



PLANNING COMMISSION REGULAR MEETING

July 15, 2026 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

1. Approval of the July 1, 2026, Planning Commission Regular Meeting Minutes - P.
Mascarenas, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing - Request for extension of Conditional Use Permit (CUP) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila (UpLift Development Group), Owner/Applicant
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Long Range Planner
2. Recommendation to Town Board - Request for extension of Conditional Use Permit (CUP) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila (UpLift Development Group), Owner/Applicant
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Long Range Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: July 15, 2026
To: Planning Commission
From:
Re: Approval of the July 1, 2026, Planning Commission Regular Meeting Minutes - P. Mascarenas, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 07.01.26 PC Draft Minutes



Planning Commission Regular Meeting

July 1, 2026 - 7:00 PM

Kyger Room, 200 N. 11th St. Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

1. Roll Call

Present: Chairman Reddick
Vice-Chair Nader
David Hassard
Ben Kirch
Nancy Frase (alternate)
Victor Tallon (alternate)

Absent: Secretary Kinney
Jordan Spight
John Neal

Also Present: Jason Hallett, Town Board Liaison
Carlin Malone, Planning Manager
Sandra Mezzetti, Senior Planner
Kim Lambrecht, Long Range Planner
Kim Mihm, Deputy Town Attorney
Omar Herrera, Deputy Director of Engineering
Scott Pearson, Transportation Engineer
Rece Lampe, Digital Communications Supervisor
Brock Gutierrez, Application Systems Admin
Penny Mascarenas, Assistant Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Kirch moved to approve the agenda as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase; Nays – none; motion passed.

3. Public Invited to be Heard

Chairman Reddick opened the meeting for public comment on items not on the agenda, to which there were none.

B. CONSENT CALENDAR

1. Approval of the April 15, 2026, Planning Commission Regular Meeting Minutes - P. Mascarenas, Assistant Town Clerk

Planning Commissioner Kirch moved to approve the consent calendar as presented. Planning Commissioner Nader seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase; Nays – none; motion passed.

C. BOARD ACTION

1. Recommendation to Town Board – Large Retail Establishment Major Site Plan – Jacoby Farm Subdivision 5th Filing, Lots 1,2 and 4 – Walmart Super Center – Walmart, Inc. Owner, Spencer Hymas, Galloway & Company, LLC, Applicant

Long Range Planner Kimberly Lambrecht presented the item in detail, and Spencer Hymas with Galloway provided supporting comments.

Chairman Reddick clarified that this agenda item does not constitute a final approval and does not require a public hearing under the Municipal Code. In the interest of public transparency, the Commission agreed to receive public comment.

25 people spoke, stating their main concerns regarding large trucks and overnight parking, increased traffic, insufficient barrier landscaping, energy usage and wildlife conservation. Spencer Hymas of Galloway offered several clarifications on behalf of the applicant, addressing business hours, lighting, landscaping and consulting with Colorado Parks and Wildlife regarding conservation.

Chairman Reddick closed the meeting to public comment.

Commissioner Nader asked clarifying questions regarding lighting, a noise study, traffic and the provision of utilities. Transportation Engineer Scott Pearson and Ms. Lambrecht answered these questions. Ms. Lambrecht also offered some explanation regarding concerns from the public, including existing trees, the opportunity for solar panel installation and future development in the area needing to have approved site plans and code standards.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for a Large Retail Establishment Major Site Plan – Jacoby Farm Subdivision 5th Filing, Lots 1,2 and 4 – Walmart Super Center, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase; Nays – none; motion passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Kirch noted that he will be absent from the July 15, 2026, Planning Commission regular meeting.

2. Communications from Town Board Liaison

Town Board Liaison Jason Hallett advised there will be no Coffee with the Mayor event in July. He also noted the Town's Strategic Plan public outreach session had been held the previous Monday and received public participation.

3. Communications from Staff

Ms. Lambrecht communicated that the Town Board chambers will be open for business on July 13, 2026, and the Town Board meeting regarding the Walmart site plan will be held at Town Hall, as well as future Planning Commission meetings.

She stated that a sign code update is in progress, and a joint work session with the Town Board is anticipated for August 17, 2026.

E. ADJOURN

The meeting was adjourned at 8:55 p.m.

Penny Mascarenas, Assistant Town Clerk



MEMORANDUM

Date: July 15, 2026
To: Planning Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Public Hearing - Request for extension of Conditional Use Permit (CUP) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila (UpLift Development Group), Owner/Applicant
Item #: C.1.

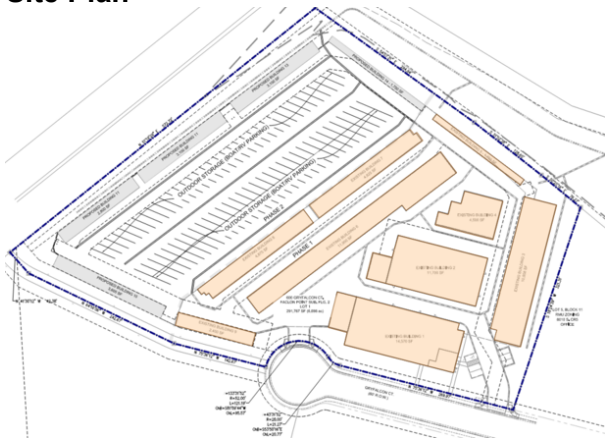
Background / Discussion:

The applicant/owner, Mr. Tony Ollila (UpLift Development Group), is requesting an extension of an approved Conditional Use Permit (CUP) for the outdoor storage of RVs and Boats at the UpLift Self Storage (formerly known as Falcon Point Storage) facility located at 600 Gyrfalcon Court (Lot 1, Falcon Point Subdivision 2nd Filing). Exterior storage of RVs/Boats is not specifically included as a permitted use or permitted accessory use in the Limited Industrial (LI) zone district. Nor is it a permitted use in any other zone district. Thus, a Conditional Use Permit (CUP) was required and approved in 2022, allowing for the temporary and interim exterior storage of RVs/Boats, which began in 2023.

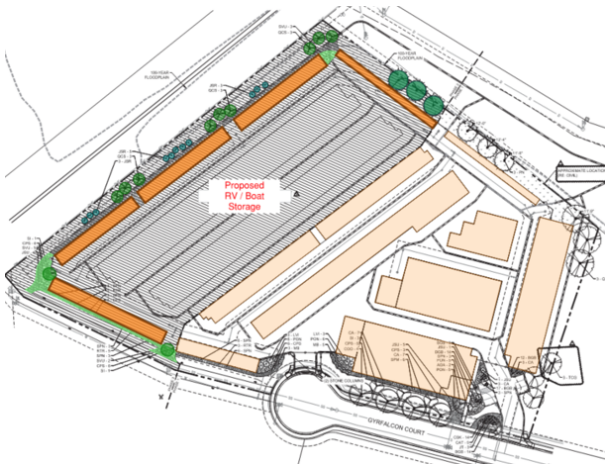
UpLift Development Group is not in a position to build out the remaining storage unit buildings at this time, so is requesting an extension of the existing CUP allowing for the temporary and continued interim option of exterior storage. The RVs/Boats will continue to be stored internal to the site, with the permitter storage unit buildings, landscaping and fencing serving as screening for that exterior storage.

Staff is proposing a three (3) year extension of the existing approved CUP. This action is consistent with previous temporary/interim requests that have occurred with nearby self-storage businesses.

Site Plan



Landscape Plan



Current Condition



Conditional Use Permits Review Criteria

Section 14-2-130(c) of the Municipal Code outlines the factors to be evaluated prior to the granting of a conditional use.

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.

While the 2016 Comprehensive Plan does not specifically address exterior storage, providing diverse industrial business opportunities supports the goals of the Comp Plan

2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

The temporary storage of RVs/Boats does not require any additional public infrastructure or public improvements beyond what is already shown on the approved Site Plan.

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

- Compatibility with adjacent uses will be achieved by creating a perimeter buffer as shown on the approved Site Plan, including construction of the perimeter storage buildings and the

associated perimeter landscaping.

- Proposed use is consistent with other industrial uses that currently exist.

Notification:

The following Planning Commission and Town Board public hearing notifications were completed in accordance with the Municipal Code:

- June 25, 2026 – Letters mailed to surrounding property owners
- July 2, 2026 – Legal notice posted on the Town of Windsor website
- July 2, 2026 – Property posted with a notification sign
- July 2, 2026 – Legal ad published in the Greeley Tribune

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

Staff requests that the Planning Commission forward a recommendation of approval of the request for an extension of the Conditional Use Permit (CUP) to the Town Board, subject to the following conditions:

1. The exterior storage of RVs/Boats shall be allowed for a maximum duration of three (3) years, at such time all vehicles shall be removed, and exterior storage operations shall cease.
2. RV dump stations and/or wash down stations shall not be allowed.

CC:

Carlin Malone, Planning Manager
Scott Ballstadt, Director of Planning

Attachments:

1. 600 Gyr Falcon Ct_CUG Extension_REQUEST
2. 1-CUG-SITE - rendering
3. 1-CUG-LNDSP - rendering
4. PC Staff Presentation - UpLift (Falcon Point) Storage CUG extension_7.15.2026

Town of Windsor
Planning Department
Attn: Kimberly Lambrecht, Long Range Planner
200 N. 11th Street
Windsor, CO 80550

Subject: Request to Extend the Conditional Use Grant at 600 Gyr Falcon Court, Windsor, CO 80550 (Lot 1, Falcon Point Subdivision 2nd Filing)

Dear Ms. Lambrecht and Windsor Planning Staff,

Thank you for meeting with us. Per your recommendation, I am writing to formally request a time extension to the Conditional Use Grant (CUG) which allows for the outdoor storage of RVs and boats at 600 Gyr Falcon Court (attached). Specifically, we are requesting an extension to allow for the CUG to remain effective for an additional three (3) years; to commence at the time at which this extension request is fully reviewed and approved.

Per Sec. 14-2-130. - Conditional Use Permit, of the Windsor Town Code, outdoor storage is a use that qualifies for the conditional use process, a site plan has been reviewed and approved, and the current operation of the conditional use permit has proven that it does not result in any undue or unnecessary burdens on the existing public infrastructure and public improvements; along with demonstrating that the use is compatible with adjacent uses.

At this current time, overall market conditions make it unfeasible to proceed with adding additional self-storage. Due to the 'fortress' style design of the property and buildings, this outdoor storage use does not negatively affect the appearance. There are also several other businesses adjacent to this property that utilize outdoor storage as part of their accessory use. Therefore, this extension will meet the code compliant Conditional Use items and maintain its purpose and effectiveness in achieving the overall site plan.

We appreciate the collaborative effort and thank you for your time in reviewing this request.

Sincerely,



Tony Ollila
970-420-1521
tony@upliftgdg.com



East Windsor Self Storage Group, LLC / Uplift Development Group LLC
5388 Ronald Reagan Blvd. Unit 136 Johnstown, CO 80534



PLANNING COMMISSION & TOWN BOARD ZONING CERTIFICATE

This certificate is evidence that on August 3, 2022, the Town of Windsor Planning Commission recommended approval and on August 8, 2022, the Town Board granted a conditional use grant to:

East Windsor Self Storage Group LLC, Owner
GYS Development LLC, Applicant

For the property described as and located as follows:

600 Gyrfalcon Court
Lot 1, Falcon Point Subdivision 2nd Filing

Approval of a conditional use grant for a period of two (2) years to allow the storage of RVs and Boats at the above referenced location in the Limited Industrial (LI) zone district.

Approval of the conditional use grant is subject to the following conditions:

1. Per the approved Site Plan, the perimeter storage buildings, and associated fencing and landscaping shall be installed prior to the storage of any vehicles.
2. The exterior storage of RVs/Boats shall be allowed for a maximum duration of two (2) years, at such time all vehicles shall be removed, and exterior storage operations shall cease.
3. RV dump stations and/or wash down stations shall not be allowed.

A handwritten signature in blue ink that reads "Kim Lambrecht".

Kimberly Lambrecht
Planner II
Town of Windsor Planning Department
klambrecht@windsorgov.com

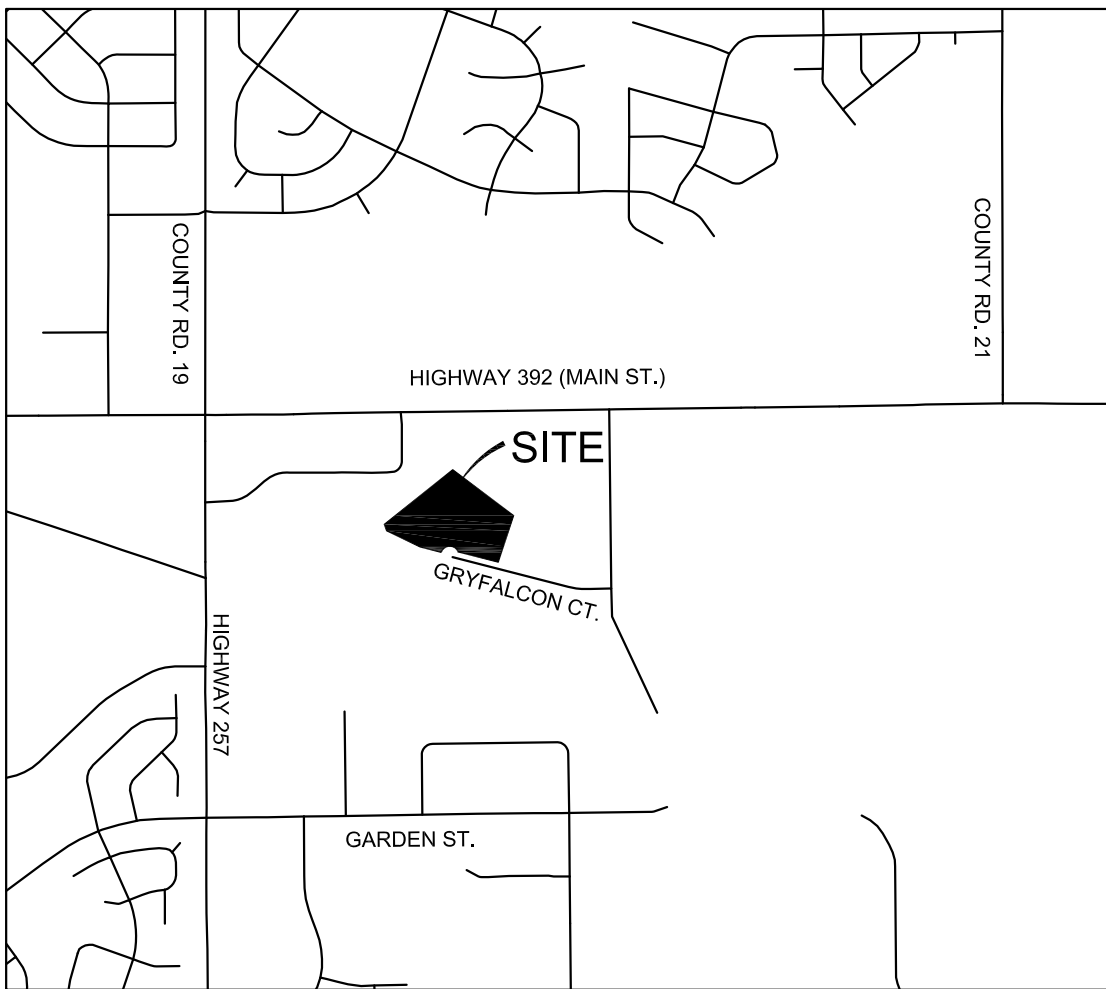
copy: Mr. Gale Schick, Chairman, Windsor Planning Commission
Ian McCargar, Town Attorney
Planning Department staff

FALCON POINT SUBDIVISION 2ND FILING, LOT 1, CONDITIONAL USE GRANT

EAST WINDSOR SELF STORAGE

600 GRYFALCON CT.

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:
LOT 1, FALCON POINT SUBDIVISION SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

PROJECT BASIS OF BEARING:
BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, AS SHOWN ON THE RECORDED PLAT OF FALCON POINT SECOND FILING, BEING MONUMENTED AS SHOWN ON SAID PLAT. SAID NORTH LINE BEARS S89°00'02"W.

ZONING:
INDUSTRIAL LIGHT (IL)

BENCHMARK:
TOWN OF WINDSOR "66-257". ELEVATION = 4778.93 NAVD(1988).

SHEET INDEX
1 COVER SHEET
2 OVERALL SITE PLAN
3 PHASE 2 SITE PLAN

LAND USE TABLE

TOTAL PROPERTY AREA	6.698 AC (291,767 SF)	
STORAGE BUILDING GROSS FLOOR AREA (GFA) EXISTING (PHASE 1) PROPOSED (PHASE 2)	(S-1 OCCUPANCY, TYPE II-B CONSTRUCTION, NON-SPRINKLERED) 67,107 S.F. 14,350 S.F.	
OFFICE BUILDING GROSS FLOOR AREA (GFA) EXISTING (PHASE 1)	(B OCCUPANCY, TYPE II-B CONSTRUCTION, NON-SPRINKLERED) 1,000 S.F.	
TOTAL BUILDING AREA, PHASE 1 AND 2	82,457 S.F. (27.9%)	
PARKING AREA	1,228 S.F. (0.4%)	
OUTDOOR STORAGE AREA	50,523 S.F. (17.3%)	
PRIVATE DRIVE AREA	98,617 S.F. (33.8%)	
SIDEWALK AREA	685 S.F. (0.2%)	
LANDSCAPE/OPEN SPACE AREA	58,260 S.F. (20.0%)	
ZONING CLASSIFICATION	LIMITED INDUSTRIAL LIGHT (LI)	
PROPOSED USES	SELF STORAGE, OUTDOOR STORAGE, OFFICE	
PARKING	REQUIRED	PROVIDED
TOTAL SPACES (1 PER 2 EMPLOYEES)	2	6
ACCESSIBLE PARKING SPACES (VAN ACCESSIBLE)	1	1
BICYCLE SPACES	0	0
MAXIMUM ALLOWABLE BUILDING HEIGHT	75'-0"	
ACTUAL BUILDING HEIGHT	TBD	
BUILDING SETBACKS	REQUIRED	PROVIDED
SOUTH (FRONT)	30'	32'
NORTH (REAR)	20'	23'
EAST (SIDE)	20'	21'
WEST (SIDE)	20'	22'
PAVING SETBACKS	REQUIRED	PROVIDED
LOCAL STREET	25'	31'
PRIVATE DRIVE	5'	19'
INTERNAL PROPERTY LINES	5'	21'

PROJECT NARRATIVE:
TO ALLOW A CONDITIONAL USE GRANT FOR APPROXIMATELY 50,523 SF OF OUTDOOR STORAGE AS PART OF PROPOSED IMPROVEMENTS BEING PHASE 2 OF THE OVERALL SITE DEVELOPMENT FOR EAST WINDSOR SELF STORAGE. NORMAL HOURS OF OPERATION WILL BE 8 A.M. TO 5 P.M. WEEKDAYS. EXISTING PARKING CONSTRUCTED IN PHASE 1 WILL REMAIN AND SATISFIES THE PARKING REQUIREMENTS FOR THE PROJECT.

PROJECT CONTACTS

OWNER: EAST WINDSOR SELF STORAGE GROUP LLC
P.O. BOX 153607
LUFKIN, TX 75915
PH: (970) 420-1521

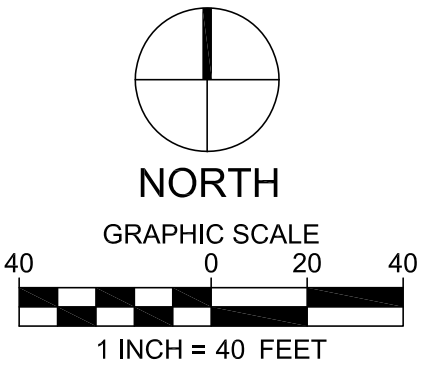
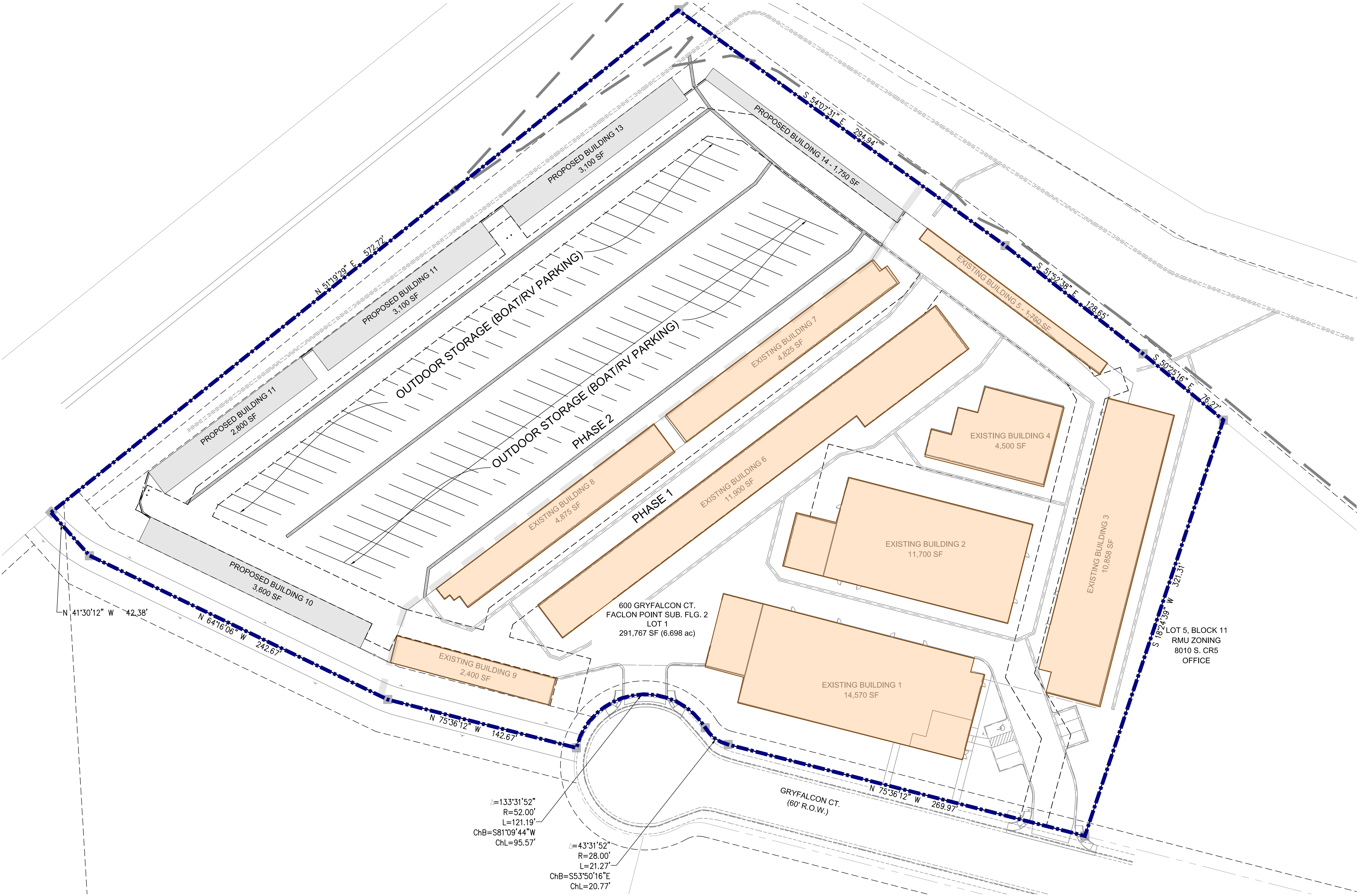
DEVELOPER / APPLICANT: GYS DEVELOPMENT, LLC
600 GYRFALCON CT.
WINDSOR, CO 80550
ATTN: TONY OLILLA
PH: (970) 420-1521
EMAIL: tony@gysdev.com

PLANNER: APERIO PROPERTY CONSULTANTS, LLC
4032 DEFOE ST.
STRASBURG, CO 80136
ATTN: AARON THOMPSON
PH: (303) 317-3000
EMAIL: Aaron@aperiopc.com

Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

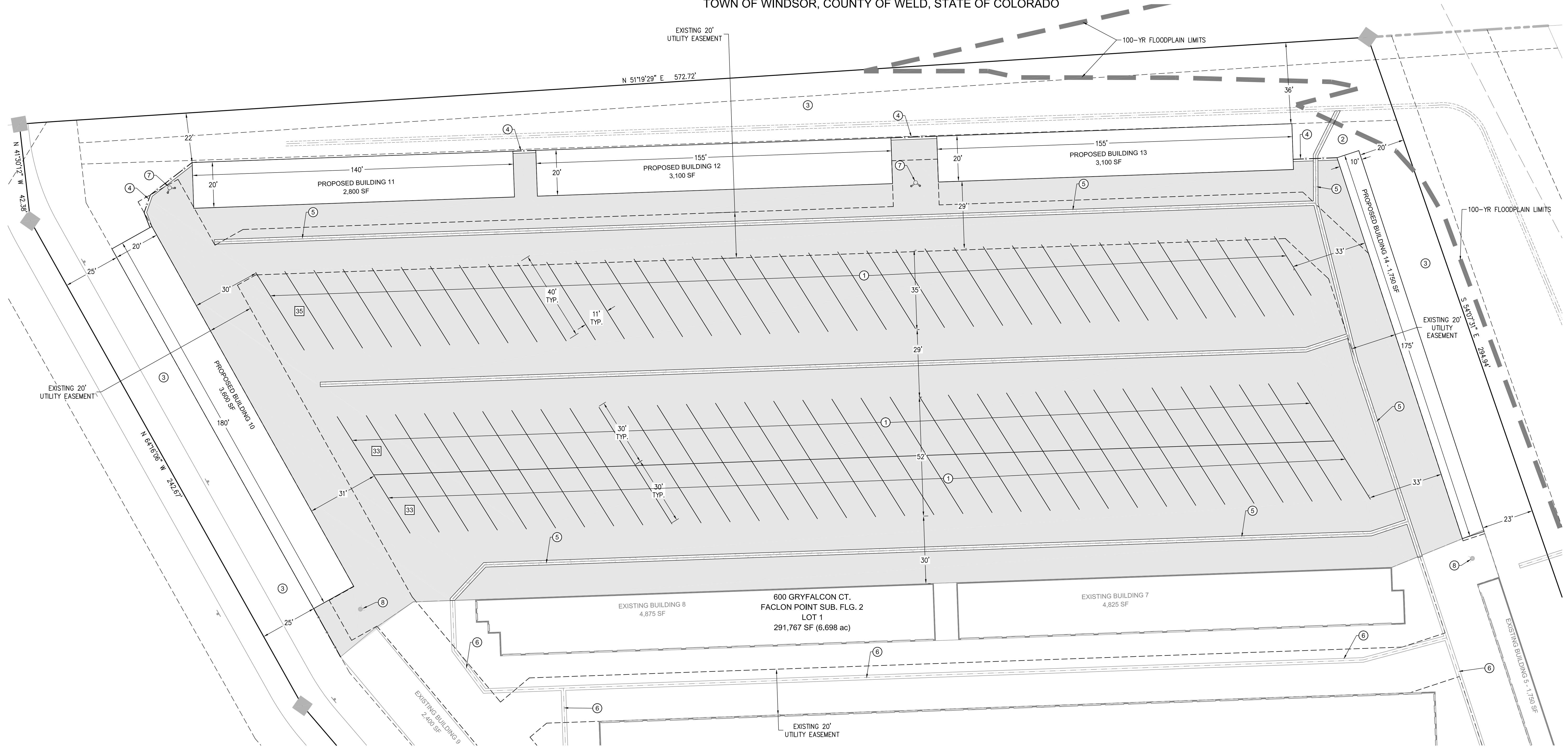
FALCON POINT SUBDIVISION 2ND FILING, LOT 1, CONDITIONAL USE GRANT
EAST WINDSOR SELF STORAGE
600 GRYFALCON CT.

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
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EAST WINDSOR SELF STORAGE
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TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

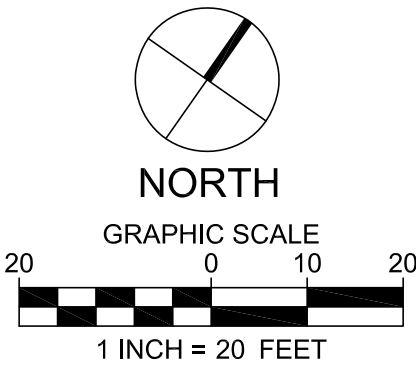


SITE PLAN KEYNOTES

- ① RV/BOAT PARKING STALL
- ② TOWER SIGNAGE ELEMENT
- ③ LANDSCAPE AREA
- ④ WROUGHT IRON FENCE
- ⑤ CONCRETE DRAIN PAN
- ⑥ EXISTING CONCRETE DRAIN PAN
- ⑦ FIRE HYDRANT
- ⑧ EXISTING FIRE HYDRANT

PAVING LEGEND

RECYCLED ASPHALT PAVING



Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
3 OF 3
SITE PLAN
05-13-2022

PLANT SCHEDULE PHASE 1

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
JT	3	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B & B		6' HT
PN	3	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		6' HT.
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
AGA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)	B & B	1.5"	-
MB	8	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5"	-
SI	3	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	1.5"	-
SHADE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
QM	3	QUERCUS MACROCARPA / BURR OAK	B & B	2"	-
TCG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2"	-
STREET TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
COO	4	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	B & B	2"	-
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
CSK	14	CORNUS SERICEA 'KELSEY' / KELSEY DWARF DOGWOOD	5 GAL		
CA	20	CORNUS STOLONIFERA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL		
CAT	5	COTONEASTER ADPRESSUS 'TOM THUMB' / TOM THUMB COTONEASTER	5 GAL		
CPS	14	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL		
LVI	6	LIGUSTRUM X VICARYI / GOLDEN VICARYI PRIVET	5 GAL		
PON	22	PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK	5 GAL		
RTR	3	RHUS TRILOBATA / THREE-LEAF SUMAC	5 GAL		
SPN	18	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL		
SPM	6	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC (PALE LAVENDER)	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
BGB	60	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL		
SPREADING JUNIPER	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
JSU	7	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		

PLANT SCHEDULE PHASE 2

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
JSR	11	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT
PN	3	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		6' HT.
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
SI	2	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	1.5"	-
SHADE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
QCS	9	QUERCUS 'CRIMSON SPIRE' / CRIMSON SPIRE OAK	B & B	2"	-
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
CPS	17	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL		
RTR	10	RHUS TRILOBATA / THREE-LEAF SUMAC	5 GAL		
SPN	12	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL		
SVU	10	SYRINGA VULGARIS / COMMON LILAC (PURPLE)	5 GAL		
SPREADING JUNIPER	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
JSU	4	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		

TREE SCHEDULE

SYMBOL	DESCRIPTION
	STREET TREES
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

FALCON POINT
SUBDIVISION SECOND
FILING - LOT 1, SITE
PLAN

(EAST WINDSOR
SELF-STORAGE)

WINDSOR, CO
PREPARED BY:

■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLY DESIGN INC.
Katy Thompson
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

GROW YOUR STORAGE, LLC.
Brandon Grebe
791 Copper Center Pkwy
Colorado Springs, CO 80921
p. 970.556.9111

ARCHITECT

VAUGHT FRYE LARSON ARCHITECTS
Chris Aronson
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.1191

ENGINEER

NORTH STAR DESIGN, INC.
Patricia Kroetch
p. 970.686.6939

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
	IRRIGATED TURF
	NATIVE SEED
	COBBLE
	BARK MULCH

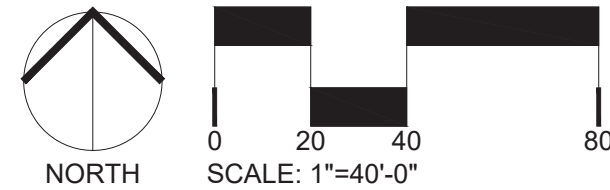
LEGEND

SYMBOL	DESCRIPTION
	1/4 TON SANDSTONE BOULDER
	1/2 TON SANDSTONE BOULDER
	3/4 - 1 TON SANDSTONE BOULDER
	= PROPERTY BOUNDARY
	= FIBER OPTIC UTILITY
	= GAS UTILITY
	= STORM DRAIN UTILITY
	= SANITARY SEWER UTILITY
	= TELEPHONE UTILITY
	= UNDERGROUND ELECTRIC UTILITY
	= WATER LINE UTILITY
	= SITE FENCING
	= EMERGENCY ACCESS EASEMENT
	= DRAINAGE EASEMENT
	= UTILITY EASEMENT
	= PLANTING AREA

TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY IS
ASSUMED FOR CORRECTNESS OF DESIGN.

DATE: _____ BY: _____
DIRECTOR OF ENGINEERING



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	SITE PLAN REVIEW	10/04/17
02	SITE PLAN REVIEW	12/06/17
03	SITE PLAN REVIEW	01/10/18
04	BID/PERMIT SET	01/10/18
05	MYLARS	02/15/18

No.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	3/9/18
2	ISSUED FOR CONSTRUCTION	5/28/18

LANDSCAPE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R17-048
DRAWN BY:	KT
REVIEWED BY:	RL

DRAWING NUMBER:

L2



UpLift Self Storage Extension of a Conditional Use Permit (Temporary RV / Boat Storage)

*Kimberly Lambrecht, Long Range Planner
July 15, 2026 – Planning Commission*



Conditional Use Permit - Extension

Chapter 14, Article II of the Municipal Code outlines the intent of conditional use Permits:

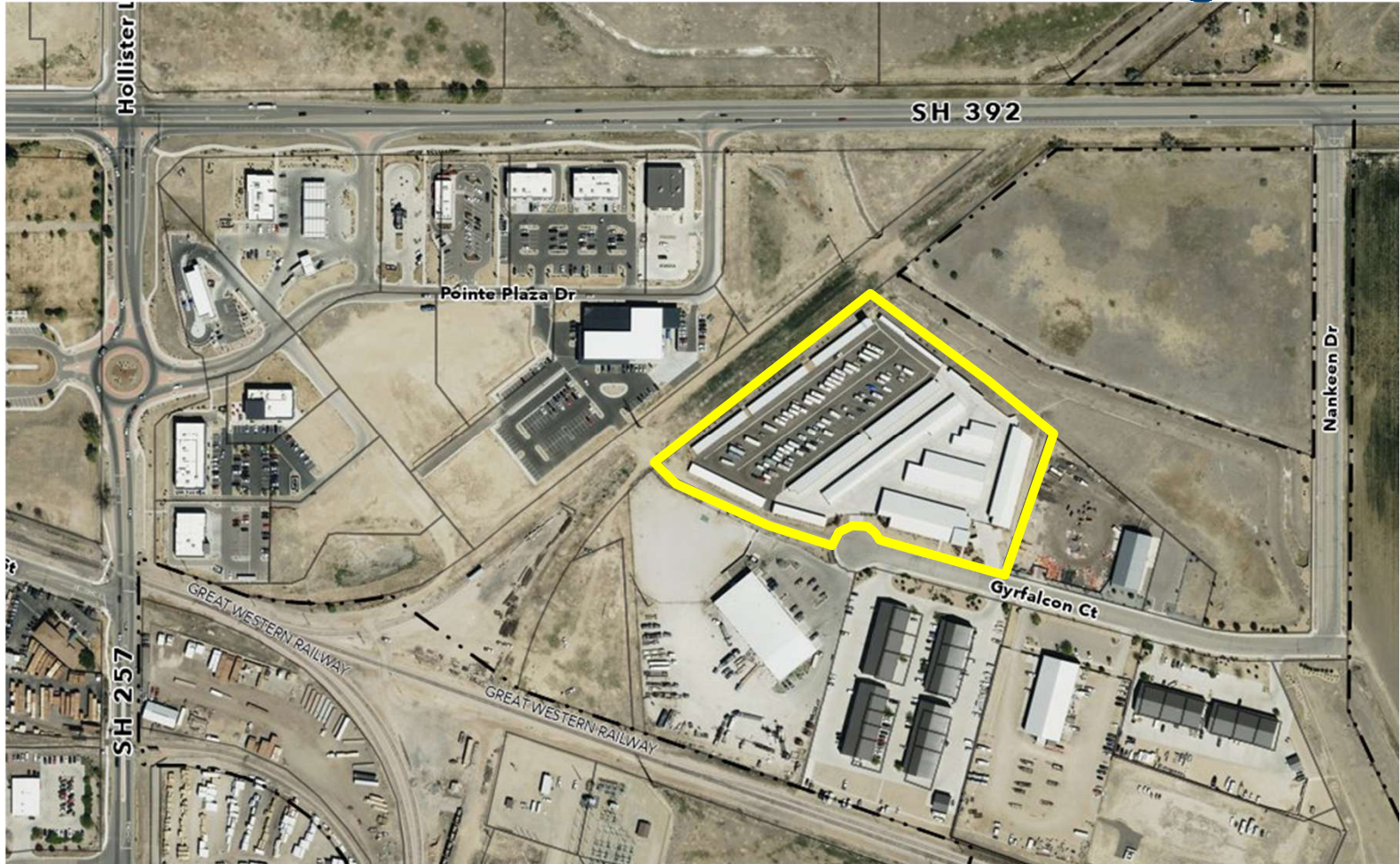
Sec. 14-2-130 - Intent of conditional use permits.

The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Code, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Code, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone.



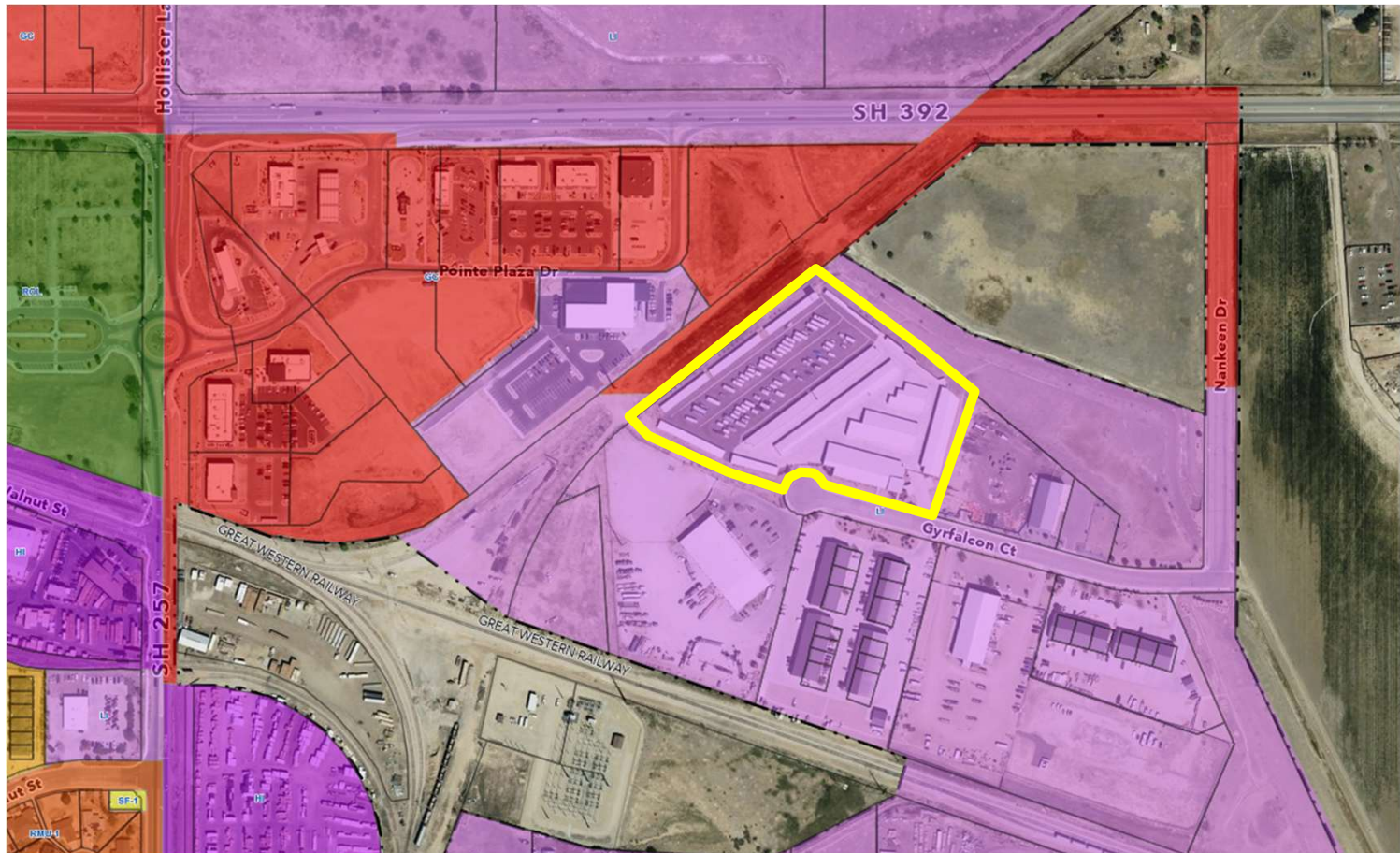
Site Location

Falcon Point Subdivision 2nd Filing





Site Zoning Limited Industrial (LI)





Proposal

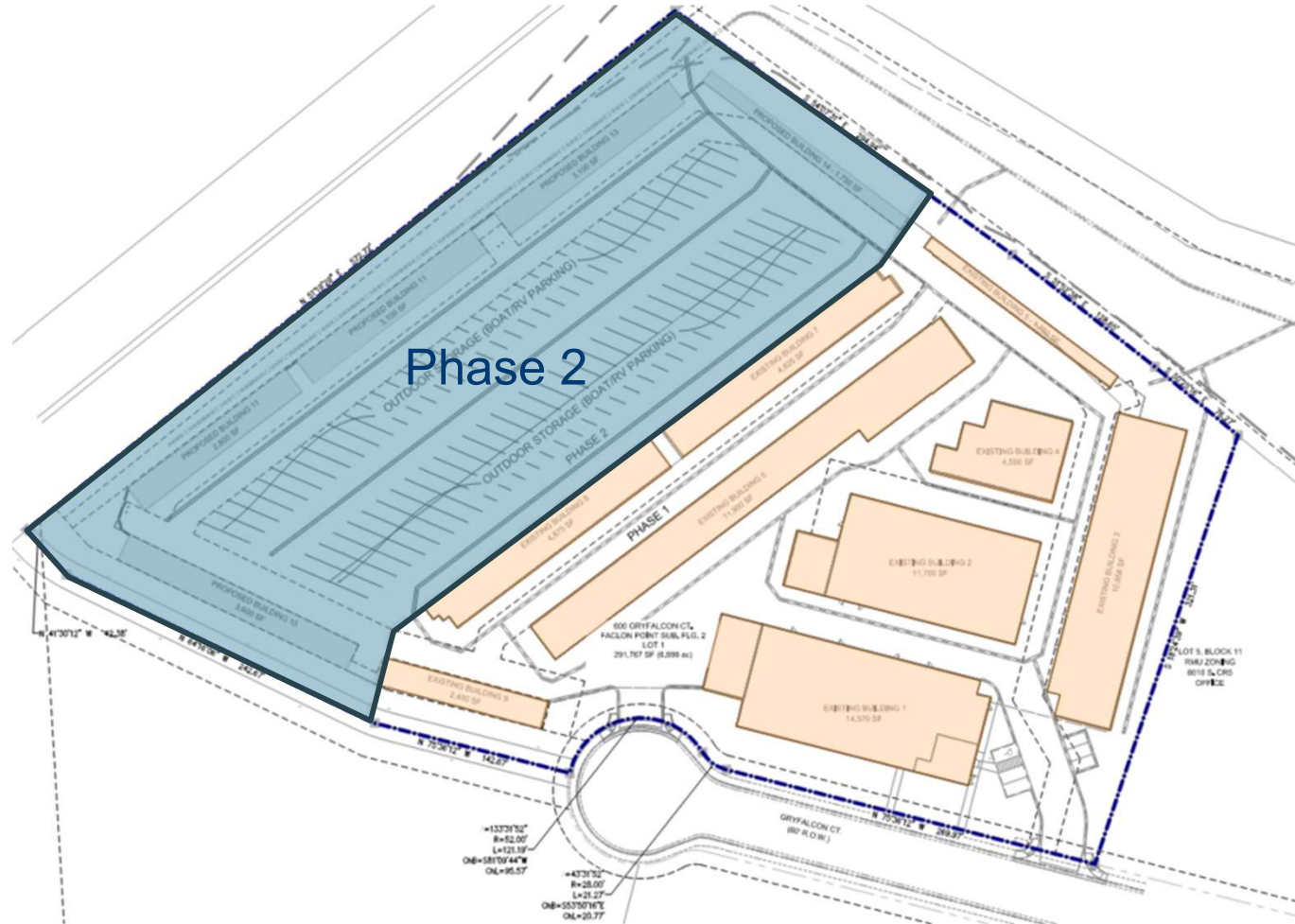
- UpLift Self Storage is requesting an ***extension*** of an existing approved Conditional Use Permit to allow for the temporary exterior storage of RVs/Boats in the Limited Industrial (LI) zone district.
- The storage occurs internal to the site, with enclosed storage unit buildings constructed along the north, west & south perimeter property lines.





Site Plan

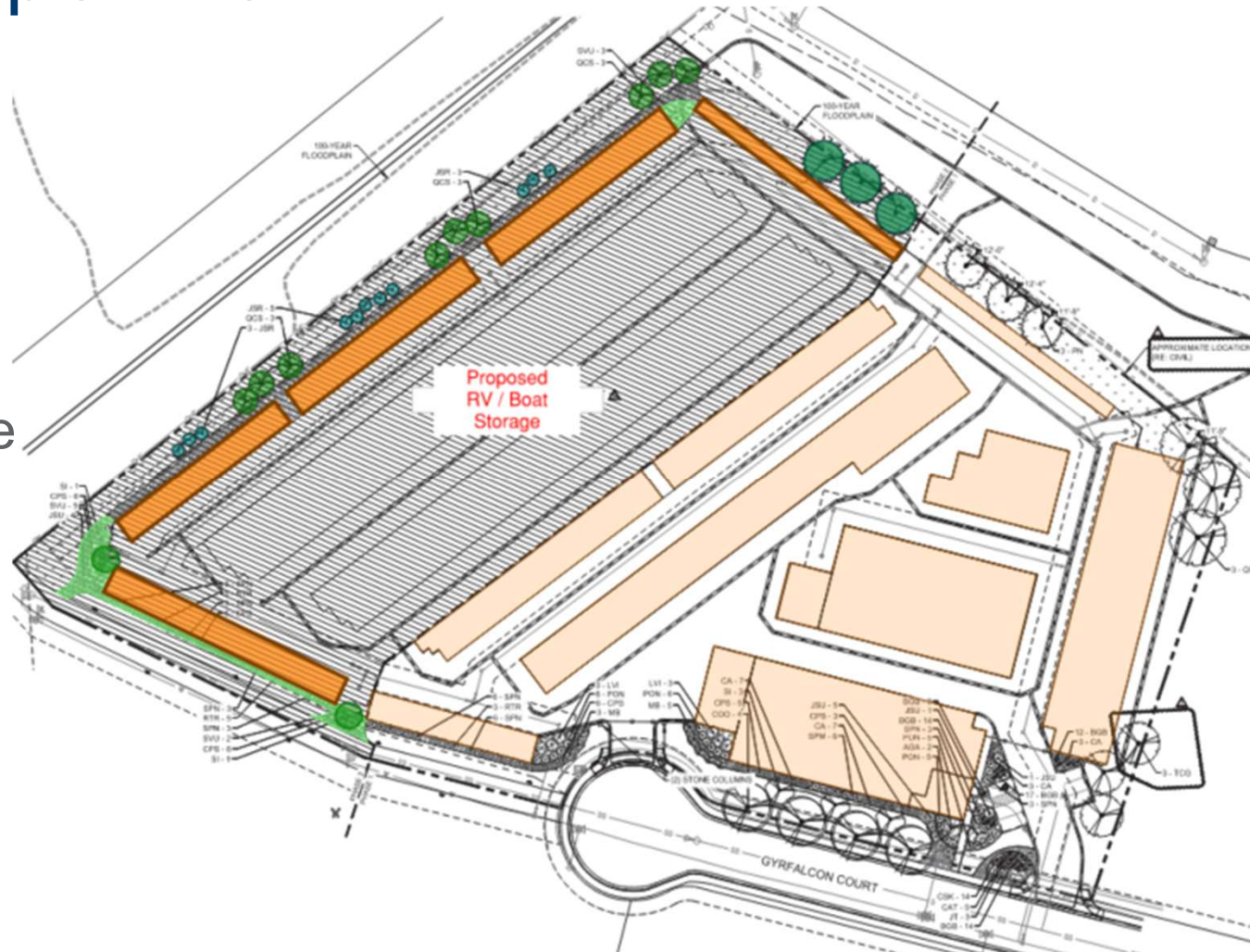
- Phase 2 of the project was approved in 2022
- A CUP for RV/Boat Exterior Storage was approved in 2022
- Exterior Storage began in December 2023





Landscape Plan

- The Phase 2 project included perimeter storage buildings with fencing and landscaping, which were installed as approved.
- These elements serve as a **physical and visual buffer** to the surface storage occurring interior to the property.





Conformance with the Comprehensive Plan

The proposed use is consistent with the **Commercial and Industrial Land Use Goals and Policies** of the Comprehensive Plan:

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

- *By encouraging this industrial use to locate in an area beyond downtown, in an industrial zone that is already developed, the impact on the downtown area of Windsor is reduced, while meeting a need of the community.*



Conditional Use Grant Review Criteria

Section 14-2-130(c) of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

- 1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.***

While the 2016 Comprehensive Plan does not specifically address exterior storage, providing diverse industrial business opportunities supports the goals of the Comp Plan

- 2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.***

The proposed temporary exterior RV/Boat storage does not require any additional public infrastructure or public improvements beyond what is already shown on the approved Site Plan.



Conditional Use Permit Review Criteria

3. *The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.*

- Compatibility with adjacent uses will be achieved by creating a perimeter buffer as shown on the approved Site Plan, including construction of the perimeter storage buildings and the associated perimeter landscaping.
- Proposed use is consistent with other industrial uses that currently exist in the area.





Notifications

In accordance with the Municipal Code, notifications for this meeting were as follows:

- ▶ June 25, 2026 – letters mailed to surrounding property owners
- ▶ June 30, 2026 – property posted with a notification sign
- ▶ July 1, 2026 – legal ad published in the Greeley Tribune
- ▶ July 2, 2026 – legal notice posted on the Town of Windsor website





Recommendation

Staff requests the Planning Commission forward a recommendation of approval of the request for an extension of the Conditional Use Permit to the Town Board, subject to the following conditions:

1. The request for the extension of the approved Conditional Use Permit allowing for the exterior storage of RVs/Boats shall expire (3) years from the date of Town Board approval of the extension, at such time all vehicles shall be removed, and exterior storage operations shall cease.
2. RV dump stations and/or wash down stations shall not be allowed.



Conditional Use Permit

Staff requests that the following be entered into the record:

- Request for extension
- Staff memorandum and supporting documents
- All testimony received during the public hearing
- Recommendation



Thank you!

Questions?

*Kimberly Lambrecht, Long Range Planner
July 15, 2026 – Planning Commission*



MEMORANDUM

Date: July 15, 2026
To: Planning Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Recommendation to Town Board - Request for extension of Conditional Use Permit (CUP) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila (UpLift Development Group), Owner/Applicant
Item #: C.2.

Background / Discussion:

Please refer to public hearing materials in the previous agenda item.

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

Staff requests that the Planning Commission forward a recommendation of approval of the request for an extension of the Conditional Use Permit (CUP) to the Town Board, subject to the following conditions:

1. The exterior storage of RVs/Boats shall be allowed for a maximum duration of three (3) years, at such time all vehicles shall be removed, and exterior storage operations shall cease.
2. RV dump stations and/or wash down stations shall not be allowed.

CC:

Carlin Malone, Planning Manager
Scott Ballstadt, Director of Planning

Attachments: