



Neighborhood Meeting Notes

Project: Livestock Grazing at Rigden Farm

Meeting Date: December 15, 2025

Attendance

City Staff

- Em Myler – *Neighborhood Development Liaison*
- Clark Mapes – Planning Services
- Jill Baty – Planning Services

Applicant

- Christof Meyer – AloTerra Restoration Services

Participants

In-Person	36 on sign in sheet
Virtual	27

Meeting Agenda

1. Welcome and introduction – *Neighborhood Development Liaison and Planner*
2. Proposal overview – *Applicant*
3. Discussion – *Participants*
4. Next Steps and adjourn – *Neighborhood Development Liaison*

Discussion Summary

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Due to the large size of the in-person neighborhood meeting, questions from the audience were not always captured by the recording devices.

Q) [unclear]

R) The pigs are trained on electric fencing from the time they are babies. The pigs are especially smart, know their names, they come when you call them, they let you rub their bellies. We spend a lot of effort on training these particular pigs. And we have an additional fence around the outside of the treatment area. The pigs are double fenced and kids can't get through.

Q) [unclear]

R) Pigs love to eat thistles; it's one of their favorite things to eat.

Q) Is the common name "tumbleweed"?

R) It is not. Tumbleweed is more what we think of associated with Russian Thistle. These do sometimes tumble.

Q) [unclear]

R) No. They don't. Pigs stomachs are really acidic and it peels off the outer layer of the seeds. So the pig is able to fully digest the seeds. They're even better than ruminants (with two stomachs) for seed destruction. So if we were interested in only dealing with the vegetation, this would be a different conversation- we would be talking about using goats, cows or sheep.

Q) [unclear; something about watering]

R) We're not watering. [segue to discussion about root systems of different grass species.]

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Q) So, are you saying that the weeds in our neighborhood right now aren't native?

R) No, they're not native. It goes back to the time when the railroads were being built in the west. They were put here for a reason, which we won't get into today. In summary: well-intentioned people who did bad things- especially kochia and cheatgrass.

Q) [unclear; something about grass]

R) There's *some* native grass in there; very little. It's hard to identify. It's not like smooth brome. The pigs eat it all and when they leave, the grass grows back because the grass has such deep roots that the pigs can't get to all of it.

Q) [unclear]

R) Yeah, so one of the things our business does is create custom seed mixes for our clients like the National Park System. Making the seed mix is its own kind of challenge. We're designing one for this site that will have 16 to 20 species in it; some will live, some will die, we'll adapt. It won't need to be watered except in the first few years, but not much. If we have some dry years, it will just take longer for the seeds to germinate.

Q) [unclear]

R) No, unfortunately. We are making progress; we don't know where we are in the process. But this is part of what got me animated to do the right thing here, with going through the whole process and talking to the City and Channel 9 News and reporters from Wyoming. I'm so frustrated that we've lost two summers because now we have to keep going and going now that all these weed seeds blew in. It's like we're kind of back to zero. We're not but it feels like that. If we keep going with the process, at the end of the summer, we would be able to put down a surface level protection, which would be crimped straw and cover crop seeds.

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Q) [unclear]

R) We had about 6 weeks this summer. And at that point we had to pause, take the pigs out, go through the right process. There were complaints that then made people think, oh, this is better handled as a more permanent ability to do this.

Q) [unclear]

R) We have boars. One is named Black Pete. He's a lover, not a fighter. He just wants to rub his rump on you. He's a friendly dude. They don't charge or anything. They do try to rub on you like a cat.

Q) [unclear]

R) They have little houses. They need a place where they can get out of the sun and the rain.

Q) [difficult to hear] they smell, they mate, they make horrible noises when they mate. We don't have hardly any back yard and it backs up to the trail [that is adjacent to where the pigs have been]. I personally watered those pigs. And when they seem me they come running. It's a headache. Caretakers don't come every day.

R) I think there is a possibility in the future for letting the males and females be separate so they would make less noise. I do also live by these pigs- they're right outside my window. ... pigs can take in so much extra food and water that they can actually live for 2 weeks without food or water and they can live for 4-5 months with no food at all. This is not how we would want our pigs to be. Pigs are not like us. Getting fresh water every 48 hours is much better than they would get most other places.

Q) Does the APU process allow other animals to be raised on this property? And once this process is over, does the APU process continue to allow pigs to come back any time or does it expire?

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R) *Clark Mapes, City Planner*: Other animals: no, this will be based on this plan on this property. If the plan says 6 pigs and it doesn't say anything about any other animals, then no, other animals would not be permitted. And no, the use does not expire. But a plan could be approved with a condition that in some number of years, the project would sunset. There is nothing that prohibits a condition on any development plan. In general, we try not to do that because it is difficult to police. There is a parking lot we approved with a 3-year provision. Now it's been five years and it's very problematic to go in and figure out how we force the owners to remove it.

C) This is a land use, so it's not a structural change to the development. There's a management plan that you put forward, there's timelines, there's setbacks. It is really normal in these kinds of scenarios- this is a 5-7 year process. This doesn't happen overnight. It's a long, hard process to reestablish native seeds and native plants. Especially when you run into roadblocks along the way, when the weather's not cooperative, or like in this instance when things get pulled- it's two steps forward and three steps back.

The idea that there is a plan that the applicant and the City have worked with to develop, to me, I feel for [the adjacent neighbors], that must be frustrating, but the way I see it is that all of us espoused to want to be better environmentalists, to do things the right way, to create something that is actually viable and sustainable as an HOA. This is a big learning curve for a lot of people John is an expert. I work in development. It's a long process. I'm all for bringing in this alternative because I'm tired of seeing just, "let's Roundup this." When you're dealing with no infrastructure or irrigation, it's hard.

R) *Applicant* Kochia is the single greatest, most flexible species in terms of evading herbicide. There's no other species in North America that has adapted to be Roundup resistant more than kochia. It is a nightmare if you're a producer trying to grow crops. Because it gets in fields- up to 30%- not unheard of. And when we're producing those actively by our bad management practices, it's crazy.

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Q) [difficult to hear] My question is though, you talked about water reduction. Rigden Farm has had a huge problem when it comes to water use on our lawn spaces. So I appreciate wanting the dead weeds to look better, but the real problem is our water use. I don't want there to be yet another test round. I don't think we have the tools or the people to manage this sustainably long-term. We will end up in another bad spot. What I'd love to see is to back burner this and to deal with our water issue and the greenspaces and how make that much more reasonable for all of us instead of trying to treat weeds? The Rigden Farm's water issue cannot be tied into the pigs. It has to be a separate issue. It's not like we have a sprinkler where the pigs are.

R) I think a better way to think of what we're doing other than treating weeds is establishing native grass. You have been watering the property where the pigs are, when it was first established.

R) *Homeowners' Association representative*: [difficult to hear] This project will have no influence on the water the HOA is using.

C) [difficult to hear] Last year, I was walking my dog and spent a lot of time talking to someone out there. I had a lot of the same questions: Why are other animals not being used? What happens to the seeds when they're eaten? I'm a scientist, my partner is a wildlife statistician. We need to respect that the scientists know what they're doing. They're working with people from CSU that specialize – they have dedicated their lives to this- and they're coming up with a solution that can help in the long term. So I appreciate your efforts.

Q) [difficult to hear] Is your proposal to have hogs eat, disturb the soils, and then move over to another area? So are you actually going to have a small farm in this area? I spent time at UNC state and there are hogs farms and there are massive problems with hog farms near residential areas. What kind of density are we talking about and how will you move them?

R) No, not a hog farm. The hogs will leave. Not only that, we're also morally culpable as the American nation for some of the nasty practices and the things we do to animals that we shouldn't allow. Every two weeks the animals will move over one paddock (1/16th of an acre). We'll move them in a serpentine model. The toxicity and water use in hog farms is tied to

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density. This is extremely important. We're talking about thousands of animals per acre because they're multiple stories. What we're proposing is like ten animals per acre, which is so low it almost doesn't register. Just even the manure itself, is so low density that it can fully break down in 8 to 10 weeks, and then we harrow it in at the end of the season to make sure everything's totally broken up. I was just out there- you might be able to find an actual identifiable piece of pig manure, but I don't think so.

Q) [unclear]

R) In the concentrations we have the pigs out there, it's statistically negligible, and I could show you the data on it. But again, it's predicated on the small density of the animals.

Q) [unclear, something about grass species] ...and why are we building all this dense housing when we don't have any more water?

R) I can't address the housing question, but I can address the first question. It's a mix of plants that are natively adapted- ecotypes from within those species that are from this area that are harvested by people locally that can work well as a team and can play well with others.

C) [unclear] ...when you have spoiled milk and you add more milk, you're just going to end up with more spoiled milk. So we have this seedbank with these bad invasive weeds and we have tried to reseed and reseed and reseed but we were just putting more milk on spoiled milk. And we didn't know that because we trusted who we thought were the right experts at that time. Now we have someone who's actually understands and is trying to solve the root of the problem. And so I feel confident that we're on the right track.

Q) You haven't told us how many weeks or months the pigs are going to be here. And how many weeks or months per year.

R) The proposal is: a little less than 6 months per year... well, actually 5 to 7 months, depending on the weather, and then they're pulled out. Then you have fallow land under cold stratification

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and then those new cover crop seeds will germinate in the spring. So, about half the year: pigs, half the year: no pigs, plus or minus.

Q) [unclear]

R) It's a four-year treatment plan, but it will be way less by the fourth year because certain areas just won't need it any more. There are already areas now that don't need it anymore after two seasons. I hope we only need to put them out for three years but because this stuff will humble the best guys in the world, let's make a plan for the worst case scenario and then see how it goes. But we've done this at-scale at Yellowstone, at Rocky Mountain- huge, huge tracts at Rocky that are great now which were really disturbed before. We did not have hogs, but we did the same thing with equipment: way more expensive. This will be way better than that.

Q) If a child that enters the fenced area is injured, who is held liable?

R) I would imagine we are.

C) Injured by what? These [electric] fences are nothing. We would play with them when I was a kid.

R) Oh, injured by the fence? The fences cannot hurt you. They can make you go, "whoa!" but they're not going to hurt you. You could grab it- I mean we did it as kids. My employees still do it. It's a high voltage, low amperage, low current situation. It's not constant. It's a pulse every 3 to 4 seconds. My two year old grabbed it, cried, ran to me, and then she did it again!

If a child got in there, these pigs would not hurt you. I wish I had one here. All pigs are not created equal. Large Black Hogs are great. There would be different breeds that could be used here, but ours are so docile that I prefer them. Because – they're very strong animals- but they're also very nice.

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Q) [difficult to hear] I own a lot that is near the intersection of Rigden Farm and Drake. And one of the quotes you've said is "bluegrass is wonderful if you're using it," and another related statement there is that if this isn't bluegrass, it's native grasses, you can't use it the same way. We had a nice bluegrass parcel next to our property that added value to our property and without, to the best of my knowledge, any input from the HOA, it was decided that it was going to be replanted, frankly, not very successfully, in native grasses. When I listen to your presentation, and I'm a retired professor from CSU, so I know how research gets sold, I'm hearing a decades-long experiment being sold, and maybe longer than decades, depending on how long the approval process is. We're already part-way into this experiment. And now we're being told we want to bring in these animals to completely remove all the vegetation from these parcels and they want to start over with a different seed mix so we can try it again. That's my perception on these things. In spite of people saying it doesn't harm your property value, I'm pretty sure that what has happened adjacent to my property has hurt my property value. I think the City and the HOA should take a step back and really think about this. One of the things I notice on the properties next to mine is that there is kochia, but there is plenty of spurge and other weeds that the HOA is not doing a good job of managing. I personally call the City's weed nuisance line and file weed complaints multiple times in multiple years because they fail to mow or pull the weeds. Can you help me understand why this is the best alternative instead of perhaps trying to address some of the other weed species?

R) Great questions; great background. I'm not with the HOA. I wish I was so I could say things, like I'm very sorry, here's what can be done, and explain myself, but I can't do that. However, I think the general societal skepticism about native seed establishment is justified. I think a lot of people are deeply concerned about establishing native seed because they've seen it done poorly and so that's why there's a reason they feel the way they do. This is all over National Parks, State Parks, CPW- everyone that I talk to- City of Fort Collins, City of Boulder, County of Boulder. There's two things going on. First of all, when we try to go as a community and make a decision as something needs to happen, it's very hard to make a hardcore decision and say, we're going to do it all the way. Case and point: we got half of the season last season because of challenges with permitting and this season we got more like a third of the season done. A lot

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of the time, what people have done is tiptoed in. In my personal experience, I've seen native grasses established all over the place, especially in Erie. We work in Erie every single day; our company is there right now seeding. It has been really effective there because we're able to treat this soil to our specifications from day one. If you treat the soil, start with the soil, everything else will happen if you deal with the soil first.

In terms of the question, how do we determine a unified vision of what gets to be bluegrass and what gets to be natives, I am sympathetic because I don't think it's possible to have no bluegrass. Bluegrass is good when its good. But that's not in my arena. That's not something we're doing as AloTerra.

C) [difficult to hear] the state is prohibiting planting bluegrass from being planted anywhere that is non-functional turf. The way you think of non-functional turf is, any turf [difficult to understand]. So essentially, any new development now, even where there would have been tree lawns now, you can't put a lawn- bluegrass in a lawn in any new place. Bluegrass turf in a park would be functional turf. Functional means there are people that are on it that aren't just mowing. You can play soccer, frisbee, it's functional. But all of the outside perimeters, like where you spoke about along Drake, none of that now would you be able to plant with bluegrass. It wouldn't be allowed by the state.

R) (to previous question-asker) Your first point, I don't want to gloss over it- no one wants to write a blank check. I'm not asking for a blank check. I could tell you, if someone said to me look, it has to be done in 3 years, we would still probably be able to do it. It would then fall to volunteers or someone in the HOA to do interseeding, spot-spraying of periodic weeds; that's what we're proposing to do in the last year. We have a full resume of where we've done a good job with this work. The Environmental Learning Center is one of the feathers in our cap. It was destroyed by flooding and now it's totally restored and totally native and requires very little maintenance.

C) The reason we are having this discussion is because watering the bluegrass was enormously expensive for the HOA and so we decided the best thing to do was to stop watering

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the bluegrass and plant natives. And the City said stop, you don't have permissions from multiple departments, so it was not our choice that this has taken so long. And I wanted to say, I'm glad you're here, I love the pigs. It's an eco-friendly way to do it and I would like to see it continue because I think that is the best thing. Sometimes you have to be the first one to show that it's going to work. Somebody's got to take a chance. We're doing this not just for ourselves, but for everybody else out there too. Like you said, the legislature's coming along and saying you can't Kentucky bluegrass in places like this anymore. Why can't we be the shining star to say, "we did this. Look what we did. We went from Kentucky blue to this native grass. We were able to do this in a certain period of time. Look at what we did. Come back to us and let us show you what we did."

Q) I live next to [difficult to hear]. That area has not had grass in it for the past 20 years. In fact the weeds are 4-foot tall. So what pigs are going to do here is not going to be any worse than it already has been in that parcel. Now, in the rest of the neighborhood [difficult to hear]. Part of the problem here is that there is essentially no topsoil. When we first moved in, it was all open and they took the dirt from building everybody's basements and they dumped it there. And then when they built that section, they came in with the big excavators, flattened it, scraped off whatever small amount of top soil there might have been left, so you have compacted subsoil. This is also exactly what my backyard was when we first moved in. It took a lot of work to build up soil so that you could actually grow something.

Your comment about it would be good to separate the males and females, yeah, that's really, really important. They make a lot of noise when a sow is in heat. That should be a top priority. Then, 5 or 6 I could live with if they were quieter.

R) We could keep them in separate parcels. Also, a lot of the noise is, the young pigs also are really loud when they feel like they're getting pushed around by the males. So that's another thing that we could figure out. Sows with their offspring are a good little group because they learn how to work together. There are ways to improve this from a noise abatement perspective. And I do live next to them, myself, like right next to them and I love it- I think they're great, but I'm not trying to make the world like me. I'm trying to solve a problem.

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R) To address the comment- we want to be the first in the world. By no means are we anywhere near the first to do this. I was at Soil Revolution Conference last week- the best conference I go to all year- in Boulder. An a group of people there from Boulder County were talking about using pigs there. We're going to continue to learn from them.

Q) What about other weeds than kochia? You're going to denude the parcel where you have these pigs. So every place we see a yellow sign around the neighborhood, there's dozens of separate numbered parcels of HOA property in the neighborhood. Every one of those we're going to see denuded and starting over with a new mix that we hope will do better. Is that correct? Is there any reason to expect that weeds other than the kochia are going to be any better than they are now?

R) Denuded initially, correct. Planted with a cover crop. Then animals will come eat all that up, and then we will start with the real, permanent seed mix after that.

R) *Em Myler, Neighborhood Development Liaison:* The current proposal is for pigs at this one open space that the pigs have currently been on. They have requested permission to look at other open spaces in the neighborhood if the pigs work out. That's a couple of years down the road. The yellow signs were placed mostly so that you could see them, not necessarily where the pigs will be.

Q) Is there a pill you can take for the smell?

R) *Applicant:* No. But the faster we move them through there, the faster everything can kind of air out and be done.

Q) Who will pay for this?

R) HOA will pay for this. This is significantly cheaper than our initial proposal to kill it all with herbicide. We won't end up billing the whole thing. It will end up being something like \$8,000. This ends up being an enormously not-profitable venture for our business.

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C) Because residents in the HOA continue to reach out to the City rather than the HOA when problems come up, this process has taken longer than expected because now we have had to partner with the City to come up with management plans. We reached out to all the companies that do this sort of work (there are only two, maybe three) and AloTerra was the only company that reached back out to us. We had this problem that we wanted solved and the HOA has money to fund it.

C) The pigs are being used here, but AloTerra is actively treating weeds throughout the entire community. They are hand spraying, hand cutting, out there chopping stuff.

R) We're not perfect. If you see weeds please let us know so that we can fix it.



Neighborhood Meeting Notes

Project: Livestock Grazing at Rigden Farm – FDP260002

Meeting Date: April 9, 2026

Attendance

City Staff

- Em Myler – *Neighborhood Development Liaison*
- Jill Baty – Planning Services
- Tim Dinger – Engineering
- Justin Moore – Zoning
- Seth Goldstein – Development Review Coordinator

Applicant

- Cristof Meyer – AloTerra Restoration Services

Participants

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Q) Will pigs attract flies?

R) I don't believe so. Flies find pockets of manure and lay their eggs in them. In a feed lot with lots of cows, with cowpies around, this is the perfect place for flies to come, lay eggs and produce more flies. In the case of pigs though, the food is much more digested than the manure of cows so there is a lot less to live on for a fly. Also, the pigs trample everything back into the soil immediately anyway. They will literally eat the maggots in their own manure- they are indiscriminate. A cow will not do that.

Q) We live in the yellow house right next to the field. We haven't noticed any smell or anything that's too bad. The one thing we did notice the first year was that we were getting interference from the electric fence that was affecting our cable signal. That's really the only concern we have.

R) Maybe we could get together to test and find a solution.

R) *Em Myler, Neighborhood Development Liaison:* Would you be able to pop your email address in the chat so we can put the two of you in touch?

C) We have the same problem. I also have a problem with the straw they threw out there- it's all in my flower garden. Every time a rainstorm comes up it blows right to us. Another thing about the noise and the smell: we have stopped using our attic fan to bring in cool air in the morning and we've had to run the air conditioning, which was an extra expense to us. You say the noise with the mating won't happen this year, but it is noisy and it is smelly. We bought the house as a residence. We didn't know that it was going to be agricultural. We were promised a park, and I've got the papers here with me. I have pictures here that I can pass around for anyone who doesn't live close, but this is exactly what we see when have company over and everybody wants to go in the house because they don't want to see this. They don't want to smell it. And we interrupt dinner and we can't do it any more. It's been a very hard thing for us.

The whole weed problem in that area- we were promised a park and then we were told we didn't have the water to water it. The fact that the City okayed what happened there, it sounds to me

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like there should have been a lawsuit against the City and the developer who started this whole thing. It's changed a lot since we moved in twice a year. We have the drainage there now and we're lucky if they mow it twice a year.

I was out there last year when a neighbor was taking pictures out there and he said you didn't get a permit last year.

R) *Applicant*: Well, we thought we did, and we thought we had the paperwork to prove it, but as it turns out the permit we thought we had for a 5-year program was arguably only for one year. So at great personal cost to me, I pulled the pigs off and that was that. My bad, I didn't do the permit right. I entered the permit process; I'm not "a pig guy," I'm just trying to fix a problem. The City said, there is an enormous amount of work ahead of you if you want to do this, and we said, sure. I'm a restoration ecologist and I don't know another good way to fix this problem. You're right to point out mistakes have been made, way before AloTerra was involved. That said, here we are today. My job as a restoration ecologist is to come up with a viable solution to an ecological problem. I really am open to any viable solution.

Q) They flies you were talking about do land on the pig feces and then do come onto our deck at our home. So we've taken our food and eaten inside. What is your plan for people who live so close?

R) I would say, you have to take a long-term view. Here's why: the problem is not going to fix itself. Sometimes you have to take a little bit of discomfort to fix a long-term problem.

C) We didn't have a problem until now.

R) You did have an enormous problem.

C) Thank you so much; appreciate this presentation. Really encouraging; a lot of work has gone behind this and is still to do. I do want to make a comment for the lady that had the interference with Xfinity. If she's still listening, you can write down this: Xfinity offers an MOCA Point of Entry

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filter that's specifically designed for electrical interference including electrical fences. You can let Xfinity know and they will provide the filter; I don't know if there's a charge for the filter.

I also want to say, as far as the odor goes, we live over on Canby and I don't know if it's the winds of Greeley that come in usually weekly that just smells like a pasture, even though we haven't had pigs out there for months. That can happen with no pigs out there. Several times, I've had to shut my window because of what we call "the winds of Greeley," sorry. It's just that manure smell. Not trying to downplay our neighbors' experience who are close by, but we definitely do smell an odor of a farm, and it's probably once a week. Thank you very much. I do appreciate the presentation.

R) Thank you.

C) I want to comment on my friends' observation that what they expected when they moved in here, and yes, I am also a resident who moved in here during the era when there was green grass in all of our common spaces. It might be important to point out that it is our HOA that is doing the application. They could have sued the City when the City basically decided to triple our water rates for what we were spending on irrigation. They could have paid that assessment annually to keep irrigating. As part of the longer-term view, I think, they considered everything, including all the possible pros and cons and this is the path that they have chosen to take. We can bring these things up as part of the City Council deliberations as far as mitigation and making this work for everybody in a kind way. I wanted to say that I think the arguments are valid, but they probably would have been better addressed first with our HOA. I'm sure our HOA considered all these things when it went into this long-term process.

A question: since we're talking about scheduling and having some sort of definition of "done." Is it going to be the City Council's prerogative to say, hey, we're only going to allow this use for X amount of time? Or X amount of space? Or how firm can they narrow this down? Or will they say, everywhere that's LMN, we can have this permitted use.

R) *Jill Baty, City Planner*: Yes, great question. Thank you. Each parcel in the city is assigned a use. That might be grocery store, gas station, single family house. Whatever that use is is

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assigned to the land. For any situation that's not a single family home, we have what's called a "site plan." The site plan for a grocery store parking lot will outline where all the trees, plants, how is the lot striped, where is the air conditioner, where are the driveways, where is the fire lane, all those sorts of things are on a site plan. That site plan is legally recorded with the City and the County and we enforce that. If we find that a tree has died, our Zoning team works with the land owner to let them know they are out of compliance with the site plan and replace the tree. Or if it gets too far down the road, there are legal repercussions that can happen. So for this site, what this process would do is assign that these pigs would be permitted according to what the management plan says. So if the management plan says, this will end in 2031, "done" looks like 12.5% cover of weeds, at that point, no more pigs, if it's 2032 and we get a call that there are still pigs there, we'll have to come out and shut it down. And yes, it's just this particular part of this one particular parcel. So this will be really constrained.

Q) Was there ever an alternatives analysis done for this parcel? Can it be reviewed? Was there ever a financial analysis done comparing the pigs to the mechanical or chemical methods of controlling the weeds?

A) *Applicant:* Yes, I have it on my hard drive. We could definitely do that. We've done it internally. I can tell you for sure now that it's not only that it's much cheaper, and the more pressing question may be, will it work? We have more than a decade of experience telling us it is very difficult to treat this type of weed problem with purely herbicide or mowing. The only viable alternative option would be to remove the soil, which would be enormously expensive. I think it would be in the \$30,000- 40,000 range to start off to remove the soil, and then you still have to seed it and maintain it for five years. The differences in the costs would not be in the cents, it would be in the thousands of dollars.

Q) What do the pigs cost?

A) The pigs are essentially rented. They are costing me a lot right now. The biggest cost of the pigs is actually the labor to manage the pigs. We keep them fed during the winter and ensure

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they're happy. In this particular case, we have people to manage them who need to get paid for that.

Q) What do you say to the fact that our home values have already gone down? We got valuations from the City and our home values have already gone down.

A) *Em Myler, Neighborhood Development Liaison:* Home values is a difficult conversation because there is so much that goes into home values. A lot of people in Fort Collins have seen their home values go down a little bit this year and it's really hard to say what's going on there. This is a discussion the City will keep out of, but it's a reasonable conversation for an HOA to have to protect its members.

Q) Five years is a long time for some life situations. Have there been any discussions to reduce the impact of this project for the people that are badly affected by it, in terms of mitigation or dropping back from structures where people are really being badly impacted?

A) *Em:* what impacts are you most concerned with?

Q) I'm not concerned at all. I would love to see the pigs. I'm just curious for the neighbors who are particularly impacted.

A) *Applicant:* It is hard because if you pull back the treatment area, then you are letting all those weeds grow in the setback area and all of those seeds would come into the treated area. I think we have a good shot, if we could get two good seasons of treatment in a row, we have a really good shot of putting in the permanent seed mix in the third season. This is the fast track that we are trying to do for the people out here.

Q) At the last meeting, you gave us some examples of where you have had success in Rocky Mountain National Park. At that time it was not clear that you had any projects where you'd had success using pigs versus machinery. Do you now have any data or more information that you can present us that this might actually work?

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A) Do I personally have other projects exactly like this? No. I have used these pigs on my own property to great success in a field that was almost exclusively smooth brome, an invasive grass. All the areas we grazed came back after we seeded them much more diverse, vigorous, and with almost no invasives after just two seasons. I also know of an example of the use of pigs to control teasle in Boulder County. I have had many conversations with the group who did that and they have many examples of this in Boulder County.

Q) Which site are we specifically talking about? The elongated parcel or the rectangle area in that parcel?

A) *Em*: I am going to share my screen with the map so you can confirm if this is the area you're thinking about. It is the L-shaped area.

Q) Thank you Christof, I think you're doing an awesome job. I think this is exactly what Rigden Farm needs. I was on the board when these decisions had to be made and I wish there had been more voices at that time to have this discussion. Now here we are and we have to manage what we've got to the best of our ability. In terms of ecology, I think you guys have done a wonderful job. My question is: would the City consider extending that whole area? Because there is kochia in this entire parcel, all the way up to the north.

A) *Applicant*: My initial hope was that if we could get this approved by City Council, then we could petition the City to get a permit for this kind of thing in different places. We could maybe say, it worked here, let's also do it in these other places. Or we could ask permission from the beginning for the entire area with a phased approach.

A) *Jill Baty, City Planner*: I can say at this point there is no process for extending it. At this point, if in the future, anyone would like to do this type of work anywhere else, they would have to go through the entire APU process again. If in the next round of review, you extended this plan to include the entire parcel, then we would look at it as part of this APU process. In December, it seemed like the applicant team was interested in considering pigs for kochia across all the HOA properties, but it has since felt like too much of a lift to get a management plan in place for all these areas, so this is the only area the applicant has submitted an application for at this time.

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In the future, could things change? Sure. Things change all the time. Basically, it would be not a simple thing no matter what.

C) That's too bad. Because if you could prove that it works in the five years, then somebody's going to have to start all over again, and that seems kind of...

A) *Jill*: I will say, 20 years ago, did we have Short Term Rental licenses? No. Today there's a program where you can rent out your home to someone on AirBNB. The process of standing up that license program took an enormous amount of engagement with the community and it took several years. If this is very successful and there is a big demand to bring pigs to other places to eat kochia, could a license program be set up? Sure, but it would be a lot of time and work too.

C) If the City and the State of Colorado are saying, no more green, no more Kentucky bluegrass in areas like this, you guys have got to come up with something. You have to come up with a plan to retrofit what's there.

A) *Jill*: Yes, that may be true. Most sites like this would have Kentucky bluegrass and not a four-inch deep seedbank of kochia.

C) I think, just reading the room, everybody here wants native grasses there. My friends might differ on that but I think they want it too. I think this is the best way to get there.

Q) What is pig season?

A) *Applicant*: It is growing season. April through about November.

Verbatim Chat Transcript

- Thank you this was helpful and encouraging.
- Thank you for your creative problem solving approach and all the questions answered through the process. Hopeful that council approves the plan.
- Curious if you could just put a house(s) on that lot?

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Post-meeting Temperature Check

In anticipation of a large turnout, similar to the first neighborhood meeting, staff created a series of boards to gauge how residents felt about the management plan relative to their proximity to the site. This meeting had a fraction of the turnout of the first neighborhood meeting so the boards are perhaps not as useful as we had hoped.

After determining the distance of their home to the site on the first board, attendees were asked to place a sticker indicating how they felt about the proposal within a circle that represented their distance to the pigs.

Online attendees were given a similar exercise.

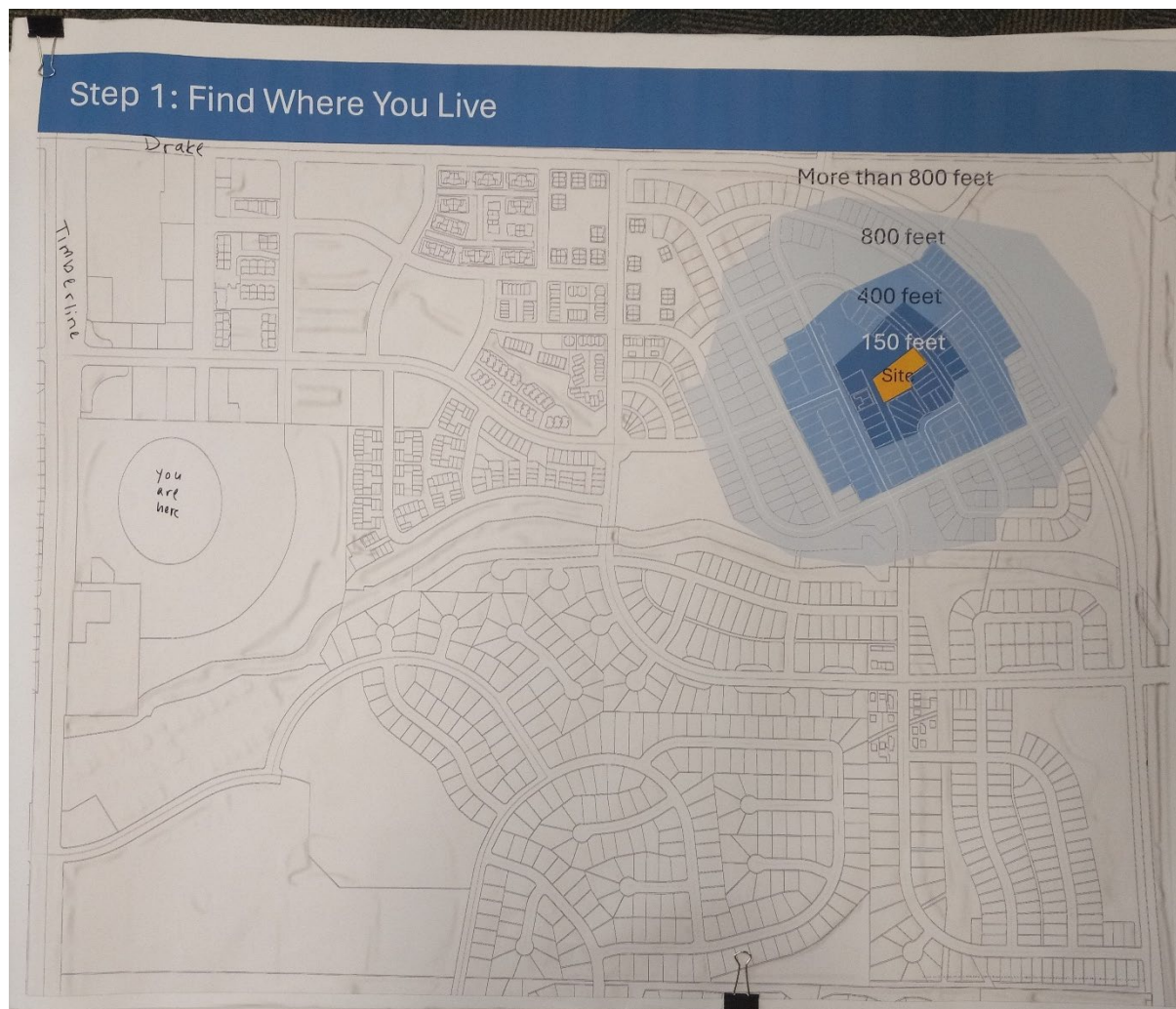
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Neighborhood meeting attendees were asked to identify which color ring they live in.

Approximately 25 residences are in the darkest blue inner ring. Only one household from the darkest blue ring attended this meeting in-person. Approximately 80 residences are in the medium blue ring, representing 150-400 feet from the site. No households from the medium blue ring attended this meeting in-person. Approximately 125 residences are in the lightest blue ring, representing 400-800 feet from the site. One household from the lightest blue ring attended this meeting in-person. Several hundred to a thousand residences are shown here in white, representing more than 800 feet from the site. Approximately 8 or 9 households from this area attended this meeting in-person.

Discussion Summary

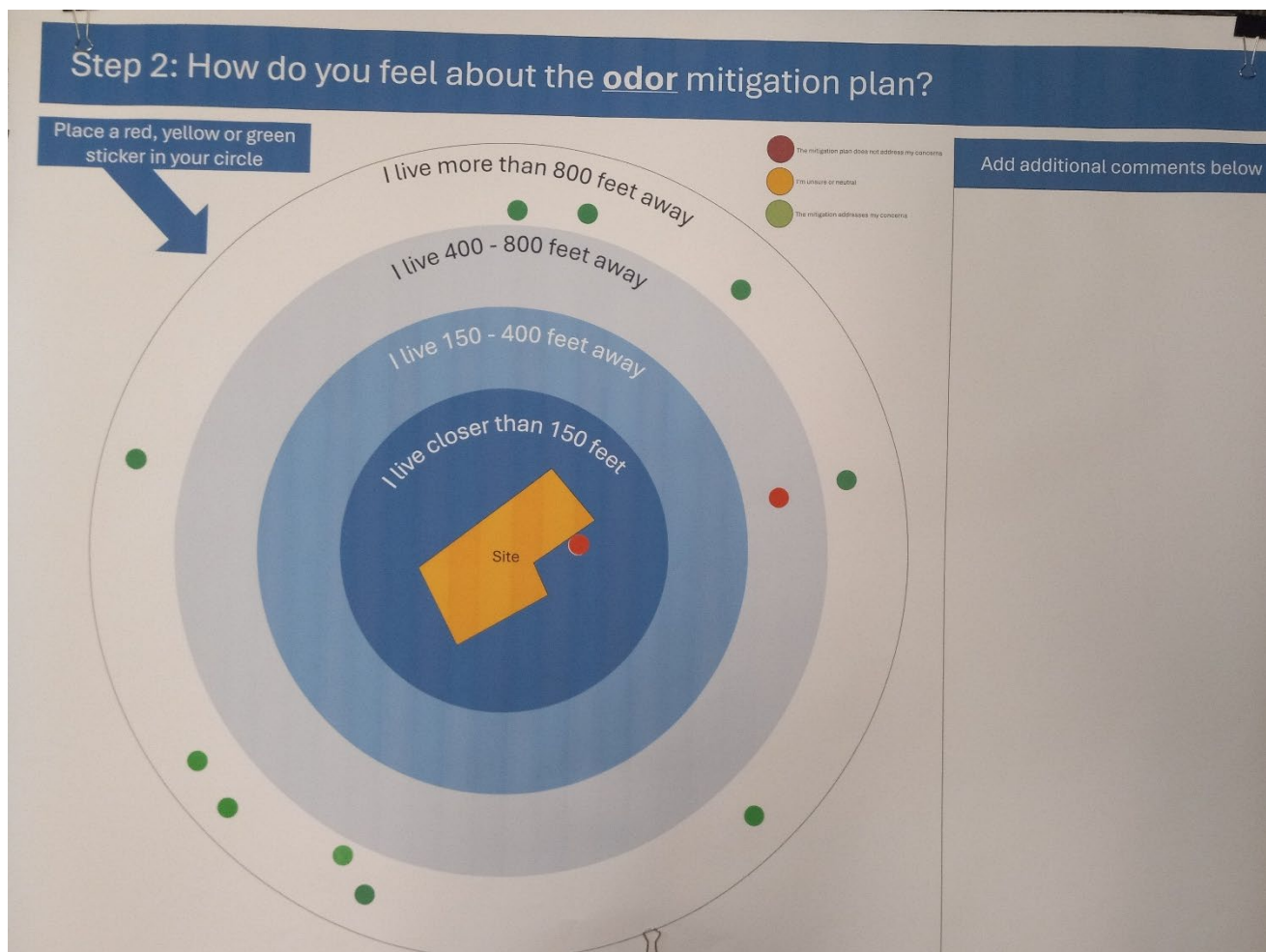
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Meeting attendees were asked to share how they felt about the odor mitigation plan. They placed a red, yellow or green dot in the circle that corresponded with their proximity to the site. A red circle would indicate, “the mitigation plan does not address my concerns.” A yellow circle would indicate, “I’m unsure or neutral.” A green circle would indicate, “The mitigation plan addresses my concerns.”



All of the attendees that live more than 800 feet from the site indicated that the odor mitigation plan addressed their concerns. One attendee who lives between 400 and 800 feet from the site indicated that the mitigation plan did not address their concerns. No one attending the meeting lived between 150 and 400 feet from the site. The one household that lives closer than 150 feet from the site did not feel their concerns were addressed by the mitigation plan.

Discussion Summary

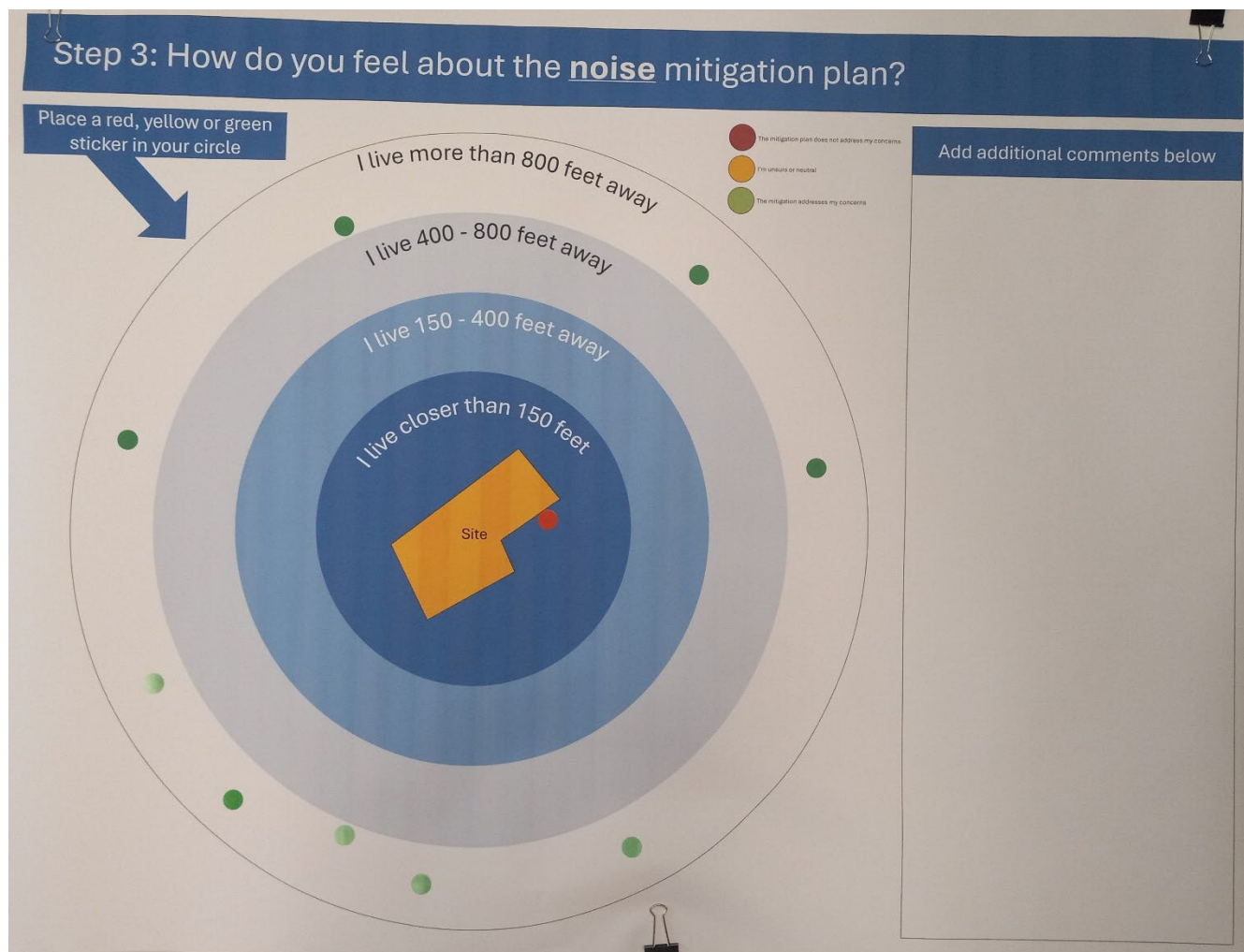
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Meeting attendees were asked how they felt about the noise mitigation plan.



All nine of the attendees who lived more than 800 feet from the site felt the noise mitigation plan addressed their concerns. The one household that lives closer than 150 feet in attendance did not feel their concerns were addressed by the noise mitigation plan. No attendees who live between 800 and 150 feet answered this question.

Discussion Summary

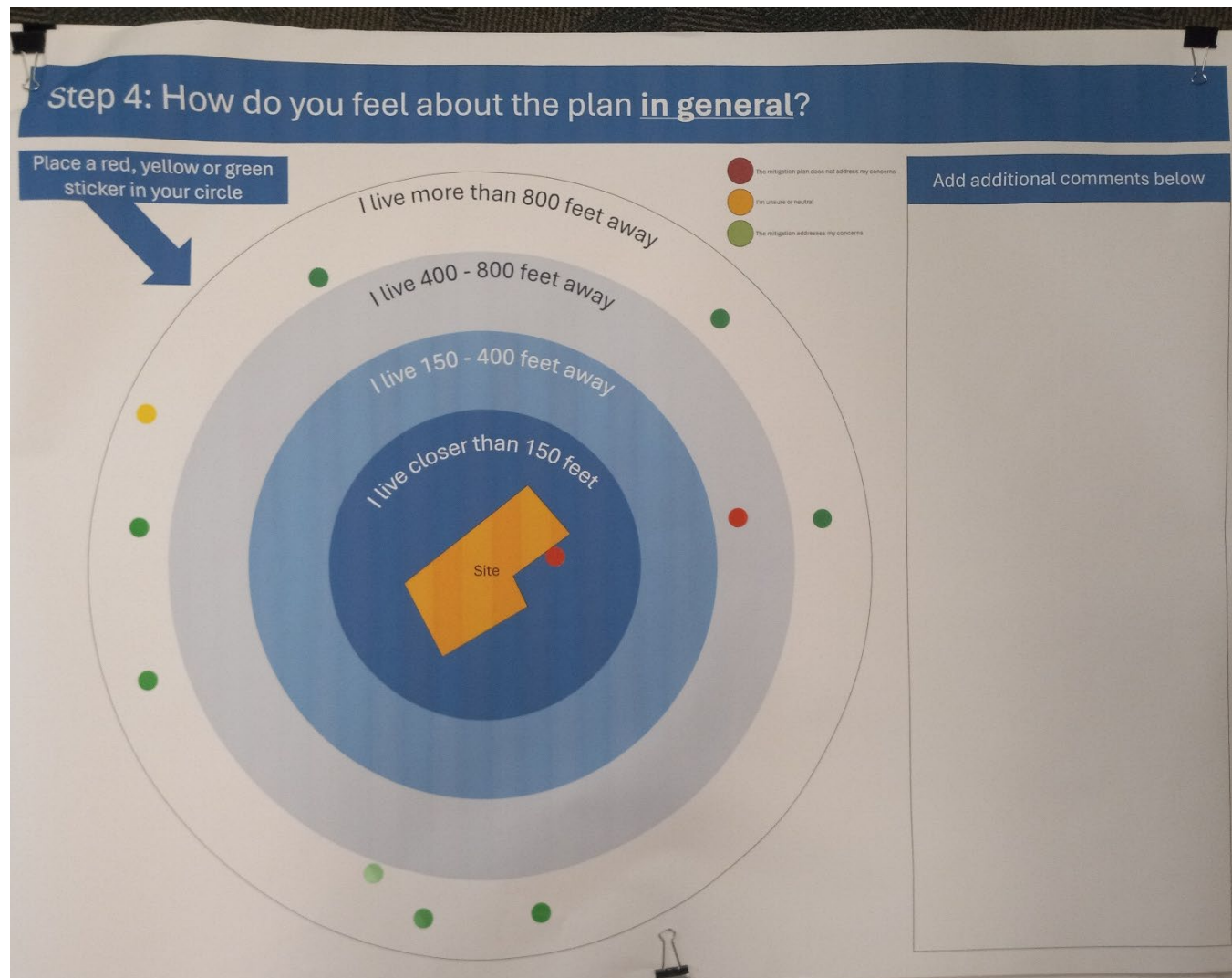
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Attendees were asked how they felt about the plan in general.



Eight attendees that live more than 800 feet from the site felt that the plan addressed their concerns. One felt unsure or neutral. One attendee that lives between 400 and 800 feet from the site felt the plan generally did not address their concerns. No households between 150 and 400 feet from the site attended the meeting. The one household closer than 150 feet that attended the meeting felt the plan generally did not address their concerns.

No attendees shared any additional comments in the comment boxes provided on any of the posters.

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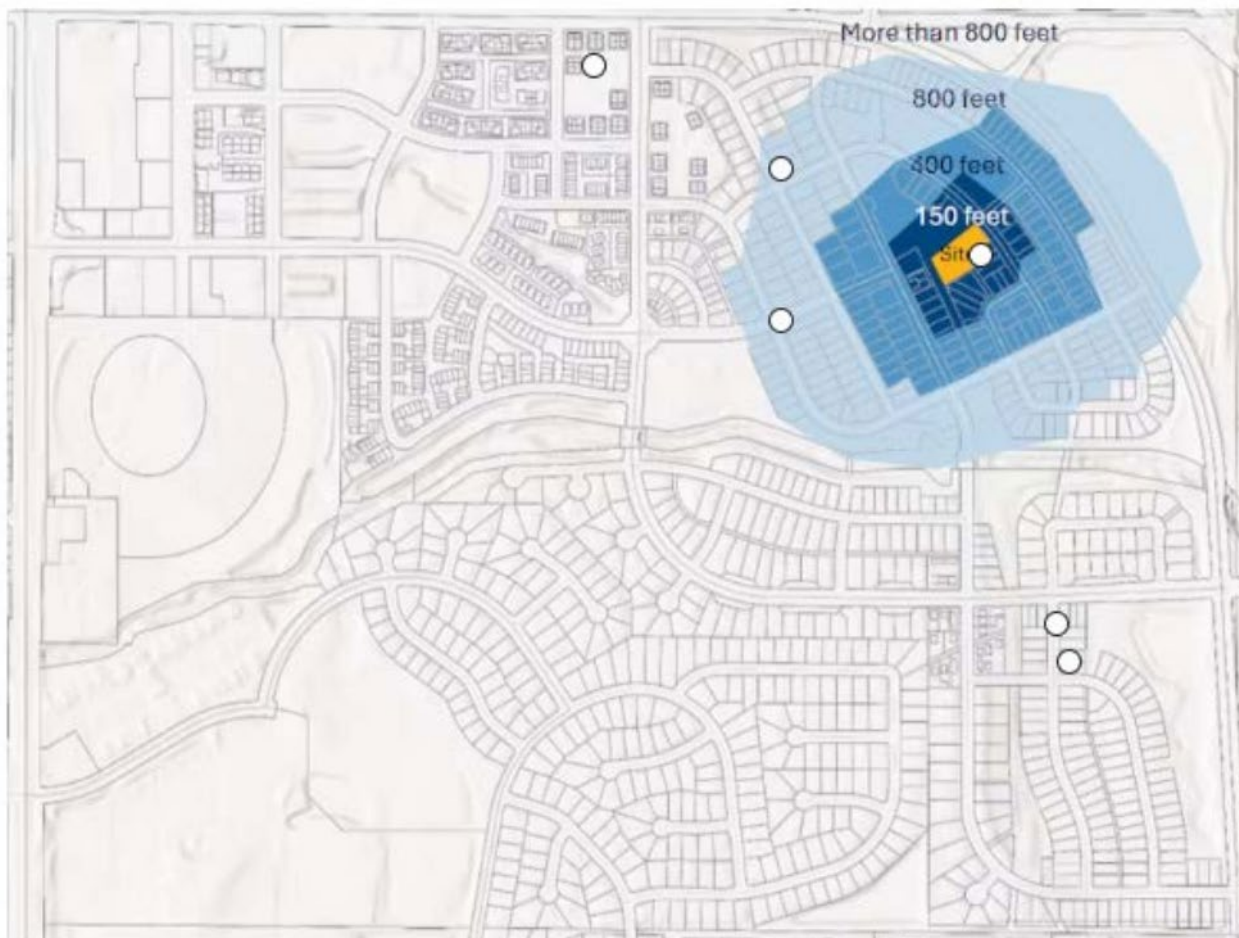
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Similar questions were asked of the online attendees. Due to the formatting of the participation program, the exact same questions could not be asked regarding confidence in the plan sorted by proximity to the site.

Attendees were asked to place a dot on this map indicating where they live.

Where do you live?

6 / 6



One online attendee lives within 150 feet of the site. Two online attendees live between 400 and 800 feet of the site. Three online attendees live more than 800 feet from the site. No one living between 150 and 400 feet of the site attended the meeting online.

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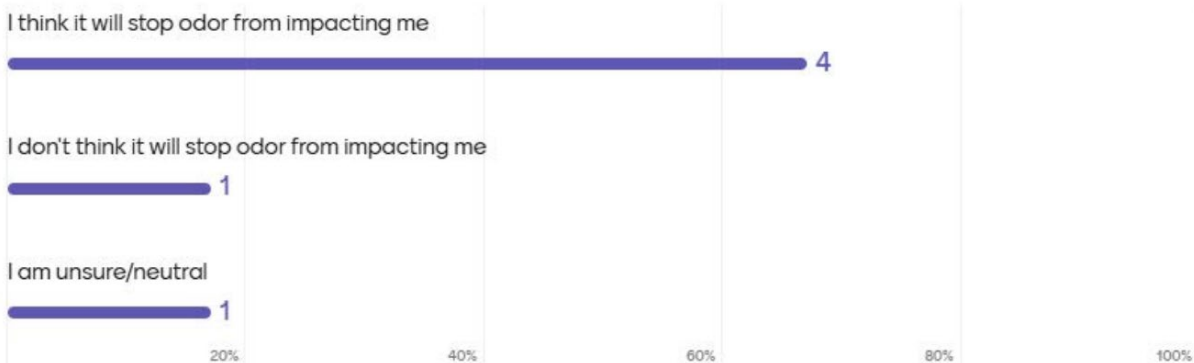
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Online attendees were asked how they felt about the odor mitigation plan.

How do you feel about the odor mitigation plan?

6 / 6

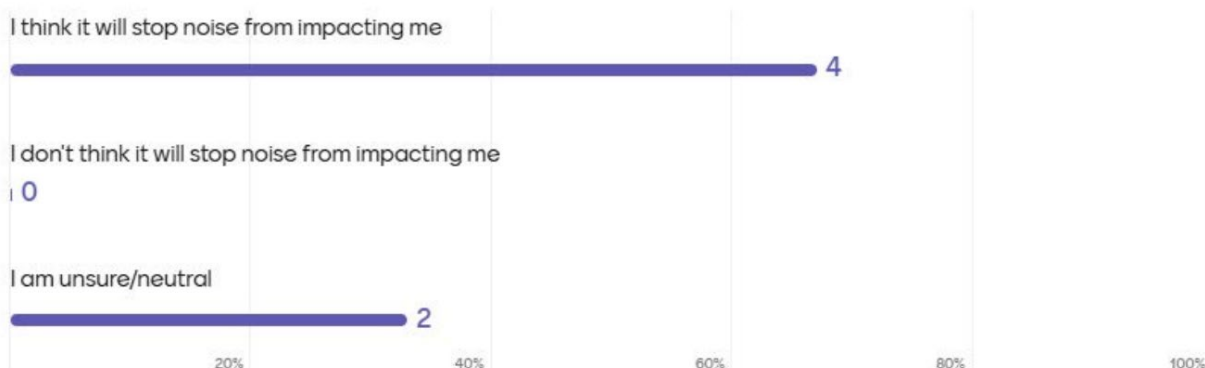


Four felt it addressed their concerns. One felt it did not address their concerns and one was neutral or unsure. Due to formatting of this online tool, it is not possible to say where these respondents live in proximity to the site.

Online attendees were asked how they felt about the noise mitigation plan.

How do you feel about the noise mitigation plan?

6 / 6



Four felt it addressed their concerns. Two felt unsure or neutral. None reported thinking that it would not stop noise from impacting them.

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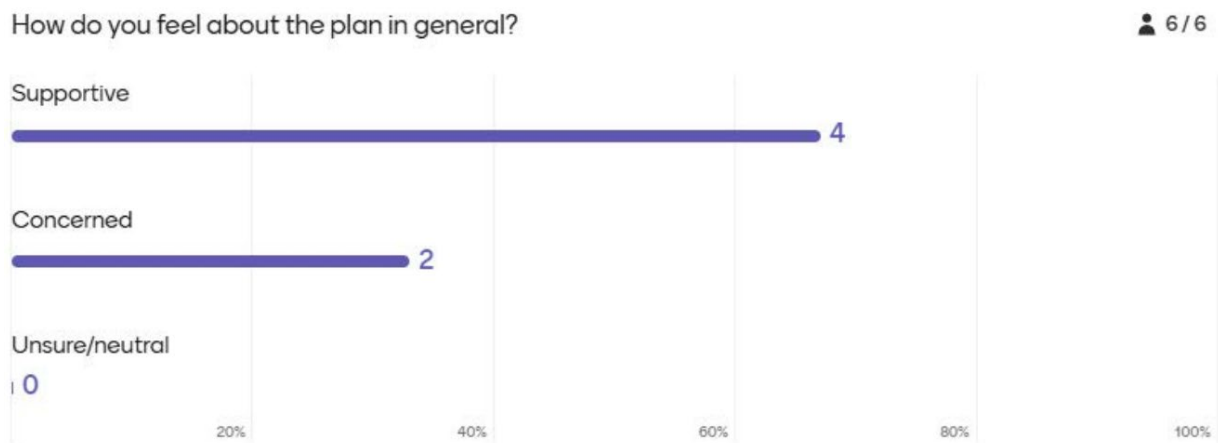
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Online attendees were asked how they felt about the plan in general.



Four felt supportive. Two felt concerned, and none felt unsure or neutral.

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Online attendees were also given the opportunity to provide open-ended written comment. We received seven comments (one is a repeat):

- Very excited about I think this is a good plan
- I'm primarily concerned about electrical interference with my cable TV reception from the electric fencing.
- Thanks for this meeting.
- We have attended both neighborhood meetings and feel that all options have been thoroughly considered. Having the hogs as a temporary placement to achieve the best long term outcome makes sense!
- I appreciate the creative problem solving (wish they would come closer to our house!) I think this is a solid plan that has many benefits. Very supportive!
- It's disappointing that the applicant was not prepared to address the questions that were asked in the first meeting. He still had no actual data to support this project would succeed and the costs
- I'm primarily concerned about electrical interference with my cable tv from the electric fence.
- I'm looking forward to having pigs in that area. Should be fun, and hopefully it gets the job done.