



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.

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, November 19, 2025, at which time the following business was transacted.

Planning Commissioners present in-person: Lisa Chollet, Adam Eggleston, Jon Weiss, Shelby King, Patrick Rowe, and Conor Duffy. No Commissioners attended virtually.

Staff present: Jenny Axmacher, Matt Lafferty, Kassidee Fior, Michael Whitley, Scott Benton, and Ryane Oswandel (Community Development Planning Division); Connor Sheldon (Engineering Department); Lea Schneider (Department of Health & Environment); Christine Luckasen (Larimer County Attorney).

AMENDMENTS TO THE AGENDA

None.

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner King seconded the motion to approve October 15, 2025, minutes of the Larimer County Planning Commission, as presented.

Commissioners Weiss, Rowe, King, Eggleston, Duffy, and Chollet voted in favor. The motion carried (6-0).

CONSENT ITEMS

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

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

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

MOTION

Commissioner Duffy moved, and Commissioner King seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends to the Larimer County Board of County Commissioners approval of the consent agenda.

Commissioners Eggleston, King, Weiss, Duffy, Rowe, and Chollet voted in favor. The motion carried (6-0).

DISCUSSION ITEMS

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

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.

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

[View Applicant's Presentation](#)

Bill Schenderlein (Blue Earth Solutions LLC) presented, alongside John Warren and Kevin Anderson (Connell Resources Inc.). The property is suitable for mining due to its dry nature, unconsolidated materials, and lack of groundwater. They clarified that landscape berms used for visual and noise mitigation are created from stripped topsoil and overburden as part of the normal mining process. The applicant voluntarily held discussions with the Engineering and Health Departments in June 2025, on details such as road specifications, drainage, water supplies, sanitation, and sound monitoring. They clarified that the asphalt plant proposed is a portable, foundation-less model, transported via 12 truckloads, unlike a large permanent plant. The applicant confirmed they were agreeable to the proposed conditions, including the prohibition on processing of off-site recycled materials, as the primary use remains sand and gravel extraction.

PLANNING COMMISSION, STAFF, AND APPLICANT DISCUSSION

Discussion was held regarding several application aspects:

- Noise Mitigation: The Larimer County daytime noise limit is 55 dBA for businesses adjacent to residential areas. Staff noted that background noise from I-25 already exceeds this standard, reaching 62.8 dBA to 69.5 dBA. However, the applicant (Connell) remains responsible for ensuring their long-term extraction/processing operations do not exceed 55 dBA, separate from the permitted 75–80 dBA construction noise. Monitoring must be conducted by a third party within 30 days of commencing operations to verify that mitigation measures, such as earthen berms, are effective.
- Wildlife and Seasonal Restriction: The Commissioners sought clarification regarding the condition that prohibits activities on the property during winter months because the site is located within a mule deer severe winter range and a pronghorn winter concentration area. Staff clarified that the restriction applies only to the initial mining activity and/or initial site disturbance work (prohibited between December 1st and April 30th). This limitation, which Colorado Parks and Wildlife found acceptable, allows wildlife time to adjust to the disturbance before the critical winter period. The ongoing, established mining operation is not perpetually required to cease activities annually during this period. The applicant added that, typically, operations slow down or stop completely during the winter months regardless of the condition.
- Water/Dust Control: The Commissioners questioned the adequacy of the mandatory 20,000-gallon cistern required for on-site dust and fire suppression. The applicant clarified that dust mitigation involves lowering processing equipment and stockpiles 20 to 28 feet below grade inside the pit, using the surrounding overburden berms as natural windbreaks. Water will be sourced and trucked from the operator's existing off-site well near Carr, CO.
- Flood Risk and Drainage: Commissioners questioned whether removing the water-collecting materials would eliminate the storage effect and create a flood risk by causing water to flow straight into the new valley. The applicant clarified that the site is a dry pit located on a bluff or ridge, and test pits never encountered groundwater. They explained that by creating the pit floor, storm water will collect and allow for detention so sediment can fall out. Additionally, the applicant plans a secondary treatment settling pond where drainage flows to ensure the water leaving the permit area is as clear as possible.
- Asphalt Batching and Recycling: Processing of off-site materials (recycling) is strictly prohibited by Condition 4. This prohibition is necessary because importing and processing materials would constitute a second primary industrial operation, which is not allowed in the O - Open zoning district. The use of the portable asphalt batch plant is allowed only as an accessory use for materials mined on-site, which remains the applicant's primary objective.
- Interim Use: Mining is categorized in the Land Use Code as an "interim use," signifying a long but finite period (estimated 20 years). This differentiates it from "Temporary" uses, defined as lasting 30 days or less. Upon completion, the property is required to be reclaimed and returned to agricultural production.
- TIS and Road Impacts: The Traffic Impact Study (TIS) used Passenger Car Equivalents (PCE) to analyze the heavier truck traffic impact. The analysis confirmed the project will not increase traffic by 20% or more at the I-25 ramps, eliminating the need for a new CDOT access permit. Necessary improvements, including paving County Road 5J and intersection modifications at CR 5J/CR 70 (Owl Canyon Road), were required for safe truck turning movements. The TIS used current projections but did not specifically incorporate traffic impacts from future projects like the Glade Reservoir.

PUBLIC TESTIMONY

None.

PLANNING COMMISSION DELIBERATION

The Commissioners expressed support for the application, noting appreciation for the thorough presentation and staff review. Concerns were noted as being easily addressed, and the application was considered well thought out, confirming support for the conditions of approval

MOTION

Commissioner Rowe moved, and Commissioner Eggleston seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends to the Larimer County Board of County Commissioners approval of the WH Property Holdings LLC Special Review, File No. 24-ZONE3688, subject to the conditions outlined in the staff report.

Commissioners Rowe, Weiss, Duffy, King, Eggleston, and Chollet voted in favor. The motion carried (6-0).

REPORT FROM STAFF

Jenny Axmacher reported two updates:

1. The BCC & PC work session scheduled for December 10th has been canceled.
2. Staff are reviewing the 2026 hearing calendar and plans to move the regular Planning Commission hearing time to the work session date in March to avoid holding a hearing during spring break.

ADJOURN

With there being no further business, the hearing adjourned at 7:19 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

November 19, 2025

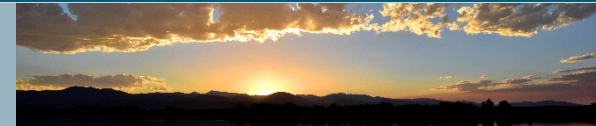
WH Property Holdings LLC Special Review,
File No. 24-ZONE3688
Staff Presentation

LARIMER COUNTY: PLANNING



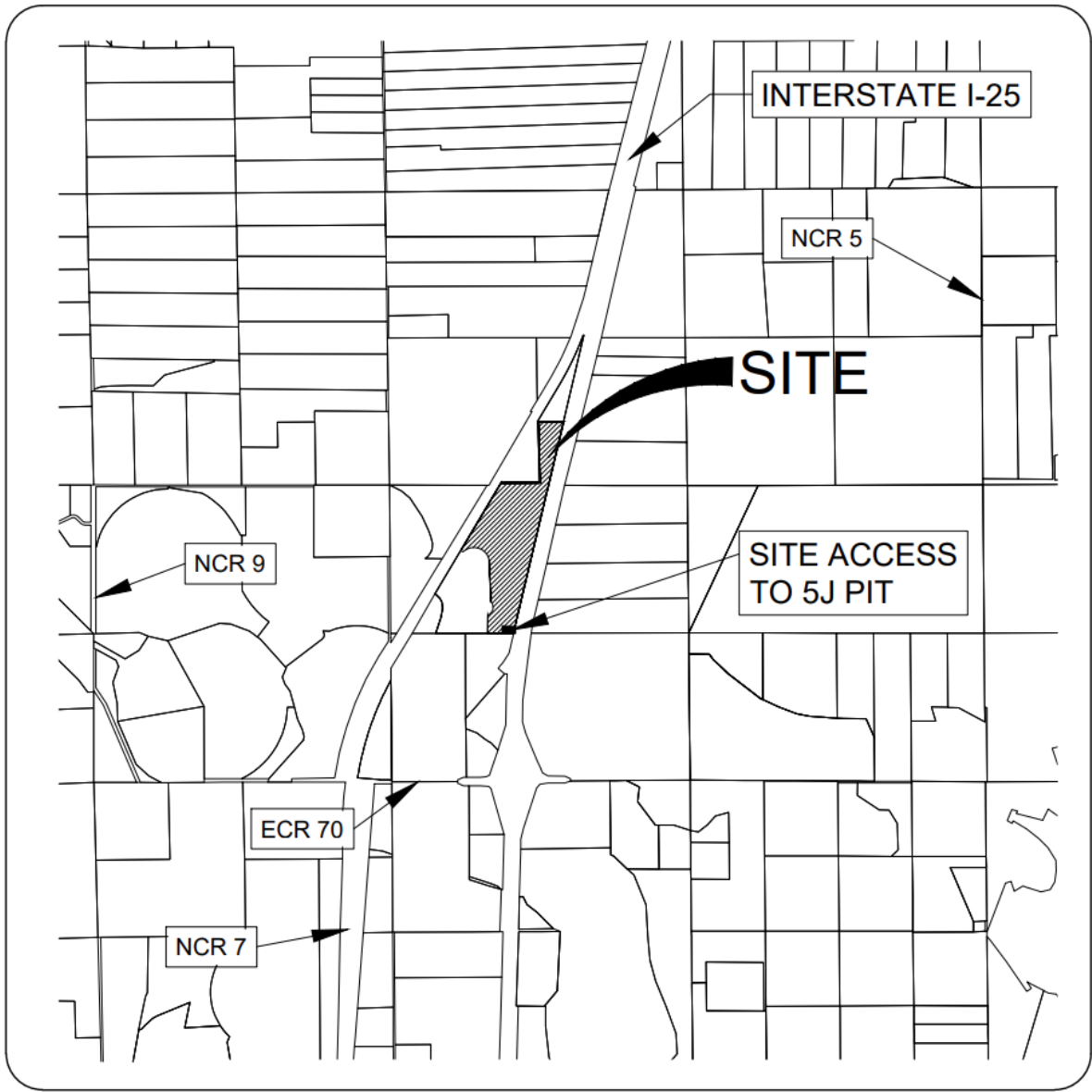
WH HOLDINGS LLC MINING SPECIAL REVIEW, FILE NO. 24-ZONE3688

PC 11/19/2025



Request:

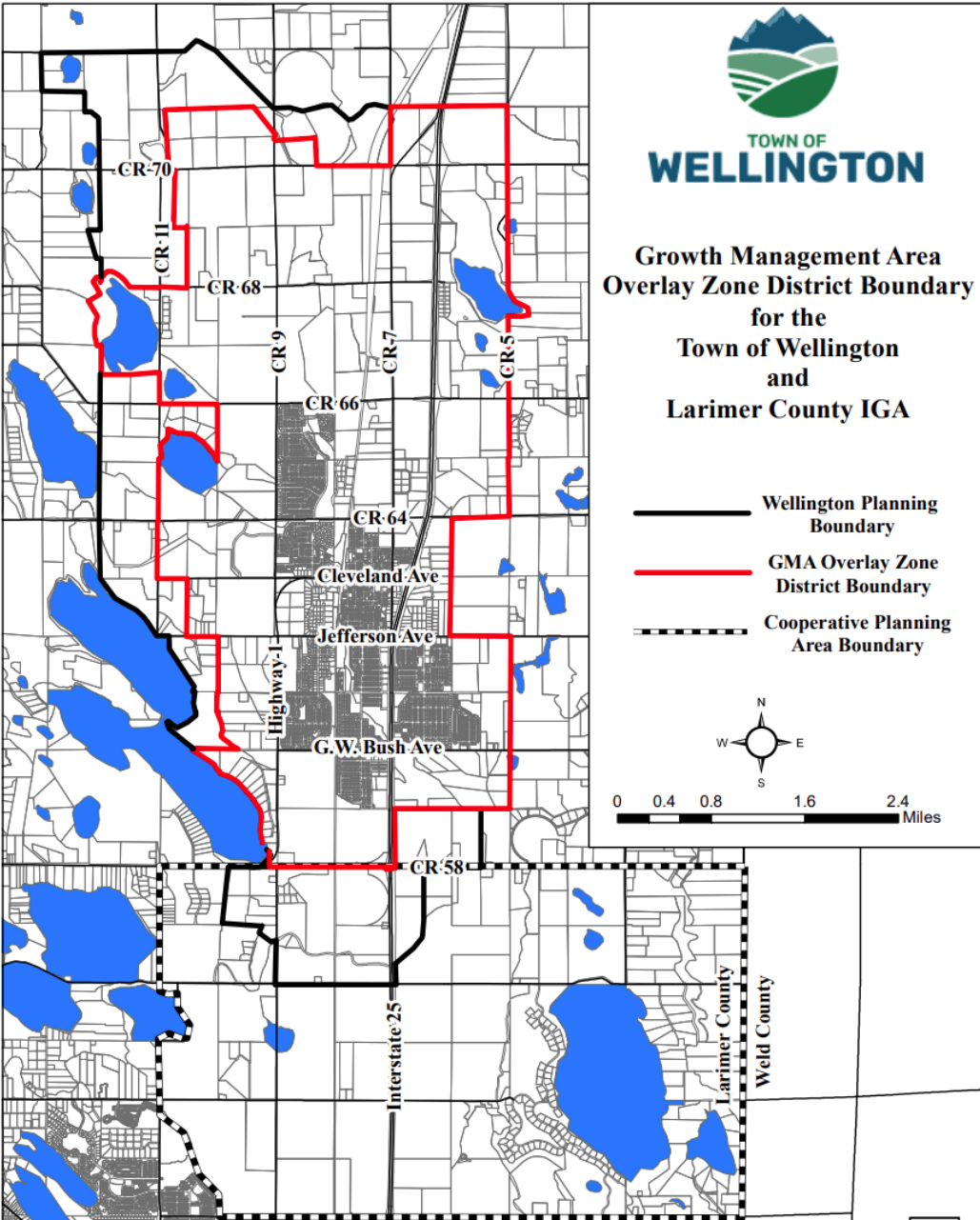
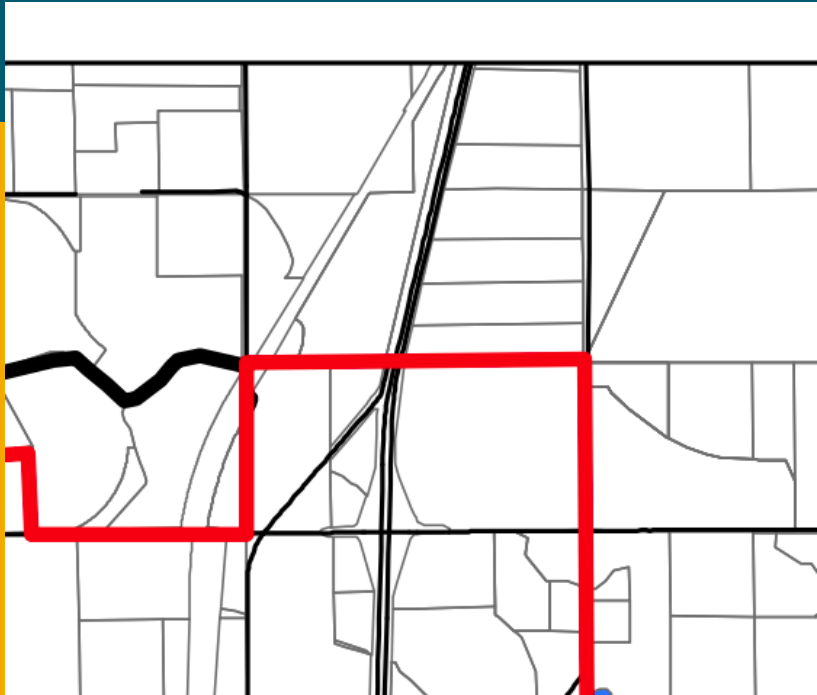
Special Review approval for a mining operation in the O - Open zoning district. The proposal includes the use of a portable processing facility for product crushing and screening and the possible use of a portable asphalt batch plant.

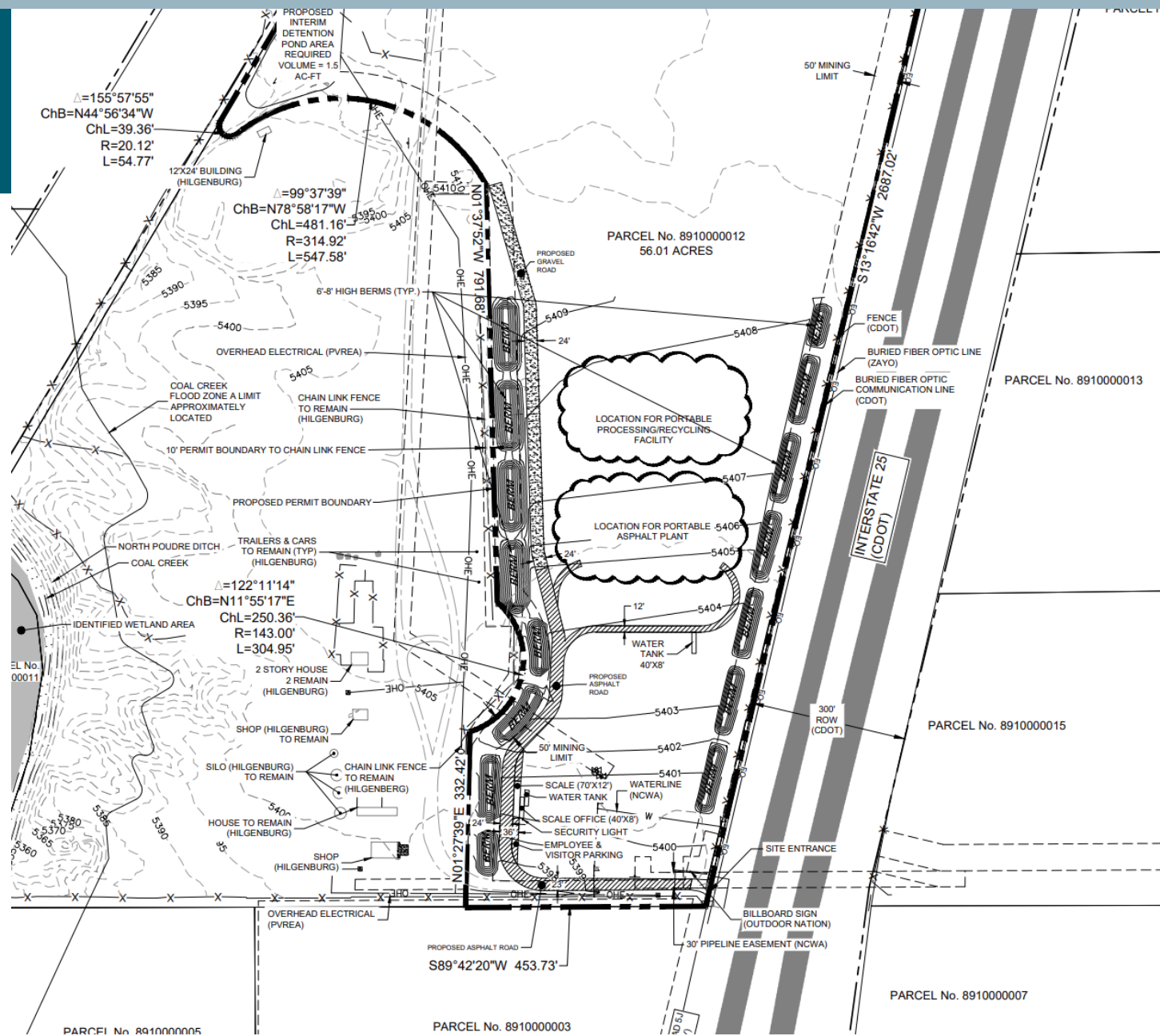


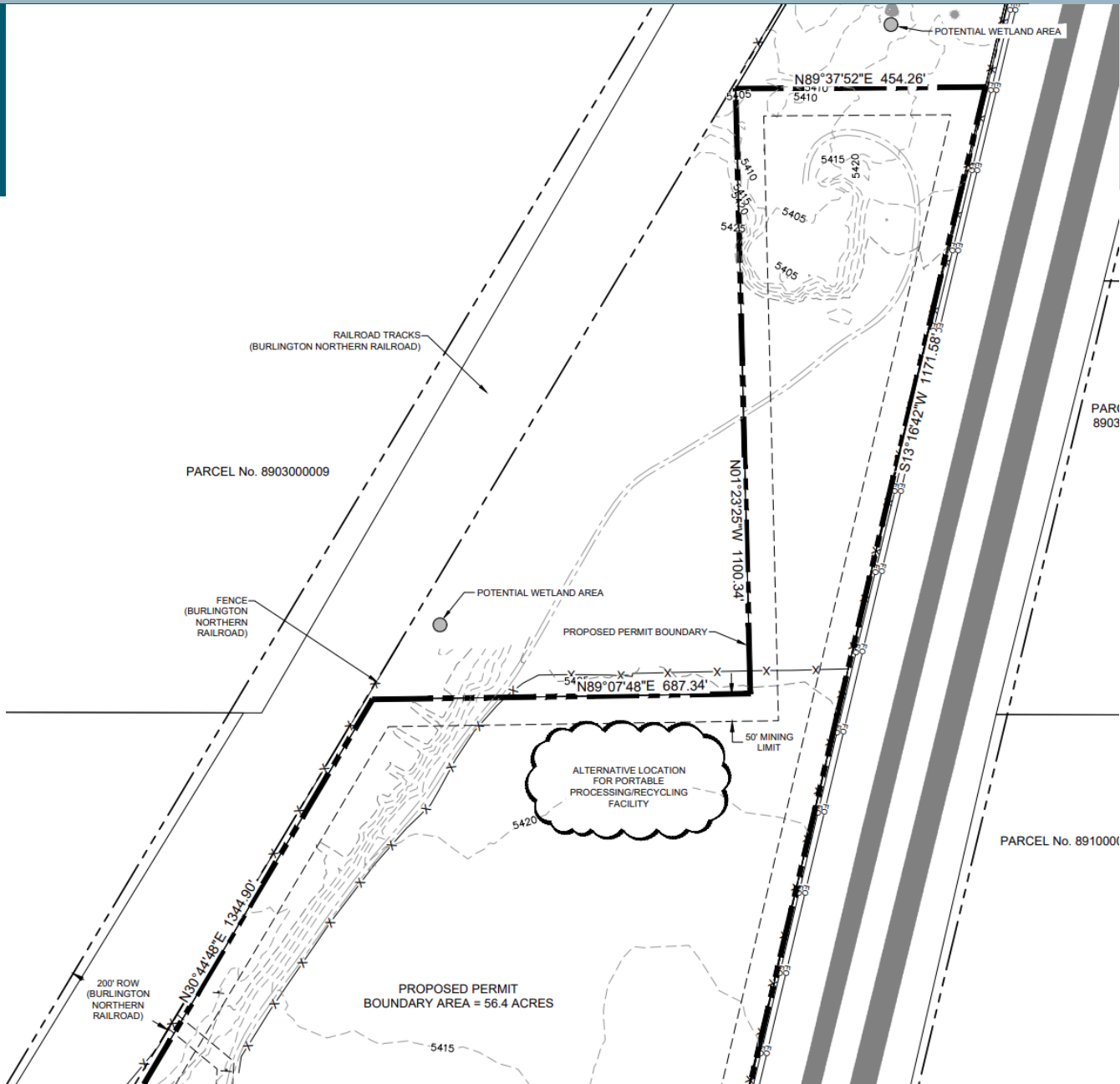
NORTH

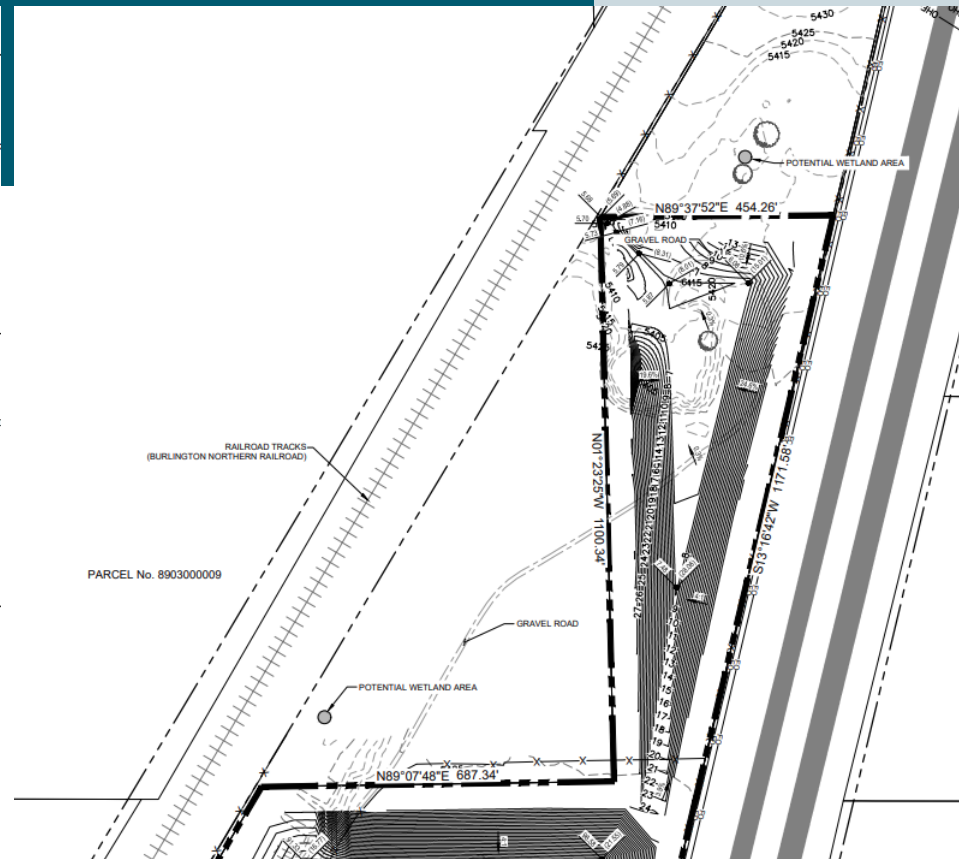
VICINITY MAP

1"=2000'









SPECIAL REVIEW REVIEW CRITERIA (PAGES 548-554)

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. ...the proposed use is consistent...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.

GENERAL REVIEW CRITERIA (PAGES 554-556)

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.

GENERAL REVIEW CRITERIA, CONT.

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.

GENERAL REVIEW CRITERIA, CONT.

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.

DEVELOPMENT SERVICES TEAM FINDINGS (PAGE 557)

The Development Services Team finds that the WH Property Holdings LLC Special Review, File No. 24-ZONE3688 complies with the Special Review Review Criteria found in Section 6.4.2.D of the Land Use Code and the General Review Criteria found in Section 6.3.8.D of the Land Use Code.

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 18 conditions found on pages 557-559 of the Planning Commission packet.

SUGGESTED MOTION (PAGE 559)

I move that the Planning Commission recommends that the Board of County Commissioners approve the WH Property Holdings LLC Special Review, File No. 24-ZONE3688, subject to the 18 conditions found on pages 557 through 559 of the Planning Commission packet.



PLANNING COMMISSION HEARING

November 19, 2025

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

5J PIT
#24-ZONE3688
CONNELL RESOURCES, INC.



Connell Resources - 5J Pit

Introduction

➤ Blue Earth Solutions, LLC

P.O. Box 2427, Fort Collins, CO 80522

- Bill Schenderlein

➤ From Connell Resources

7785 Highland Meadows Pkwy, #100, Fort Collins CO 80528

- Kevin Anderson (Aggregate Manager)

- John Warren (President)

- Tony Connell (Vice President)

➤ Connell Resources, Inc.

- Northern Colorado Infrastructure Construction Company – 80 years

- Respected expertise



Connell Resources Mining Success

Family and Employee Owned

Established and Based in Larimer County Since 1946

Total Mining Permits = 24

79% of Mining Complete and Permit Areas Successfully Reclaimed



ACTIVE MINING PERMITS

- Weld County = 3
- Larimer County = 2
- All Other Colorado Counties = 0
- Wyoming = 0

Total Active Mining Permits = 5

RECLAIMED MINING PERMITS

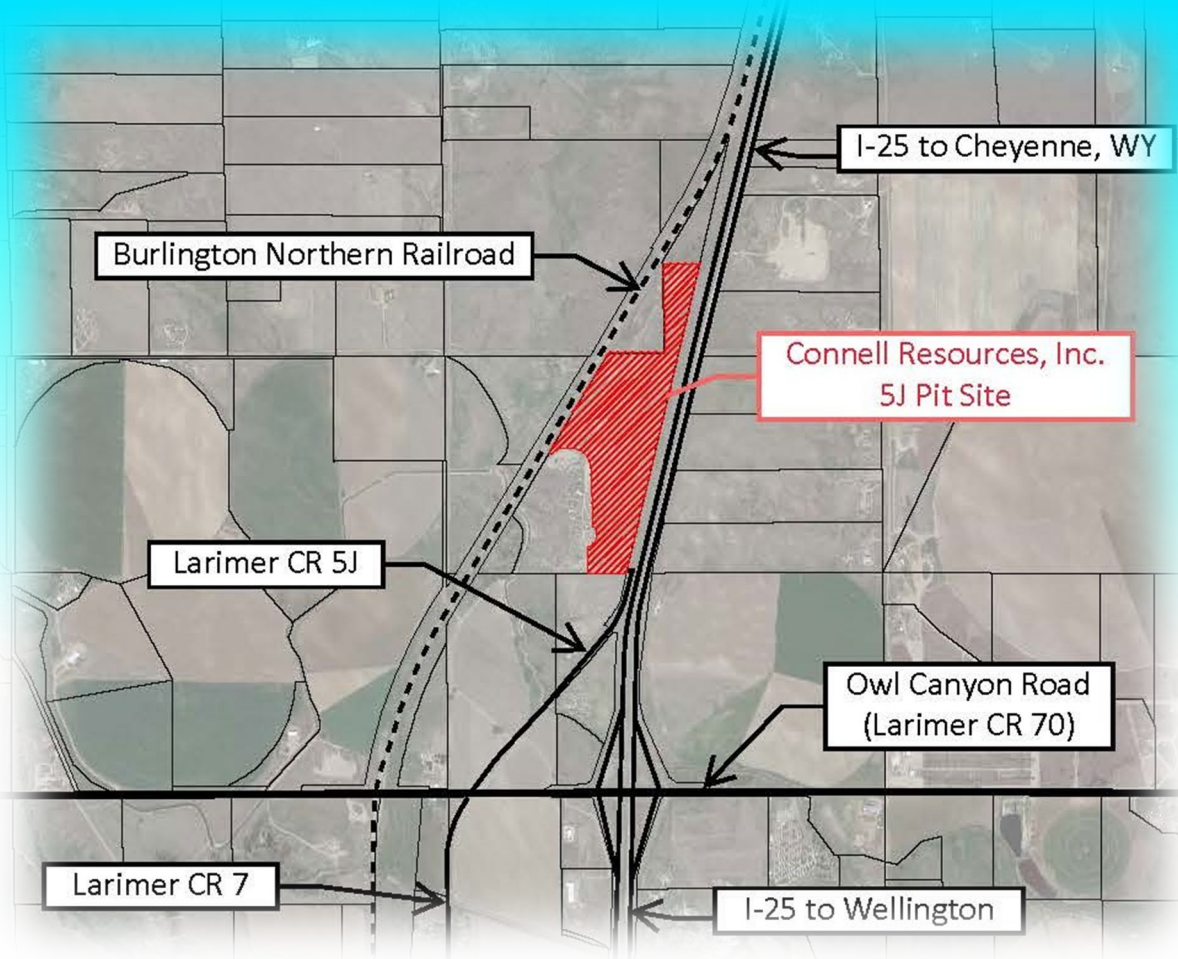
- Weld County = 2
- Larimer County = 6
- All Other Colorado Counties = 9
- Wyoming = 2

Total Reclaimed Mining Permits = 19



5J Pit

**PURPOSE = Continue Supply of Local Construction Materials
in Northern Colorado**



LOCATION

- Approximately 3 miles north of Wellington, CO
- At end of Larimer CR 5J
CR 5J dead ends at Parcel 8910000012
- Parcel = about 90 acres
Permit area = 56.4 acres
Mined area = ~40 acres
- Near Owl Canyon Road interchange off I-25

5J Pit Additional Permits

- **Colorado Division of Reclamation, Mining and Safety**
 - ✓ 112 Reclamation Permit Approved October 18, 2024
 - ✓ Permit Bond with DRMS for Reclamation = \$186,050
- **Colorado Department of Public Health and Environment**
 - ✓ Water Quality Control Division – General Permit for Sand and Gravel Mining and Processing Discharges
 - ✓ Air Pollution Control Division – Mining Operations Construction Permit and Fugitive Particulate Emissions Control Plan
 - ✓ Air Pollution Control Division – Air Pollutant Emissions Notices for Aggregate Processing Equipment
- **U.S. Environmental Protection Agency**
 - ✓ Spill Prevention, Control, and Countermeasures Plan (SPCC Plan) for Petroleum Handling and Storage

5J Pit Compatibility with Existing Conditions

- **On One Parcel of Land:**
WH Property Holdings LLC
Parcel #8910000012
- **Project Notice to Neighbors:**
No Responses
- **Neighboring Mining Operations**
Adjacent Glacier Rock Pit
- **Existing Disturbances:**
Interstate 25 and Burlington Northern Railroad

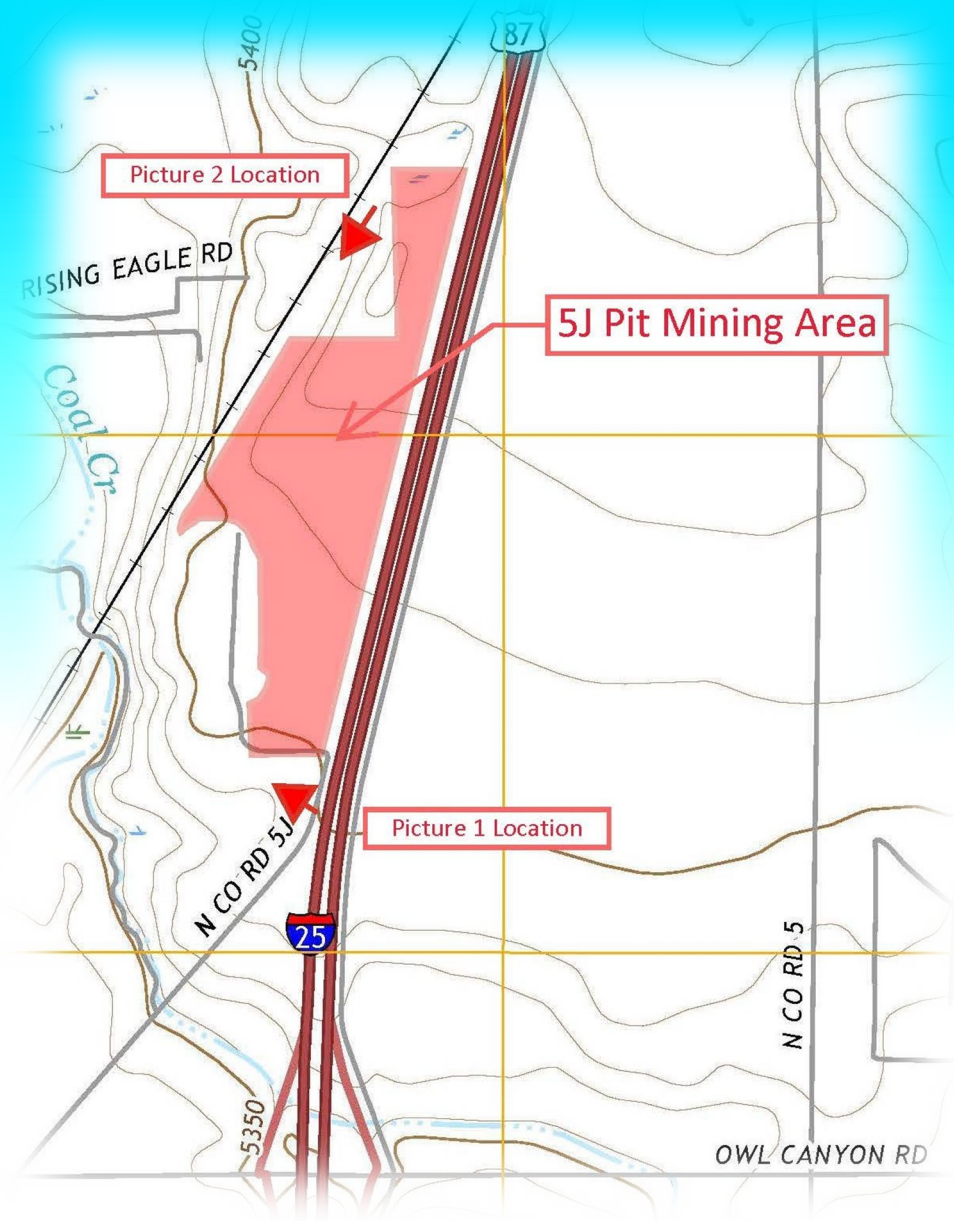


5J Pit Compatibility with Existing Conditions

SITE LOCATION

- Relatively Flat, High, Dry Ground
- General Agriculture

❖ Picture Locations



8

Looking West from CR 5J near Site Entrance



CONNELL

⁹ Looking South from Northwest end of 5J Pit Site

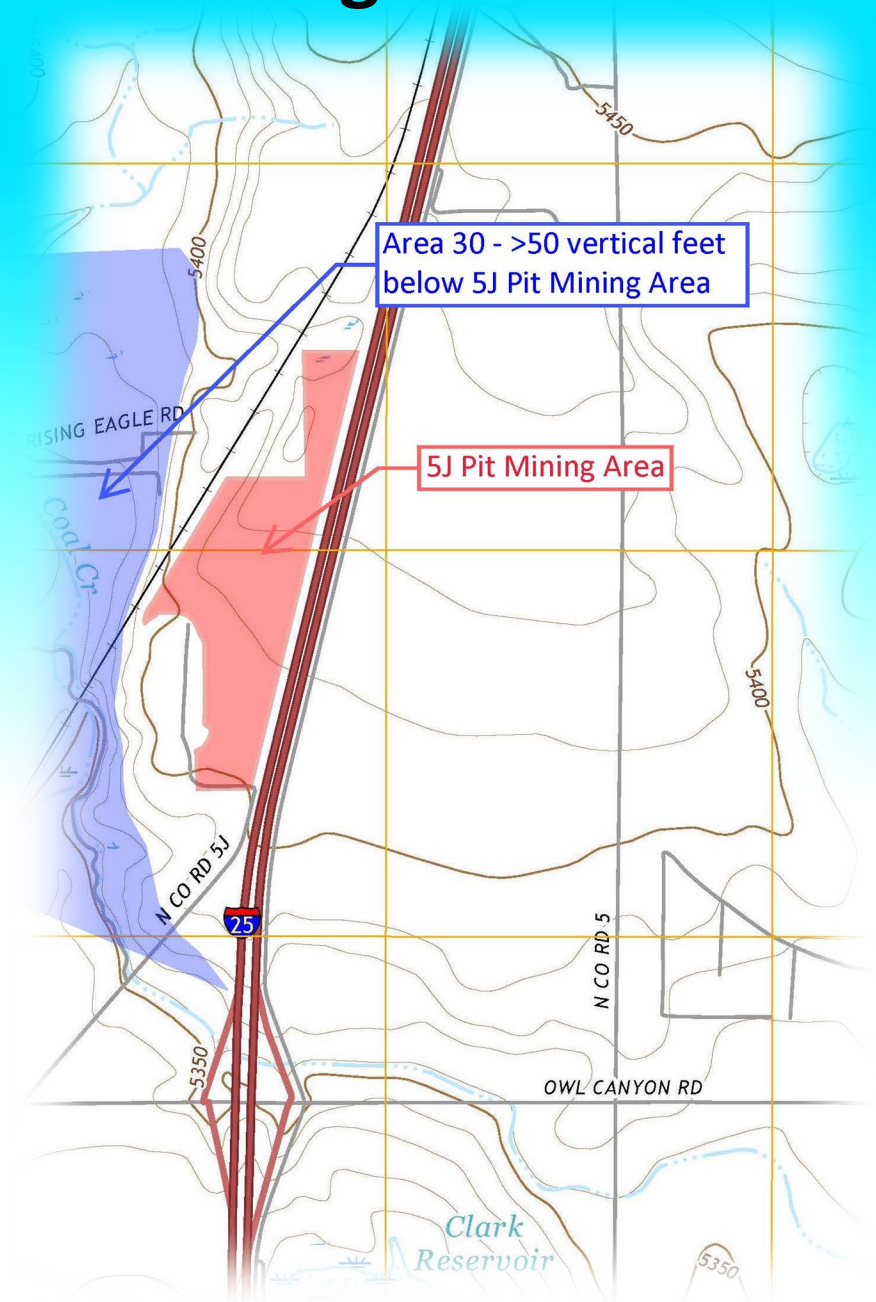


CONNELL

5J Pit Compatibility with Existing Conditions

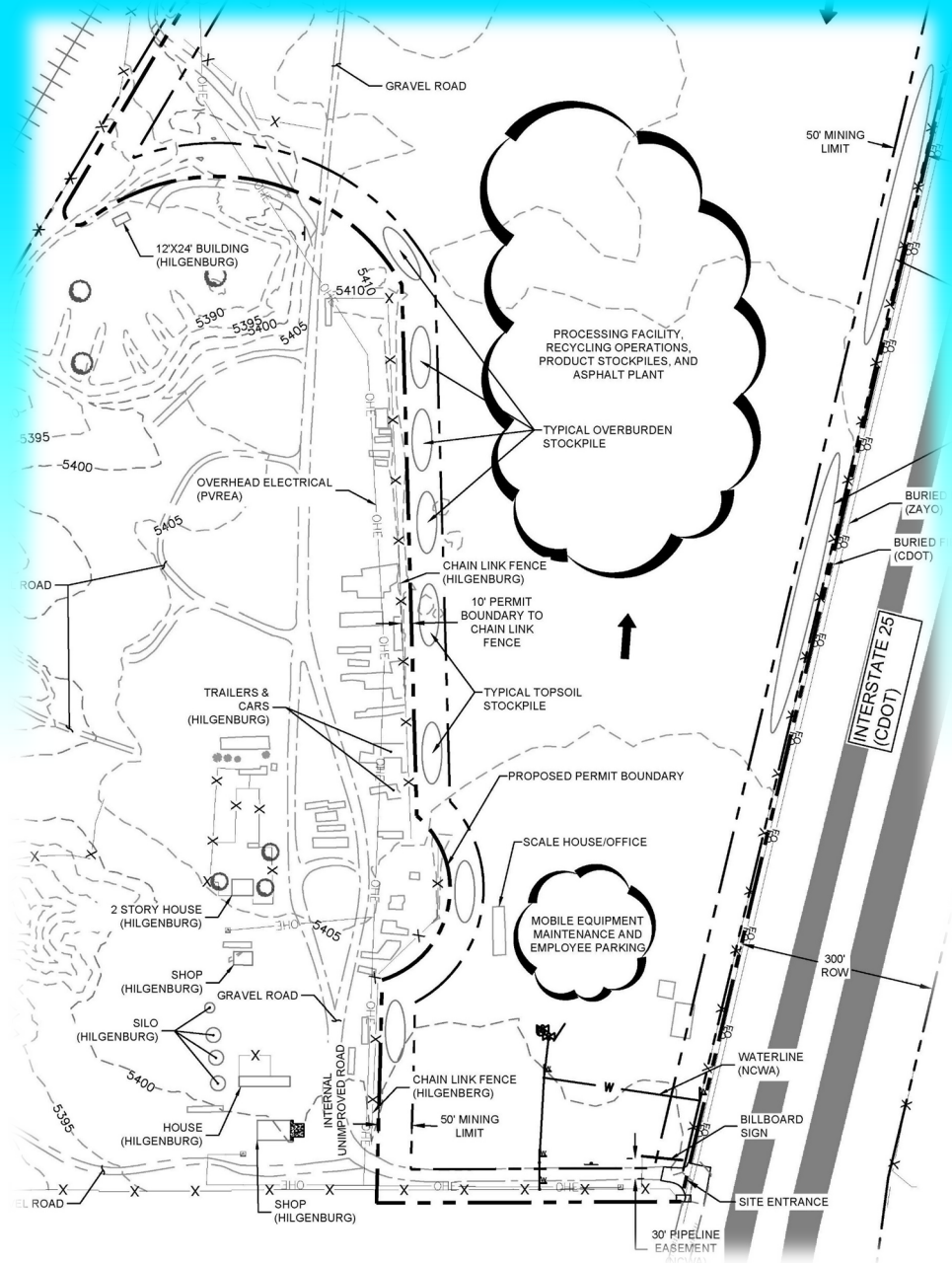
COMPATIBILITY SUMMARY

- **Environmental:**
 - No 'Waters of the U.S.'
 - No Groundwater
 - No Significant Wildlife Habitat
 - No T&E Species
- **Mining Efficiency:**
 - Relatively Flat, Dry
 - Unconsolidated Material
 - No Dewatering (Groundwater)



5J Pit Conditions of Approval

- **Visual and Noise Mitigation Berms**
 - Overburden Material Available
 - Creation of Berms in Mining Plan
- **Site Plan Review Process**
 - Previous meeting with Engineering Department
 - Previous meeting with Health Department
- **Colorado Parks and Wildlife**



CPW Pronghorn Winter Concentration Range



- Concentration Range illustrated in Dark Grey
- ONLY ILLUSTRATING NORTHERN COLORADO

CPW Mule Deer Severe Winter Range



- Concentration Range illustrated in Dark Grey
- ONLY ILLUSTRATING NORTHERN COLORADO

5J Pit - Mining Summary

- Topsoil and Overburden removed to access sand and gravel
- As-needed mining and processing to meet market and project demand

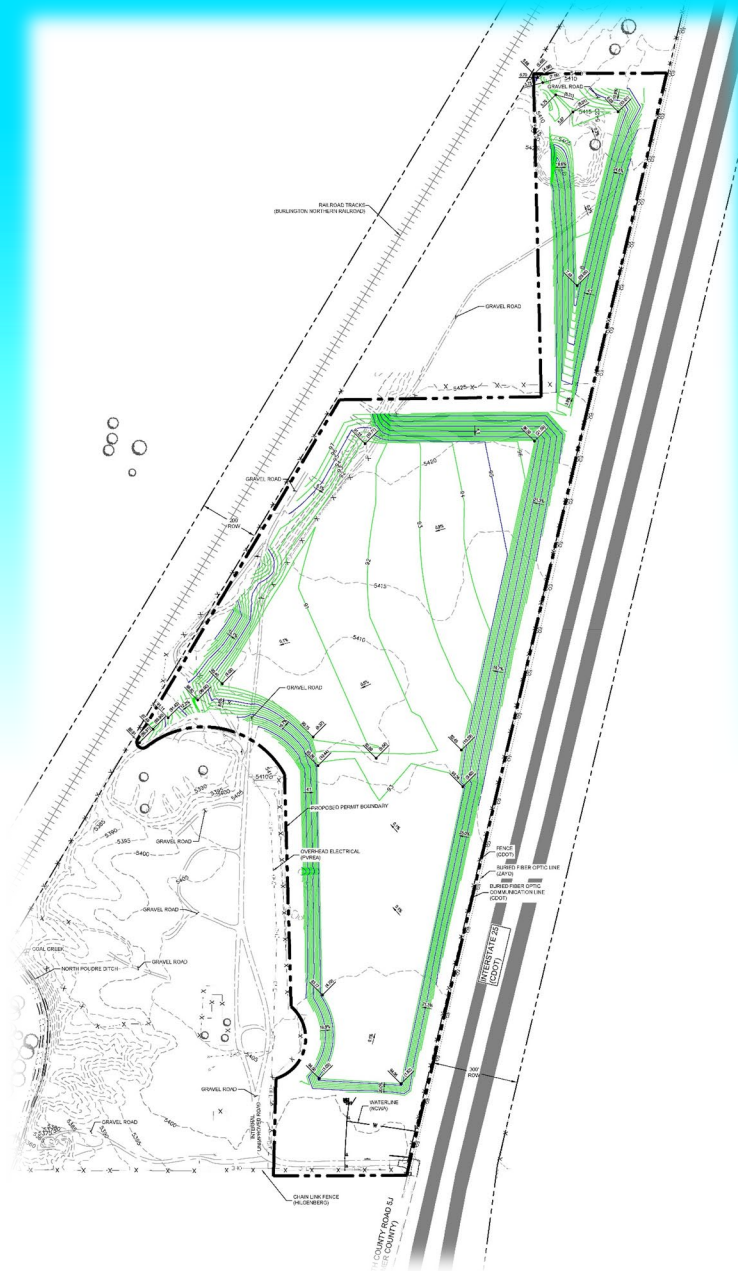


➤ Associated Facilities:

- Material processing includes screening and crushing
- Asphalt Production
- Concrete and asphalt recycling

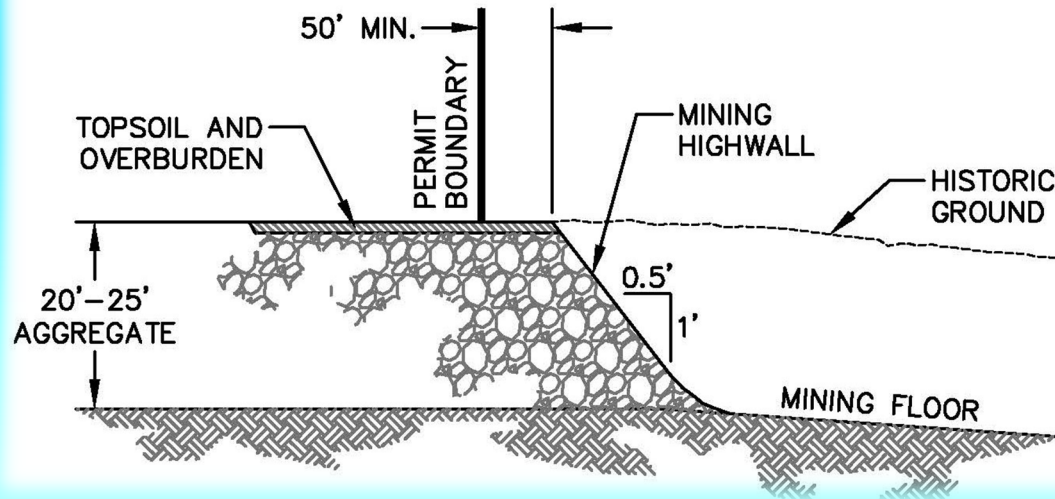
5J Pit - Reclamation Summary

- Site Grading to Create a Natural Topography with 3H:1V Slopes or Flatter
- Topsoil Replacement
- Native Grass Seeding
- Final Land Use Returned to General Agriculture
- Stormwater Flow to Historic Drainage



Questions

5J Pit- Mining Details



5J Pit

Operations Summary

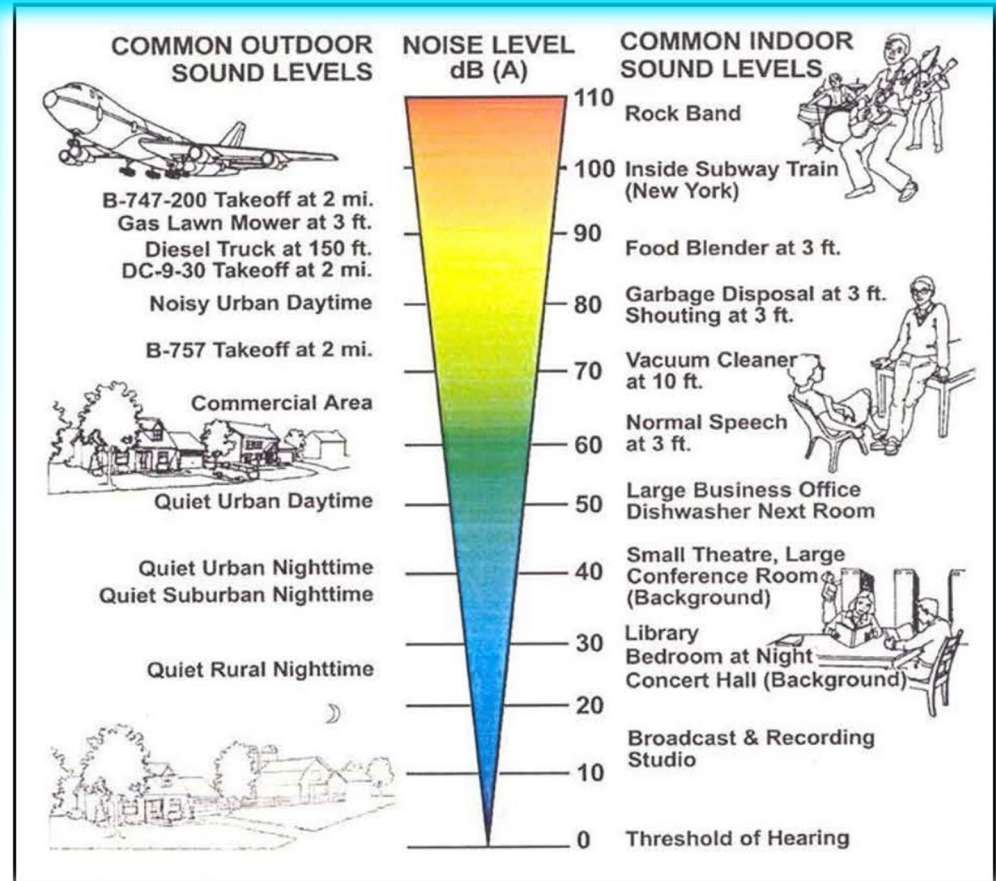
- Normal mining and processing only occurs during the hours of 7:00 am through 7:00 pm Monday through Saturday. Emergency, major arterial, or State highway projects may require operations outside normal operating times.
- Material processing, asphalt plant operation, recycling and product removal volume varies according to project and material demands.
- Principle truck traffic routes anticipated to be to and from Interstate 25.

5J Pit - Noise Analysis



5J Pit - Noise Analysis

- Larimer County Noise Ordinance
- Business Adjacent to Residential = 55 dB(A)



CPW Mule Deer Winter Concentration Range



- Concentration Range illustrated in Dark Grey
- ONLY ILLUSTRATING NORTHERN COLORADO

Google Map of 5J Pit Region



➤ POTENTIAL IRRIGATED AGRICULTURE LAND HIGHLIGHTED