

RESOLUTION 2024-095  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
EXPRESSING OPPOSITION TO A CONCRETE BATCH PLANT  
PROPOSED WITHIN THE CITY'S GROWTH MANAGEMENT  
AREA

A. Larimer County has received a development application for a proposed concrete batch plant located at 516 N. Highway 287 located near the intersection of Highway 287 and Terry Lake Road.

B. The concrete batch plant is located within the City's Growth Management Area ("GMA") agreed upon by the City and Larimer County.

C. The City provided written comments, attached along with a staff memorandum to Council as Exhibit "A", to the applicant for the concrete batch plant and to Larimer County stating that the City does not support an on-site wastewater treatment system for the concrete batch plant pursuant to Larimer County Land Use Code Section 4.3.5, Subsection 4 because:

1. The concrete batch plant does not achieve the land use pattern envisioned for the portion of the GMA where the plant is proposed because it does not align with City Plan, the City's comprehensive plan, Our Climate Future, and the Air Quality Plan; and
2. While the City would review whether to annex the property when it is eligible, the presence of a concrete batch plant, a heavy industrial use within an area envisioned for suburban mixed-uses upon annexation, weighs heavily against annexation, or at least an annexation that does not have substantial restrictions on the concrete batch plant with the eventual goal of eliminating the concrete batch plant as a nonconforming use.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Council is opposed to the concrete batch plant within the GMA because the impacts of the heavy industrial use and the request for an on-site wastewater treatment system does not meet Larimer County Land Use Code Section 4.3.5, Subsection 4, and potentially other Larimer County Land Use Code requirements City staff may identify.

Section 2. Council directs City staff to monitor and update Council regarding developments in Larimer County's review of the concrete batch plant.

Section 3. Council authorizes the Mayor to send a letter to the Larimer County Board of Commissioners expressing Council's opposition to the concrete batch plant.

Section 4. Council authorizes the City Manager or her designee to appear and provide comments on behalf of Council in opposition to the concrete batch plant at any related Larimer County Board of Commissioners hearing or Planning Commission hearing.

Passed and adopted on July 16, 2024.

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Mayor

ATTEST:

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City Clerk

Effective Date: July 16, 2024.  
Approving Attorney: Brad Yatabe