

From: matt@mattfischer.com
To: [Development Review Comments](#)
Subject: [EXTERNAL] Re: Rigden farm hogs proposal
Date: Monday, December 1, 2025 5:25:48 PM

Thanks,

I think this is a great way to mitigate weeds without pesticides and would like to give it a shot.

On Dec 1, 2025, at 4:46 PM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Hi Matt,

Thanks for reaching out! I am happy to take written comments any time at this email address. We save these and give them to the planners and the decision makers (Planning and Zoning Commission and City Council for this project) so they can read them before they decide whether to approve the proposal.

We do record neighborhood meetings, so if you aren't able to join us in-person or virtually but you would like to see what happened you can catch it on the City's YouTube channel here: <https://www.youtube.com/playlist?list=PL7cZylpMlgCKqkcNsNCKAEvDf1P6r-Xk>. I usually try to get it posted within a few days of the meeting.

Please let me know if you have any further questions or concerns!

Respectfully,

.....

Em Myler, MPPA

Pronouns: she/her

Neighborhood Development Liaison

[City of Fort Collins](#)

970-224-6076

emyler@fcgov.com



From: Matthew Fischer <matt@mattfischer.com>
Sent: Monday, December 1, 2025 4:01 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Rigden farm hogs proposal

Em,

I will be traveling and unable to attend the meeting, but I would like to express my support for the plan. How is the best way to do that?

Matt Fischer
2956 Haflinger Dr

From: [Dan Frost](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments in support of Rigden Farm HOA / AloTerra Restoration FDP26002 for June 18, 2026
Date: Monday, June 15, 2026 6:09:33 PM

Dear members and staff of the City of Fort Collins Planning and Zoning Commission,

Thank you for your time and careful and deliberate consideration of the Final Development Plan and proposed Addition of Permitted Use and Major Amendment that would allow, for a limited time in a controlled manner, the use of English Large Black Hogs to remove invasive weeds preventing the desired cultivation of native grass at a parcel in the Rigden Farm neighborhood.

Thank you as well to City of Fort Collins Planning staff for their very thorough work in evaluating the proposal with the input of the project applicant and neighborhood residents within the framework of the Land Use Code and Municipal Code. Having attending both neighborhood meetings on the project proposal, I can attest that the exhibits in the agenda packet are truthfully representative of the proposal and the discussions had at the meetings.

I urge the Planning and Zoning Commission to adopt the Planning Staff's thoroughly supported recommendations to approve the Final Development Plan and adopt a recommendation to City Council to approve the APU required for the project.

The Planning Staff's report satisfactorily addresses each of the APU criteria that City Council is required to consider, and satisfactorily analyzes the Site and Management Plan against applicable standards.

The public meetings gave the neighborhood the opportunity for residents, both supportive and not supportive of the presence of the pigs, the opportunity to civilly discover each other's perspective. The neighborhood support for this proposal is strongly positive, almost to a unanimous extent. After listening to some of my dissenting neighbors, I can confidently say that their opposition to the plan is solely an objection to the presence of the pigs. Regardless of whatever steps or attempts the Site and Management Plan contains that would minimize potential negative impacts, these few residents are staunchly opposed to them simply because they do not want to see pigs. The objectors' "concerns" addressed by those I spoke to who opposed the project (such as odor and noise) can not be proved by past experience and are only raised as concerns through a belief that pigs-equal-odors and pigs-equal-noise are eventual outcomes.

Objectors also appear to oppose the project through the city because they did not like the fact that it was approved by the Rigden Farm Master Association. The HOA is doing what the City wants it to do...abandon excessive water use by converting turf grass to less-thirsty native grasses, but the neighborhood has learned through years of experience what was not known before attempting the conversion...that you can't just stop watering the turf and hope that native grass will take over. To remove the competing invasive weeds, we have found herbicides to be ineffective and counterproductive. The use of pigs has shown a high likelihood of success. Short of removing thousands of yards of topsoil, the pigs are the only apparent feasible alternative.

Yes, it is hard to imagine that when the City desired a neighborhood like Ridgen Farm

meeting the City's desire to convert common areas to native grasses, it would necessitate Koshia-eating hogs to in an LMN district as the most effective element in the process. Certainly, nobody living in Ridgen Farm moved there to see farm animals out the window of their homes. Yet, we are excited at the prospect of restoring our common areas in a way that is both ingenious and frankly necessary to meet our neighborhood's and the City's shared vision.

Respectfully,

- Daniel Frost

2814 Annelise Way, Fort Collins CO 80525

From: [Lloyd Thomas Frij](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Hogs in Rigden Farm Open Spaces
Date: Thursday, December 4, 2025 5:59:22 PM

12/05/2025

I'm not sure if this is the correct forum to question the "smarts" of hogs eating the invasive weeds on the HOA open spaces in Rigden Farm, but we will not be able to attend the meeting on December 15, 2025 to hear the reasoning. Invasive weeds can be a problem, but so can hogs. They like to root, so they generally tear up the landscape- depending on size- as they are strong and not lightweight animals; they do not respect anything but a very strong fence; their excrement is soft (**and smelly**); and the description of something being a pig pen is not an exaggeration. They do love mud, and wallowing in it- is the land irrigated? Or will it be made into a dust bowl in our dry climate? Will they be "herded" from field to field? Will they be watched 24-7? This could be fun to see. As an Iowa farm girl whose father raised hogs, I'm pretty familiar with the downsides. Maybe goats? There are companies that bring in goats for short periods of time, but the HOA may be looking at costs. Mowing a few times a summer perhaps? Please weigh this decision carefully, as lots of "rules" would need to be in place and hopefully be followed.

Jeannine Thomas (Hull Street 1925 LLC)

Property owner of 2845 Willow Tree Lane

From: [Jesse McConnell](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Livestock Grazing - Rigden Farms
Date: Tuesday, December 9, 2025 8:42:46 AM

I live at 2620 Canby Way. My property backs up against a greenspace. I want to go on record as being highly opposed to this measure. I DO NOT want PIGS in my neighborhood! I have seen the pigs in our neighborhood for the past few years. They are a nuisance to our neighborhood. The stench is terrible from the pigs. They destroy the lots they are pinned on which requires heavy equipment to fix the lot. I live 4 blocks away from where they were pinned at and when the breeze is right, the smell at my house is terrible and I can't imagine how bad it would be if my house backed up to this nuisance. I want to be able to enjoy my yard, open my windows on a nice day and with pigs in the neighborhood this can't be done. We live in town and in town is no place for PIGS! NO PIGS!!!

Jesse McConnell

From: [Miller Fork LLC](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Re: Fwd: Need more info on agenda item for Jun 18 meeting - re: Rigden Farms variance for animal grazing
Date: Wednesday, June 17, 2026 4:07:38 PM

Good afternoon, Em.

Thanks for sending the link to the full application. In view of the details of the application which I've tried to absorb in the past two hours, I prefer to withdraw most of my earlier comments and replace them with the following instead.

While I have objected to the exotic use of pigs as a weed control measure in Rigden Farms -- and I still think that this is a poor use of HOA resources that runs the risk of distracting the HOA from effectively addressing weeds on the rest of its parcels that it converted to native grasses with limited success -- I'll temper my objection if the HOA and Alo Terra are willing to incorporate the following changes to their plan:

- 1) The measure of progress for this project (for example such as referenced in the conclusion on page 42 of the packet) should not be reduction in any form of non-native plant cover but rather (a) the reduction specifically of *Kochia scoparia* cover, the weed species the pigs are claimed to be particularly adept at removing, and (b) reduction of the *Kochia* seed content in the soil. Also, all cover and seed assessments should be done relative to native plants, not to total ground area. It is easy to obtain a large reduction in non-native plant cover per unit area of ground by simply plowing everything under, which to some extent is what pigs do with rooting.
- 2) This application is only for the specified parcel and no other parcel in Rigden Farms. If the HOA wants to expand or transition the pigs to other parcels, they should go through a process that is equally rigorous to that used this time, including community meetings and full planning and zoning review, albeit with the use of the data created from the initial trial. Further, before pigs are put on any parcel, the need for them should be established by a survey of the extent of the *Kochia* cover on that specific parcel and the suitability of the soil on that parcel to be treated with pigs. In fact, this should be done for the initial parcel to be treated. Since it will take at least a few years for the Alo Terra and the HOA to gather useful data on the success of this approach, the pig operation should not be expanded to any other Rigden Farm parcel for at least 3 years or until native vegetation covers at least 90% of the pig-treated area, whichever comes later.
- 3) The applicant must agree to fully mitigate any odor or noise complaints as verified by city code compliance within a specified time frame, such as one week. If it fails to do so, the pigs should be removed for the remainder of the season unless residents filing complaints agree otherwise.
- 4) The HOA and applicant should publish the expected costs of this program for the first 5 years prior to city approval so that residents can understand the impact on the operation of the HOA. Since the city appears keen on this experiment, there should also be disclosure as to whether or not taxpayer or other city funds are supporting the project. The budget reporting needs to be in advance, not after the fact as commonly occurs in HOA finance reports. In fact, the HOA and Alo Terra should publicly state the cost of this project both in absolute dollars and as a percentage of the total HOA budget for grounds maintenance at the meeting on June

18, 2026. Simply saying it's in the budget without repeating the numbers, as was done at the Dec. 15 community meeting, is insufficient.

5) Because of the Rigden Farm HOA's ongoing violation of weed ordinances on other parcels it owns and the potential for the cost and focus on this project to distract it from maintaining its other parcels in compliance with city weed ordinances, the HOA must commit to 3rd party active monitoring of all of it's parcels for weed ordinance violations. Constant complaints from HOA owners to the city code compliance and subsequent granting of extensions for the HOA to abide by city ordinances should not be required to get the HOA's parcels to be in compliance for 4 months of the year. The HOA agreeing to such monitoring and maintenance will also demonstrate that it is responsible enough to manage Alo Terra's execution on the exotic pig plan by showing it can effect simple manual weeding. The HOA must agree to meet with property owners in meetings mediated by the city's neighborhood services mediators about grounds maintenance complaints anywhere in the neighborhood, which the HOA has avoided in the past. Some might think that weeds on other HOA parcels is an extraneous issue, but why should the city have confidence in the HOA to undertake an unproven, potentially risky and expensive weed control experiment that requires variances to animal and electric fencing requirements when the HOA can't even comply with maintaining its own property to the standards it expects of residents. As one data point, I looked today at an HOA-owned parcel adjacent to my SFR property and there were several weeds that were 24" to 36" in height despite the relatively dry recent weather. Pictures available upon request.

Thanks for reading,
--Kevin Lear

On Wed, Jun 17, 2026 at 2:16 PM Development Review Comments
<devreviewcomments@fortcollins.gov> wrote:

Hi Kevin,

Thanks for sending these comments my way as well. I have added your additions and the photos to your comment in the record for tomorrow's hearing.

Respectfully,

.....

Em Myler, MPPA

Pronouns: she/her

Neighborhood Development Liaison

[City of Fort Collins](https://www.fortcollins.gov/city-of-fort-collins)

970-224-6076

emyler@fcgov.com



From: Miller Fork LLC <millerforkllc@gmail.com>

Sent: Wednesday, June 17, 2026 2:08 PM

To: Zoning <zoning@fortcollins.gov>; Development Review Comments
<devreviewcomments@fcgov.com>; Development Review Comments
<devreviewcomments@fortcollins.gov>

Subject: [EXTERNAL] Fwd: Need more info on agenda item for Jun 18 meeting - re: Rigden Farms
variance for animal grazing

To the Fort Collins planning and zoning commission:

The confusing wording at <https://www.fortcollins.gov/Government/Boards-and-Commissions/Planning-and-Zoning-Commission> leaves me unsure as to whether comments are supposed to be emailed to devreviewcomments@fortcollins.gov, so I am resending this message more than 24 hours in advance of tomorrow's meeting to both that email address and zoning@fortcollins.gov. The webpage at the above URL states, in part:

"Emailing Public Comments:

- Items not received at least 24 hours before the meeting will not be included in the agenda to devreviewcomments@fortcollins.gov. Staff will ensure the Commission receives your comments."

Please see the following message and the paragraph below as my comments regarding agenda Item #2 for the June 18, 2026 meeting, which regards using farm animals for weed control in the Ridgden Farm HOA.

Additionally, I've attached three pictures taken today of weeds on a Rigden Farms HOA-owned parcel on the SE corner of Drake and Rigden Parkway (and could have included many, many more of weeds in violation of ordinances). The HOA management company has received multiple complaints from me about their poor maintenance of this parcel and the resulting frequent violations of the city's weed ordinance. Yet they appear to be uninterested in addressing this ongoing issue except by the most draconian approach of having animals tear up everything in the soil and starting over despite having previously invested in getting native grass to cover at least half the parcel, a process that has taken years. This is akin to curing a hangnail with a sledgehammer.

I hope to attend the meeting tomorrow evening, and if I do, I would be happy to answer any questions about my written comments.

--Kevin Lear

----- Forwarded message -----

From: **Miller Fork LLC** <millerforkllc@gmail.com>

Date: Wed, Jun 17, 2026 at 12:13 PM

Subject: Need more info on agenda item for Jun 18 meeting - re: Rigden Farms variance for animal grazing

To: <zoning@fortcollins.gov>

After speaking with city council members yesterday, I was advised that I should provide comments about the variance requested to allow farm animals at Rigden Farm, which is on the zoning meeting for tomorrow evening, June 18 (item #2, I believe). I was told I had to provide these comments 24 hours in advance. I went to the <https://www.fortcollins.gov/Government/Boards-and-Commissions/Planning-and-Zoning-Commission/Planning-and-Zoning-Commission-Regular-Meeting-JUN2026> webpage, but was unable to figure out if the specific application from the Ridgen Farm HOA or from Allo Terra on their behalf was available prior to the meeting. I need this information on the status and details of the application to know whether I need to make additional comments.

I attended a preliminary meeting on this topic held at the barn on Rigden Farm, which was I believe on December 15. At that time, there was incomplete information as no application had been officially filed. I and other property owners in Rigden Farm were not told which specific parcels would be considered for animals. Additionally, the presentation was one-sided with many claims that residents refuted based on their experience the first time the HOA had allegedly weed-eating hogs in the neighborhood.

I registered verbal objections to the proposed use of hogs at that meeting and need to understand if I should make further comments in writing prior to tomorrow's meeting. To assist with this, can you please tell me the status of the application and where it can be viewed.

Just in case I don't hear back from you (I tried calling 970-416-2745 as well as 970-416-2517 but only reached voice messages, one of which said email was preferred) within the 24-hour window ahead of the meeting, I'm going to reiterate points I made verbally at the December meeting:

- * I believe use of hogs, pigs, or similar animals at Rigden Farm will make the weed situation worse, not better. This is because the animals completely tear up all vegetation while rooting in the area of their pen. Afterwards, the Rigden Farm HOA has proved inept at managing the recovery of such areas as demonstrated by the abundance of weeds of all kinds (not just the kasia (spelling) species the hogs are promoted as a solution for) on HOA-owned parcels supposedly being planted in native grasses.

- * The city's planning and zoning personnel seem to be interested in promoting this approach to Rigden Farms based on their not-so-neutral comments at the December community meeting. If the city wants to experiment on the use of hogs to control weeds, they should do it on their own city property rather than in the back and side yards of residents and owners at Rigden Farms.

- * Statements made by the Allo Terra representative at the community meeting about the wonders of hogs, including claims that they did not make noise or smell, were refuted by residents who lived near the prior experiment with hogs. Those residents noted the load

mating sounds of the animals as well as the stench that drove the residents from their outdoor living areas.

* Before the city endorses allowing the Rigden Farm HOA to use hogs to tear up the areas planted in native grasses that have taken several years to develop already, the HOA should use standard weed control methods such as humans manually pulling remaining weeds in these areas. The need for higher risk, more experimental methods should not be considered until a concerted effort is made for another year or two with these more standard methods and then evaluated for progress.

* Despite propaganda that the hogs are safe (see for example, [Colorado HOA Using Hogs for Weed Control — A Wild New Trend 2026](#)), they must be controlled by electric fencing. Neither electric fencing nor huge animals that require control by such fencing sound very safe in a residential neighborhood with many children, at least not to me and other residents who asked questions about this issue.

* In general the HOA has proved to be a poor neighbor to Rigden Farm residents with respect to their grounds maintenance. The HOA did not enter into discussions with residents, especially those directly adjacent to parcels where the turf grass was killed off with chemical sprays (which also killed or damaged vegetation on neighboring privately owned areas), prior to choosing which areas to attempt to convert to native grass. Nor did the HOA respond to my requests to meet with me using the city's mediation services about the weed issue. The HOA has failed to maintain its parcels in compliance with city standards on weed controls and has been required by the city to mow these areas numerous times. It has even called the police on a resident attempting to selectively remove weeds from native grass areas adjacent to their residence. For these reasons, the Rigden Farm HOA and its contractors appear untrustworthy and should not be given the benefit of the doubt in attempting these experimental treatments.

* There are many reasons why standard zoning does not permit farm animals in LMN neighborhoods, and many more why varying from that policy in hopes that it might help with the number of weeds remaining in a decade is a very bad idea.

* Lastly, "grazing" in the title of the item on the agenda, is a misnomer for the activity. This is a plan for complete vegetative destruction and then replanting, taking many years to ultimately produce mature native grass, not merely some cute animals munching down a bit of grass in a pastoral setting.

Please share this input with the planning and zoning commission if I do not receive further information about the current full application in time to revise my input prior to tomorrow's meeting.

Thanks,

--Kevin Lear, a property owner of an SFR in Rigden Farms

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Miller Fork LLC
970-818-2916

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Miller Fork LLC
970-818-2916

From: [Miller Fork LLC](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Re: Sign Number 851 - Livestock Grazing at Rigden Farm
Date: Monday, December 8, 2025 10:37:48 AM

Hi Em, thanks for your detailed email in response to my phone message.

While I'm aware of the prior use of "weed eating" hogs at the intersection you mention, I am very opposed to pre-approval of allowing them elsewhere in Rigden Farm. The area where they were previously kept is still mostly bare of desired vegetation based on my recent viewing of that area.

In my opinion, the HOA has mismanaged many areas that previously had nice grass, and they very likely have spent more money on killing off that grass (and damaging residents' adjoining property in the process), reseeding with native grasses, having to mow those areas when found in violation of city weed ordinances, grazing hogs, etc. than they would have spent on many years of watering and turf maintenance.

Earlier this year, the HOA management company staff apparently called the police on my 90 year-old mother for the alleged crime of hand weeding the HOA property. She was weeding adjacent to our lot for the HOA since they weren't addressing the weeds using an effective method themselves. The answer to removing weeds from HOA property is not to denude the property using hogs and then start over from scratch. The HOA should instead use contractors (including possible teen employees) to hand weed these areas and allow residents to do the same.

I wrote a long letter to the HOA board after their management company made a police report concerning my mother that contained information I believe they knew was false. My letter included suggesting using the the city's mediation resources for a discussion of weeds on HOA property and their report to the police, but I never received a reply from the board.

I hope to attend the meeting a week from today on Monday, Dec. 15, at the Rigden Farm barn. I would like to briefly speak at that meeting if such participation is allowed.

Please share this email with any city representatives expected to attend that meeting.

Thanks,
--Kevin

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From: Development Review Comments <devreviewcomments@fcgov.com>

Sent: Wednesday, December 3, 2025 3:22:27 PM

To: millerforkllc@gmail.com <millerforkllc@gmail.com>

Subject: Sign Number 851 - Livestock Grazing at Rigden Farm

Hello Kevin,

Thank you very much for your call. I am providing some information about the development proposal at Rigden Farm:

The HOA is proposing to graze hogs on the open space at the T junction of Porter Place and Exmoor Lane. I believe they are already doing this, but it is not technically an allowed land use for the zone district, so they are looking to get approval from the City. They are hoping the hogs will eat not only the weeds but also the seed bed which lays several inches deep. If it works well, they are also hoping to get pre-approval to place the hogs on a couple other areas of the neighborhood to address weeds (specifically tumbleweed) there as well.

We will be hosting a neighborhood meeting for this proposal on December 15 from 6-7:30 p.m. At the Barn at Rigden Farm or virtually. If you'd like to hear from the HOA and learn about the approval process, we'd love it if you'd join us! Otherwise, I am happy to answer any questions or take any comments you'd like to make at this email address any time.

Respectfully,

.....
Em Myler, MPPA

Pronouns: she/her

Neighborhood Development Liaison

[City of Fort Collins](#)

970-224-6076

emyler@fcgov.com



Jill and/or Em:

I am a resident in the Rigden Farm neighborhood and have resided here in the same house for the past 21 years. I go on walks frequently throughout the neighborhood. I enjoyed having the pigs when they were in the neighborhood previously, and I appreciated using such a natural approach to exterminating the noxious weeds in our common areas. I want to express my full support to the request to allow the pigs to come back to our neighborhood for this purpose once again.

Troy Jones

2826 Sitting Bull Way

Fort Collins, CO 80526

troy@architex.com

Hi Jill and Em,

Thank you for sharing the details of the upcoming public hearing regarding the proposed use of hogs for invasive weed management on the open space parcel. While I'm unable to attend the meeting due to a scheduling conflict, I did want to share a few questions and considerations for your review and discussion. Note that I'm familiar with using sheep and goats for grazing at wineries and private lands in northern California to efficiently maintain property.

I understand the goal of addressing invasive weeds effectively; however, I have some concerns about the use of hogs in this setting and would appreciate clarification on the following:

- What is the containment plan to ensure the hogs remain securely within the designated area? I'm aware that they can become rather aggressive so strong fencing must be a priority.
- How will reproduction be controlled to prevent population growth?
- What measures are being considered to mitigate potential soil disturbance, erosion, or damage to the landscape caused by rooting behavior?
- Has liability been addressed in the event of escape, property damage, or injury?
- Is this intended to be a pilot program or a long-term solution? How will the seasonal grazing be managed...will animals be removed during winter months?
- Can you also address how odor will be managed, particularly given the proximity to residential and commercial areas?

Additionally, I would like to ask whether alternative grazing options—particularly goats—were evaluated as part of this proposal. Goats are widely used for targeted grazing, especially for invasive weed and brush control and odor (a potential big win for an HOA) and tend to be less disruptive to soil conditions. In many cases, a phased approach using goats for initial clearing followed by sheep for maintenance could prove to be effective and more manageable in residential-adjacent environments.

Given the potential concerns related to hog behavior, ground disturbance, and containment, it may be worth considering a pilot program utilizing goats or a professional targeted grazing service before proceeding with hogs.

I appreciate the Board's efforts in exploring sustainable land management solutions and would welcome any additional information or follow-up after the meeting.

Thank you for your time and consideration.

Donna Knopp

Commercial Manager/Broker Associate



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