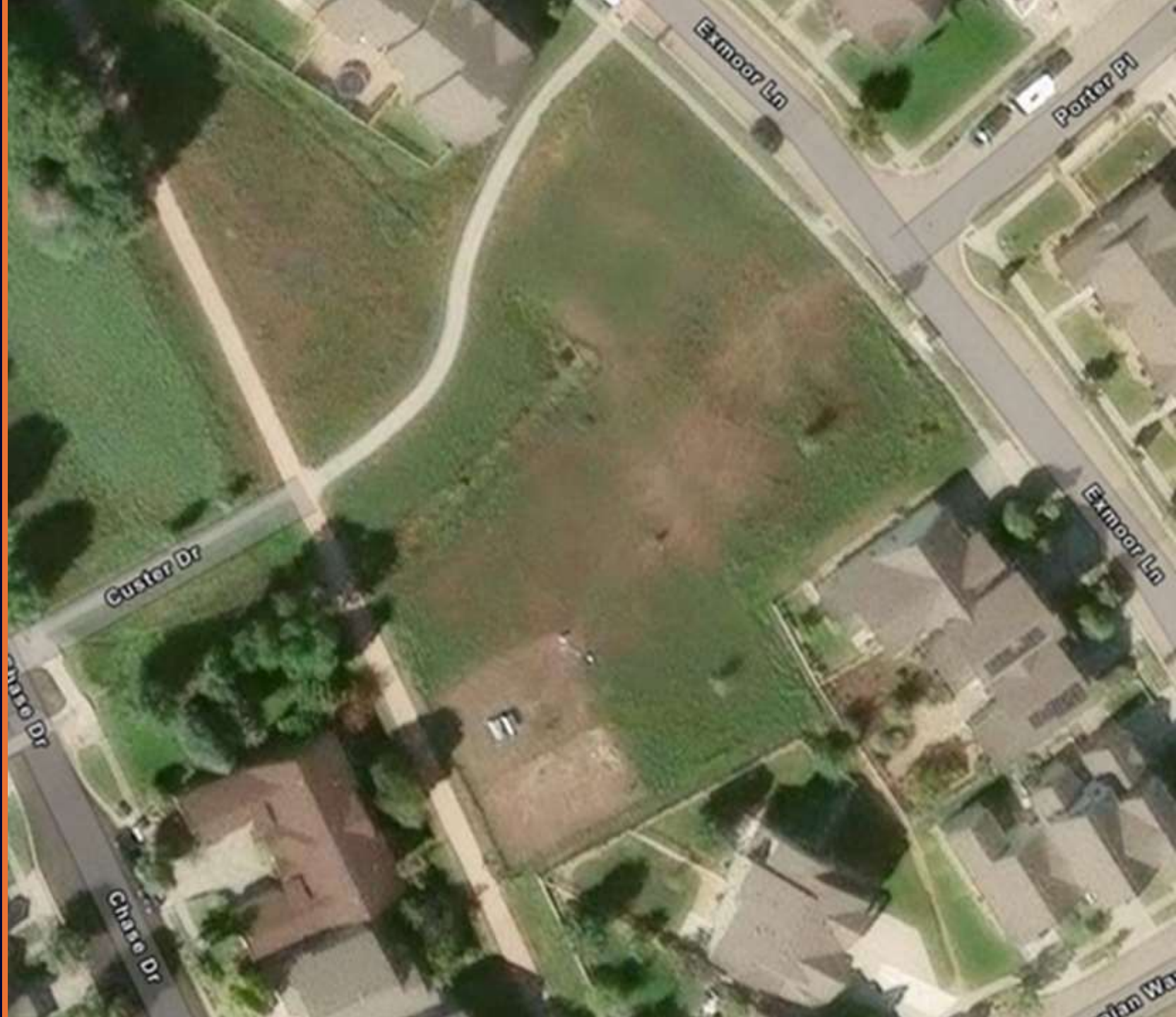
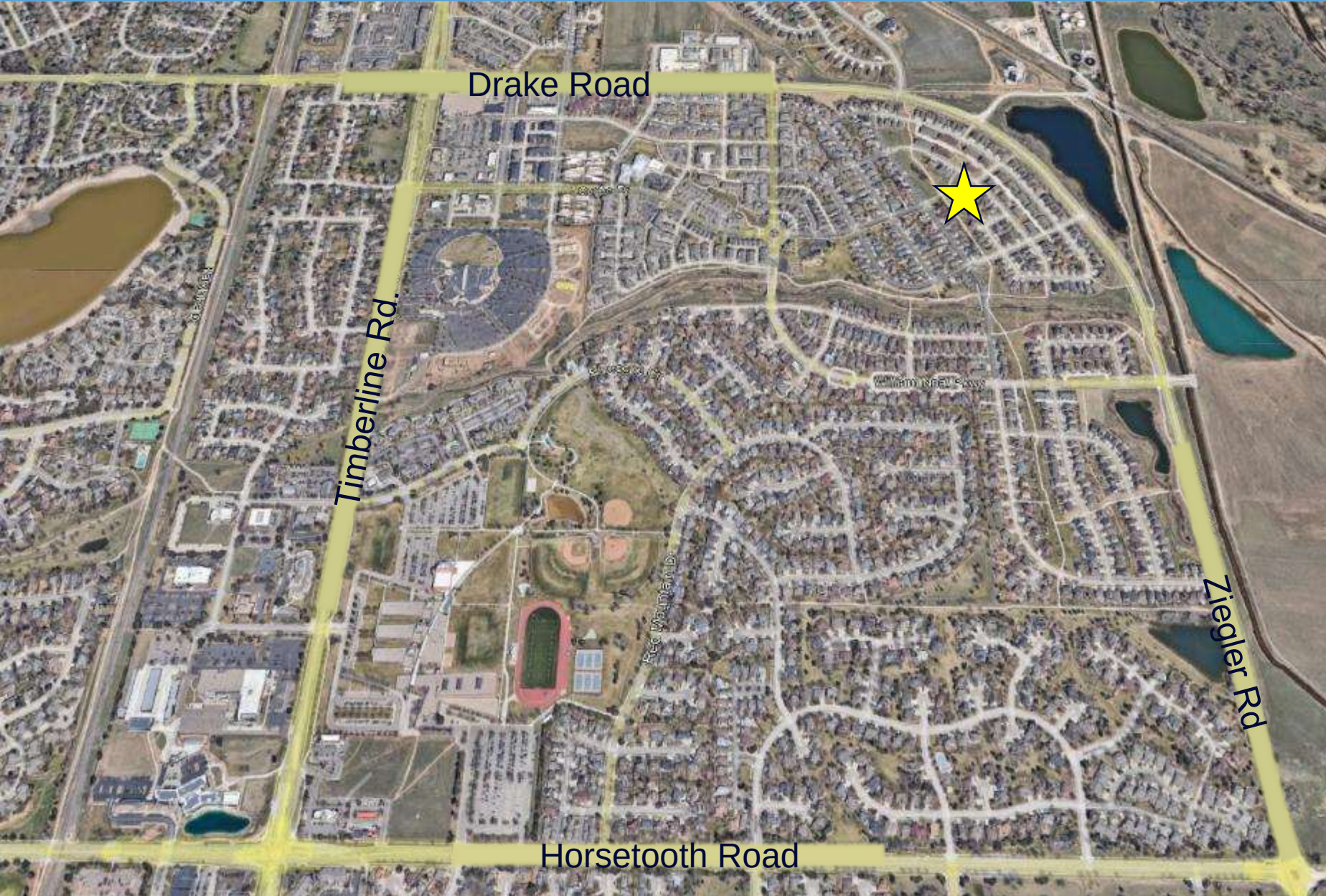


Livestock Grazing at Rigden Farm

Jill Baty

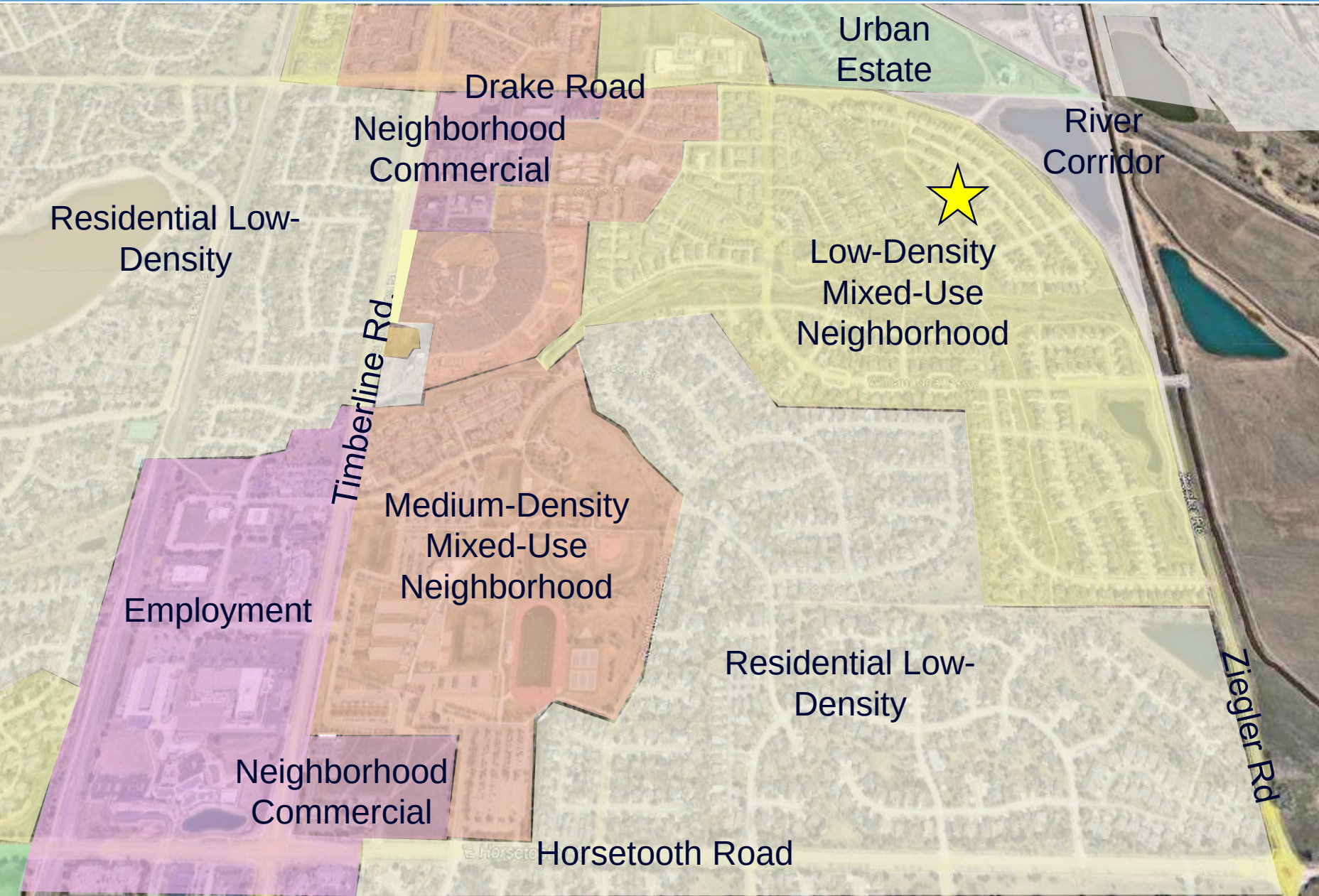
City Planner





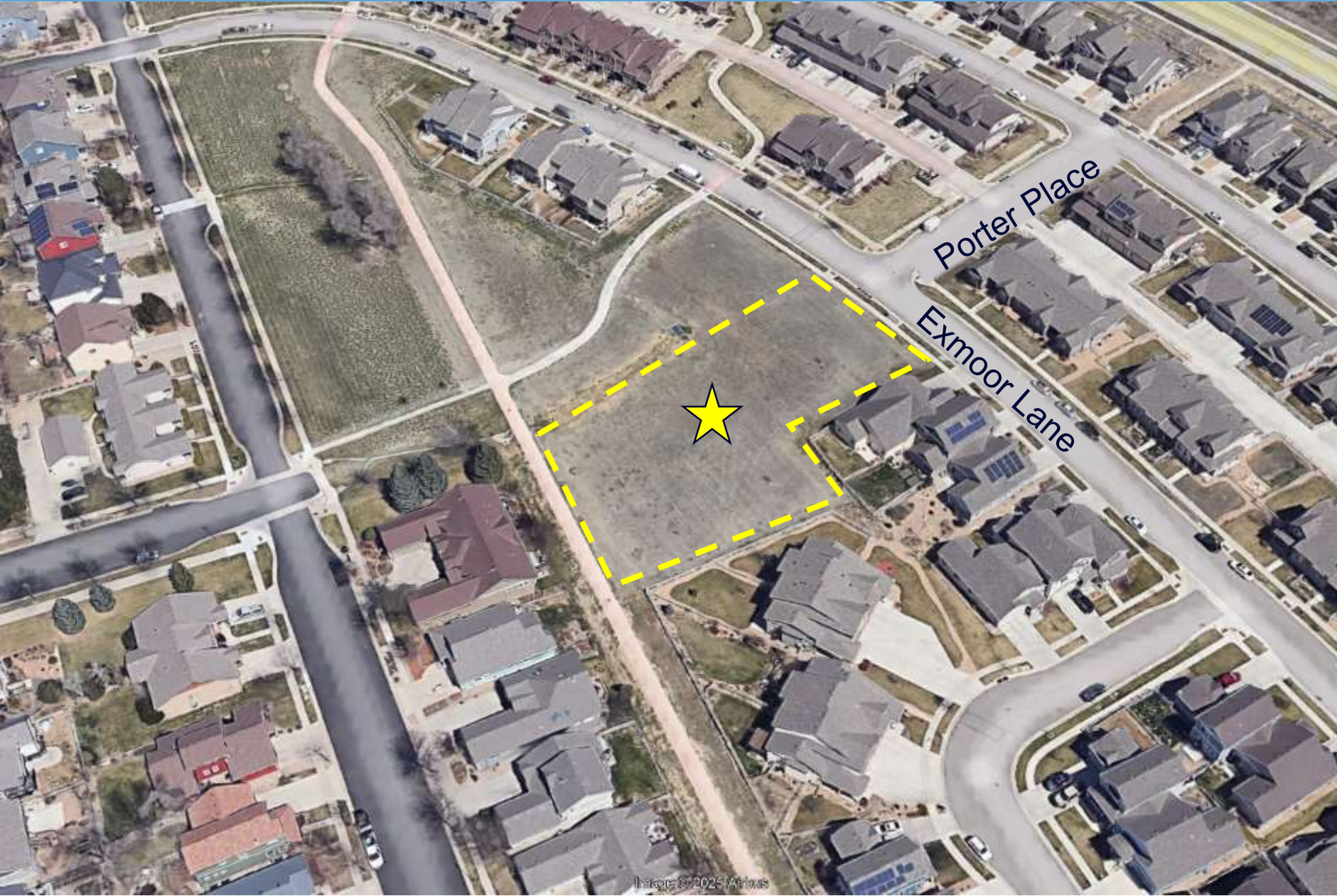
Livestock Grazing at Rigden Farms

- Weedy HOA park space
- Up to 15 pigs eating plants and weed seeds
- Up to 5 seasons
- LMN - Low-density Mixed-use district
- APU for Farm Animal use



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- **Land Use – Farm Animals in LMN**
 - Farm Animals not permitted in LMN
 - Requires an Addition of Permitted Use (APU)
- **Neighborhood Impacts**
 - Prior use on-site informed neighborhood feedback
 - Two Neighborhood Meetings
- **Water Quality**
 - Stormwater measures needed
- **Alternative Weed Mitigation**
 - Weeds do require some treatment
 - Impacts & timing of alternatives

Land Use Code Section 6.9.1

Addition of Permitted Uses

Allows for approval of a land use to be located on a specific parcel within a zone district that otherwise would not permit such a use...subject to a heightened level of review, with close attention being paid to compatibility and impact mitigation.

Planning & Zoning Commission's Role

P&Z's vote

Site and
Management
Plan

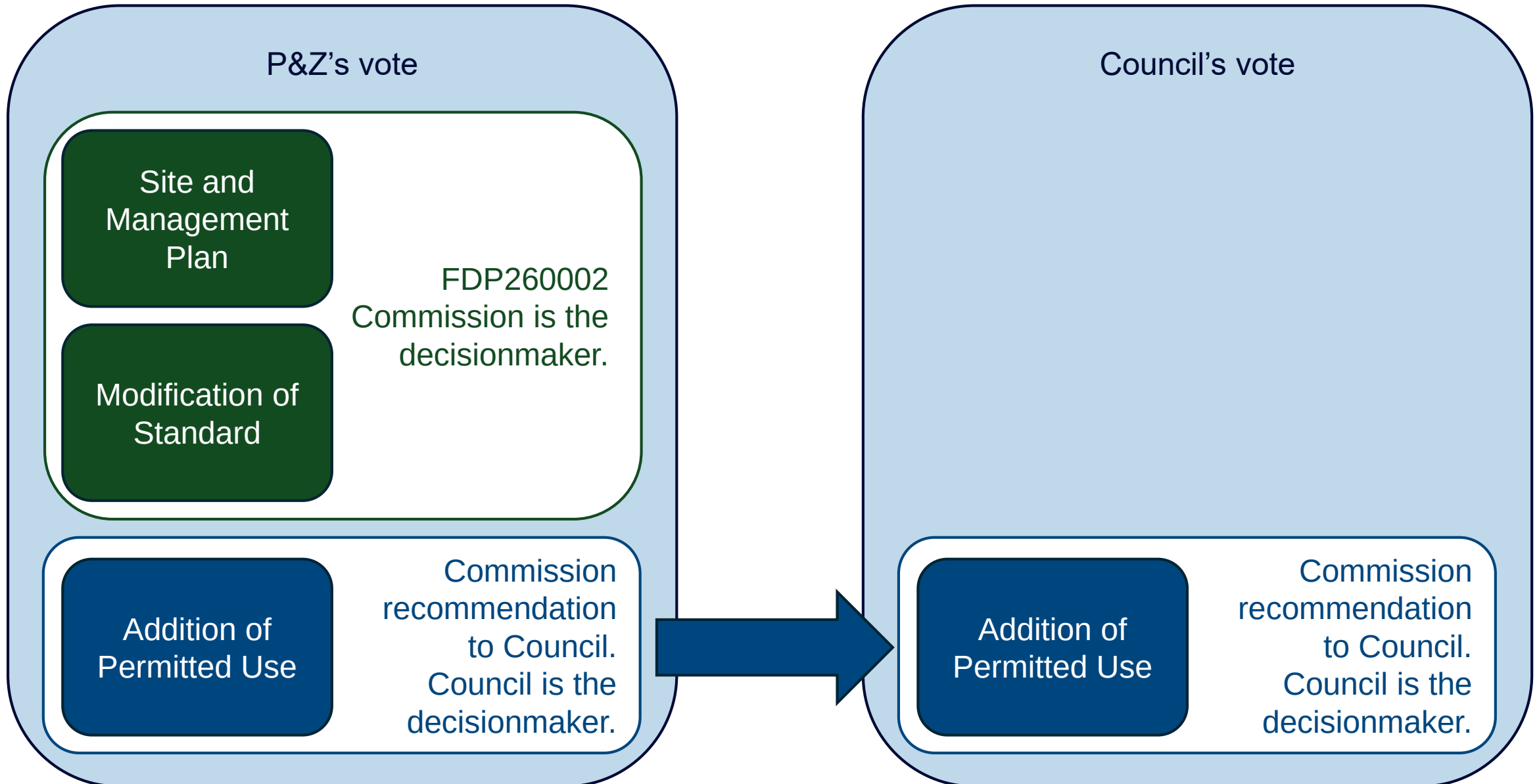
FDP260002
Commission is the
decisionmaker.

Modification of
Standard

Addition of
Permitted Use

Commission
recommendation
to Council.
Council is the
decisionmaker.

Planning & Zoning Commission's Role



Proposal Overview

Grazing Paddock Movement Note:

The electrified grazing paddock will begin in the southwest corner of the project site (see map for location) and will be systematically moved through the entire site as each area is sufficiently grazed. The red arrow shown on the map indicates the general direction of paddock movement, though exact placement will remain flexible based on site conditions. The electric fence control panel will be located at the grazing paddock corner closest to the center of the project site.

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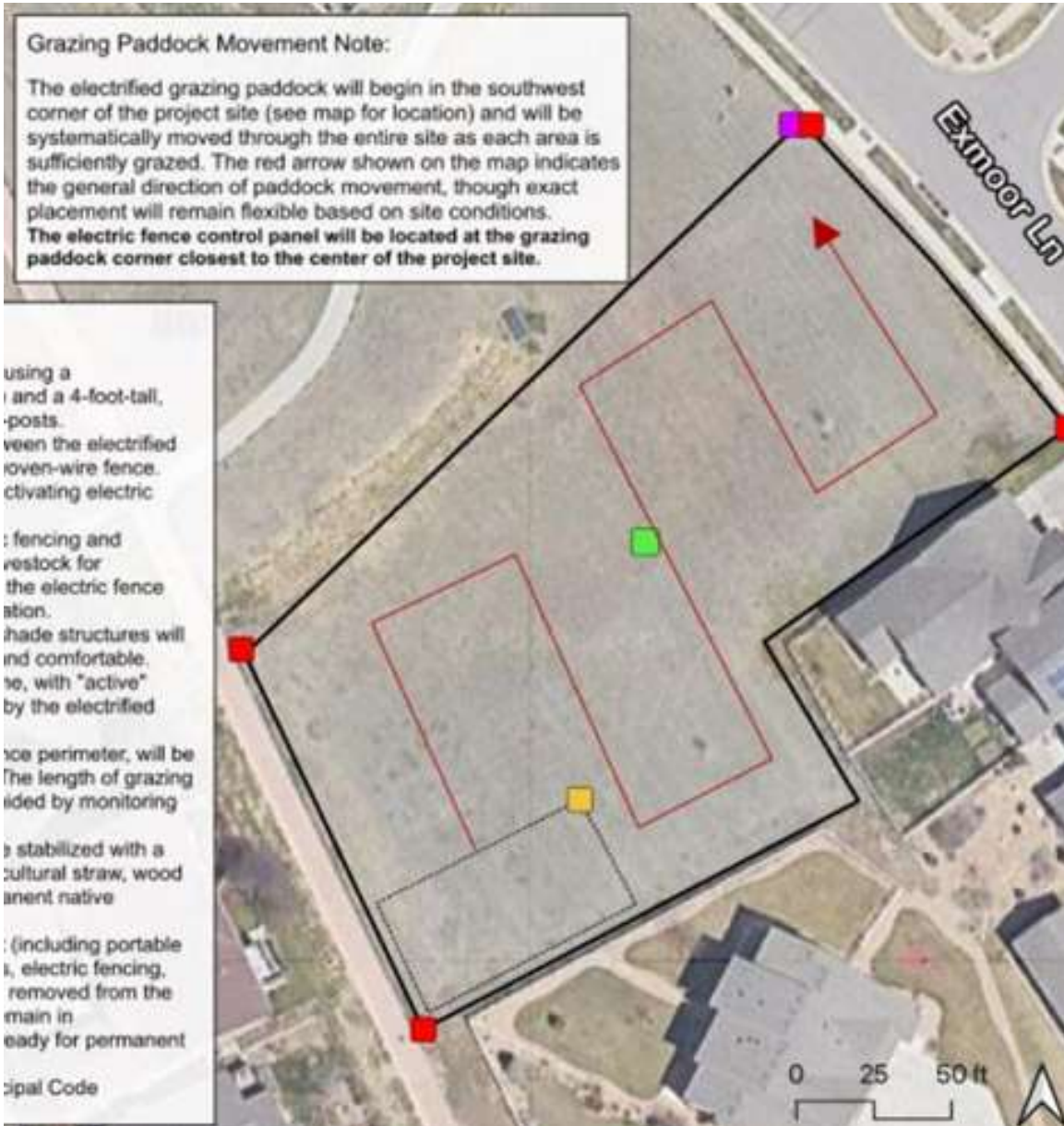
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Phase One: Weed mitigation via intensive grazing

- Pigs on-site from May 1 – Nov. 1
- 2-5 years
- Fenced with woven wire fencing – in place for full duration
- 2nd internal electric fence around mobile paddock – removed each Fall
- Signage at every corner
- Stormwater protections in place
- Only one male on-site
- Animals checked every 2 days
- Paddock moved when vegetation is removed (~2 wks)
- Treated area is mulched / seeded immediately after animals moved
- Periodic manure removal

Phases Two & Three: Permanent Native Revegetation

- 2 years
- When weed cover is <12.5% of the site, permanent native seed added
- Site weeded and re-seeded as needed
- All fencing removed



Small Neighborhood Park

- Dedicated in Rigden Farm Sixth Filing (2004)
- To be planted with a fescue blend and irrigated

Management History

- Sprinklers installed and updated (2007, 2014)
- Weeds citations most years

Minor Amendment

- Convert turf grass to native prairie grasses (2019)

AloTerra Contracted

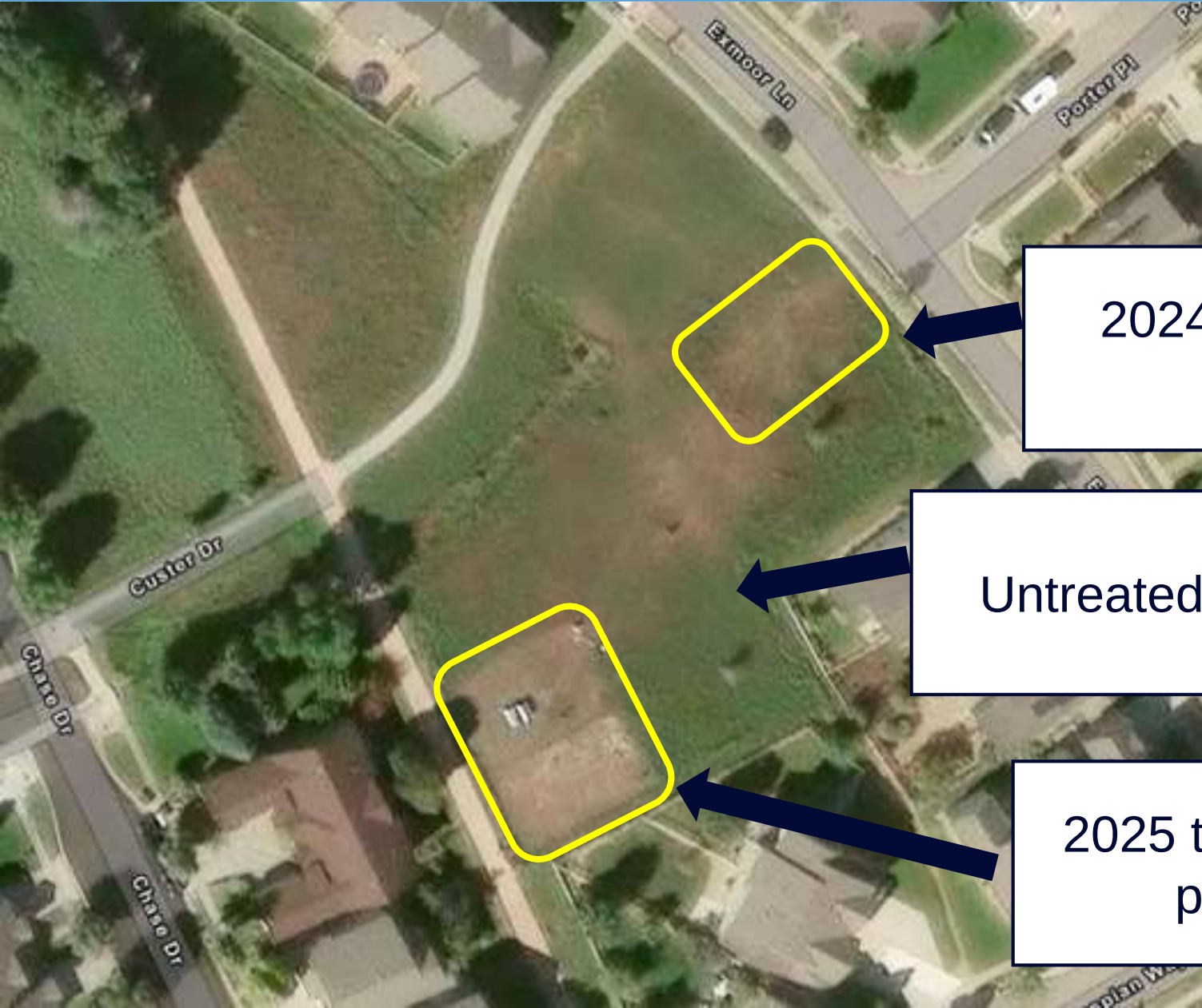
- Brought in pigs without proper City permissions (2024, 2025)



Pigs brought to the property in 2024 and 2025

Neighbor concerns included:

- Noise
- Odor
- Animal welfare



Treatments appear to be effective

2024 treatments effects

Untreated kochia

2025 treatments in progress

2025 treatment effects
Un-grazed

2025 treatment effects
Grazed

Treatments appear to be effective



Regulatory background: Low-density Mixed-use Neighborhood



Purpose of the LMN district:

- variety of housing types
- complementary commercial and institutional land uses and amenities
- parks and neighborhood centers
- attractive and walkable

Farm Animals are not a permitted use in this zone district.



Farm Animals are the only animals regulated in the Land Use Code

- *Farm Animals, including but not limited to chickens, **pigs**, sheep, goats, horses, cattle, llamas, emus, ostriches, donkeys and mules, provided, however, that farm animals shall not include chicken hens, ducks or pygmy or dwarf goats kept pursuant to Municipal Code Section 4-121*
- Restricted to zone districts with larger minimum lot sizes (RUL, UE, RF)
- Approved through the Development Review process
- **No additional regulations in the LUC**

Municipal Code - Specific rules for specific types of animals - concerned with odor and noise nuisance, animal welfare, neighborhood safety.

Animal	Land Use Code	Municipal Code
Farm Animals, including but not limited to chickens, pigs, sheep, goats, horses, cattle, llamas, emus, ostriches, donkeys and mules, provided, however, that farm animals shall not include chicken hens, ducks or pygmy or dwarf goats pursuant to FCMC Section 4-121	Restricted to certain zone districts with large minimum lot sizes. Approved through the Development Review Process	None in particular, but see below.
Horses or ponies	As above	Permitted, min of ½ acre of pasture for each animal
Chickens and ducks FCMC Section 4-121	None	- Density limits, setback - No males permitted - Animal health and welfare requirements
Dwarf Nigerian and African Pygmy goats FCMC Section 4-121	None	- Density limits, setback - No males permitted - Animal health and welfare requirements
Honey bees	None	- Density limits, setback - Animal health and welfare requirements
Household pets	None	- Animal health and welfare requirements - Quantity restricted – must be able to maintain in a healthy, safe, nuisance-free condition
Animals in general	None	- Human health and welfare protections - Animal disturbance of peace and quiet prohibited. - Public nuisance (health hazard, damages or destroys property of another, etc.) prohibited. - Animal health and welfare requirements
Wild or exotic animals	None	- Prohibited city-wide without special permits from the State of Colorado



Stormwater runoff regulations

- Municipal Separate Storm Sewer (MS4) Permit granted to Fort Collins by the State of Colorado
- The City must ensure stormwater is free of sediment, nutrients, harmful materials

Concerns around:

- noise and smell of the pigs near homes
- welfare of the pigs
- turning the neighborhood into a “test experiment”
- that the pigs are the only viable alternative to years of spraying herbicides
- the effectiveness of using the pigs
- waste and runoff

Excitement or appreciation about:

- using an innovative, eco-friendly method of weed control
- the HOA taking a long-term view of the problem and solution
- water conservation
- general support for the proposal
- neighbors & children enjoy visiting the pigs

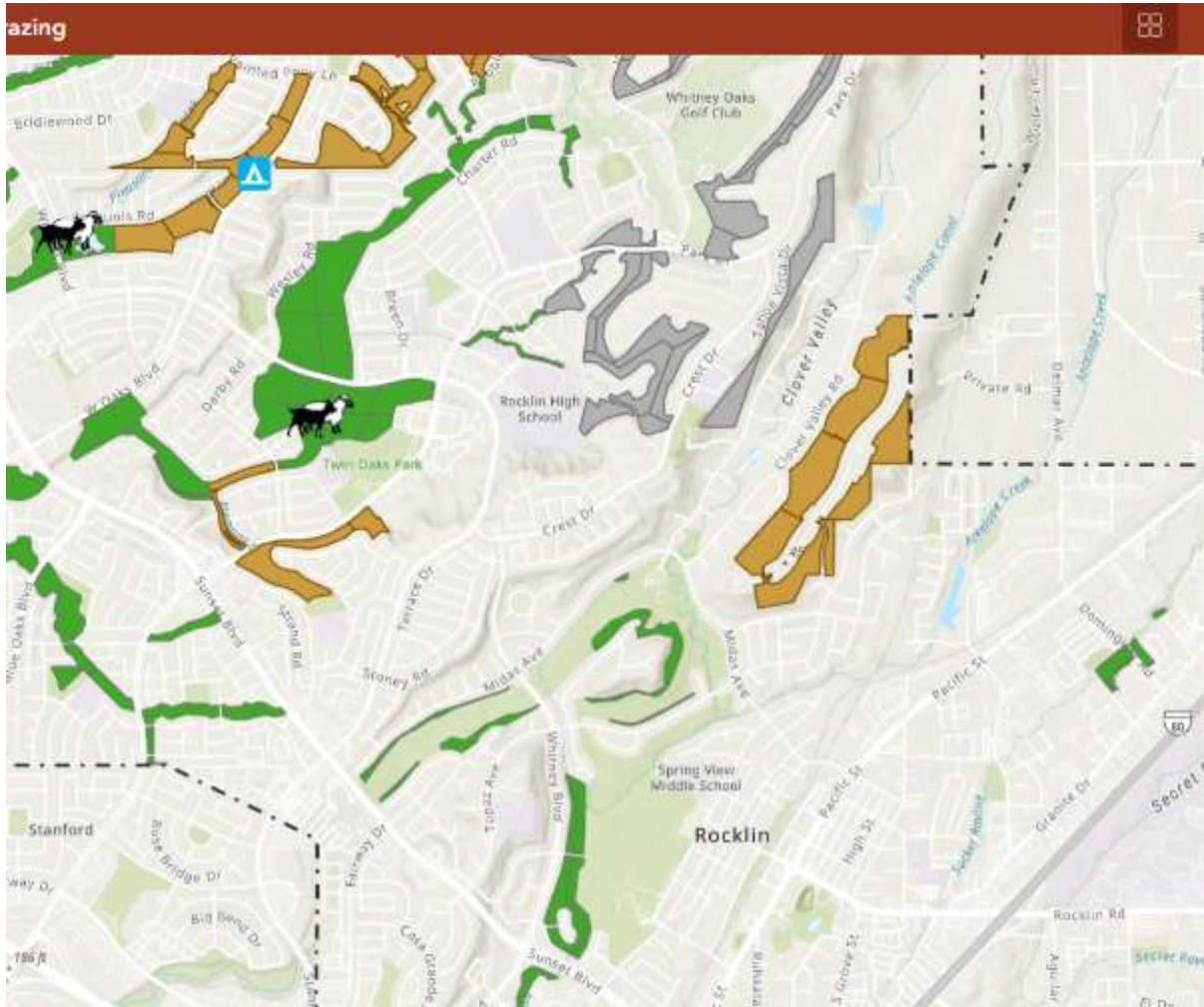
Questions or conversation around:

- Why pigs?
- How will this work?
- How long will the pigs be here?
- Why not remove contaminated soil?
- Will the program expand?
- Is this the same as a large-scale hog operation?
- Is this humane?
- Are the pigs dangerous?
- Who is legally responsible for the pigs?
- Will this effect property values?
- How much do the pigs smell and to whom and when?



Other HOA topics:

- cost and transparency
- history of water use
- history of weed management
- aesthetics of native grasses vs traditional lawns



Goats and cattle used on public property to manage biomass / fuels

- Louisville, Boulder, CO
- Santa Barbara, Healdsburg, CA
- Reno, NV

Goats used on public and private property to manage biomass / fuels

- Nashville, TN
- Rocklin, CA

Goats and cattle clip aboveground biomass similar to a lawnmower.

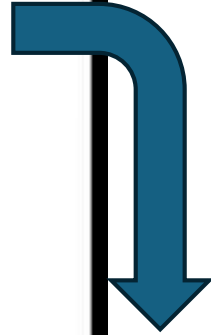


- City of Boulder Open Space and Mountain Parks
- Very difficult weed to eradicate: teasel
- Agricultural land
- One winter with pigs
- Teasel almost entirely removed

Other Cities' Policies



Agricultural Land Rehabilitation Program



Agricultural Land Rehabilitation Program



Cohagen
Summer
2022

- City of Boulder Open Space and Mountain Parks
- Very difficult weed to eradicate: teasel
- Agricultural land
- One winter with pigs
- Teasel almost entirely removed
- Rural setting – not a neighborhood setting

City Plan & Policy Alignment

City Plan

- Strategy ENV-1i. Manage natural areas and suitable open lands for biological diversity. Restore degraded lands and manage habitat to support native vegetation and wildlife.
- Policy SC4.6. Promote sustainable soil- and pest-management practices such as Integrated Pest Management, Natural Resources Conservation Service (NRCS) soil-health principles and organic farming practices.

Nature in the City

- CP1: Align City mowing and weed control policies to support local species while balancing public safety and aesthetics [resulting in] City mowing and spraying policies [that] are aligned to provide for aesthetics and public safety while allowing habitat to remain.
Residents are more aware of the benefits of less frequent mowing patterns, and City Code amendments surrounding these issues should allow taller vegetation for habitat where appropriate, and more time to establish more diverse landscapes.



Our Climate Future

- Big Move 10 Zero Waste Economy: Continue to explore ways to further reuse and recycle soil from City projects.

Purpose Statement of the Land Use Code

- (D) Encouraging innovation and responsive design solutions in land development and redevelopment.
- (E) Fostering the safe and efficient use of the land.
- (J) Minimizing adverse impacts of development on natural systems and the environment

Basic Criteria: Detriment to the Public Good?

- Staff finds that this proposal is not detrimental to the public good.

Eight APU Evaluation Criteria, LUC 6.9.1(C)(1)

- Staff finds that this proposal meets the eight criteria, given the mitigation measures in the management plan and the temporary nature of the proposal.
- Staff does find that the pigs may cause some aesthetic concerns for some neighbors, but the benefits of using the pigs over alternative methods and the temporary nature of the pigs make these concerns acceptable.

Compliance with LUC Section 5.15.1 Building and Project Compatibility

- Staff finds the proposal complies.
- Food will be stored more than 20' from the ROW. Temporary equipment will be removed seasonally. Fencing will be removed at the end of the grazing project.

Prohibited Uses

- Farm Animals are not a prohibited use in the LMN zone district.

The Planning & Zoning Commission voted to:

- Approve the Site and Management Plan (FDP260002)
- Approve the request for Modification of Standard to allow electric fencing associated with the pigs.
- Recommend approval of the Addition of Permitted Uses for Farm Animal in the LMN Zone District, in accordance with the associated Final Development Plan (FDP260002).

THANK YOU!

