District Map – Front Range Area as proposed.