



Date: Wednesday, November 19, 2025
Time: 6:00 PM
Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_-2Y1enk_Q-iv0IX8w7NQ5w

PLANNING COMMISSION HEARING AGENDA

Call to Order

Pledge of Allegiance

Approval of Minutes

– October 15, 2025

Amendments to the Agenda

Consent Items

1. Legislative Code Amendments, File No. 25-CODE0288

Staff Contacts: Kassidee Fior, Principal Planner, AICP; Scott Benton, Environmental Planner; Matt Lafferty, Principal Planner, AICP

Request: Amend the Larimer County Land Use Code as follows:

- 1) Amend Article 1.10 – Nonconformities to address how Electric Vehicle charging stations can be permitted on non-conforming properties, Table 3-2: Table of Allowed Principal Uses of Article 3.0. – Use Regulations to add Electric Vehicle Charging Facility as a permitted use in certain zoned districts, Article 3.3. – Use Specific Standards to add specific standards for Electric Vehicle Charging Facilities, Article 4.0. - Development Standards to add specific standards for Electric Vehicle Charging Facilities, Article 13.0 – Supplemental Regulations for the Estes Valley to add Electric Vehicle Charging Facilities and a permitted use in certain zone districts, and Article 20.0 Rules of Interpretation and Definitions to include definition related to Electric Vehicle Charging Stations, as required by House Bill 24-1173 (HB24-1173),
- 2) Amend Article 4.7. – Landscaping by adding text limiting the use of nonfunctional turf, artificial turf, or invasive plant species in new and redevelopment projects as required by Senate Bill 24-005, and by adding applicable definitions regarding functional and nonfunctional turf to Article 20.0.- Rules of interpretation and definitions,
- 3) Amend Article 6.4.1. – Site Plan Review by incorporating the expedited review process as defined in the Larimer County Board of County Commissioners Resolution for new housing developments in which a minimum of fifty percent (50%) of the housing units are considered affordable based upon the definitions of affordable housing found in Colorado Revised Statutes Section 29-32-101(2), and
- 4) Amend Article 4.6. – Off-Street Parking and Loading by establishing a parking exemption for multi-unit residential developments, adaptive-use for residential purposes, or adaptive-use mixed use purposes which include fifty percent (50%) of the use for residential purposes and is located at least partially within an applicable transit service area as defined by HB24-1304.

Applicant: Larimer County Community Development

Staff Recommendation: Staff recommend that the Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendments contained within File No. 25-CODE0288, subject to the conditions outlined in the staff report.

2. Airport (AP) Zoning Land Use Code Amendment, File No. 25-CODE0290

Staff Contacts: Matt Lafferty, Principal Planner, AICP

Request: Amend the Larimer County Land Use Code to update AP (Airport) Zoning category in Table 3-2: Table of Allowed Principal Uses – Urban of Article 3.0. – Use Regulations by adding uses and processes omitted or incorrectly transcribed with the Code redraft adopted in December 2020.

Applicant: Larimer County Community Development

Staff Recommendation: Staff recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendments, File No. 25-CODE0290, to rectify the AP (Airport) Zoning category in Table 3-2: Table of Allowed Principal Uses – Urban of Article 3.0. – Use Regulations by adding uses and processes inadvertently omitted or incorrectly transcribed with the Code redraft adopted in December 2020 back into the Current Land Use Code, subject to the conditions outlined in the staff report.

3. Owl Ridge Farms Subdivision, File No. 23-LAND4361

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

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

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

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

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

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Owl Ridge Farms Subdivision, File No. 23-LAND4361, subject to the conditions outlined in the staff report.

Discussion Items

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

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

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

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

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

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

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

Reports From Staff

Adjourn

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