

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS**MONDAY, JUNE 8, 2026****LAND USE HEARING**

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager. Chair Pro Tem Kefalas presided. Commissioner Stevens was present. Commissioner Shadduck-McNally was excused. Also present were Justin Currie, Jared Seay, Samantha Lasher, Laura Collier, and Christina Scrutchins, Community Development; Ashton Brodahl and Lea Schneider Health Department; Christine Luckasen, Assistant County Attorney; and Dianne Cheney, Deputy Clerk.

Chair Kefalas opened the meeting with the Pledge of Allegiance.

The Board did not wish to remove any items from the Consent Agenda. No members of the public wished to remove any items from the Consent Agenda.

PUBLIC HEARING CONSENT ITEMS:

1. BURKE LOT CONSOLIDATION & EASEMENT VACATION, FILE NO. 26-LAND4553: The subject properties are located at 28 and 37 Yui Court in Red Feather Lakes. The properties are 1.06 acres and 0.75 acres, respectively, and are both zoned O-Open. 37 Yui Court currently contains one single-unit residential home and outhouse constructed in 2001, while 28 Yui Court is currently vacant. The applicant is requesting to vacate a 20-foot-wide easement that exists between Lots 54 and 55 of Crystal Lakes 15th Filing PUD and then combine these two lots into one. The easement being vacated was created when the subdivision was platted, therefore, it requires an easement vacation process to be removed. No new development is currently proposed, although the applicants have expressed interest in constructing a garage on the combined lot in the future.

The property is currently serviced by Crystal Lakes Water and Sanitation. Since this request is not creating a new lot, no new water or sewer services are required. The utilities that serve this property have signed the utility checksheet, and no concerns were received regarding the request.

Postcards were mailed to 20 property owners within 500 feet of the subject property to notify them of this request. As of May 26, 2026, no comments from neighboring property owners have been received. Internal and external referral agencies have reviewed the proposal and there are no issues or concerns with the proposed request.

To approve an amended plat, the Board of County Commissioners shall consider review criteria found in article 6.7.5.D.3, and easement vacation review criteria section 6.5.8.D.1 of the Larimer County Land Use Code.

The proposed Lot Consolidation Access Easement Vacation Lots 54 and 55 of Crystal Lakes Subdivision 15th Filing PUD meets all the applicable criteria in sections 6.5.7.D.3 and 6.5.8.D.1. The Development Services Team is in support of the proposed consolidation of lots and easement vacation as it will be consistent with or exceed required setbacks and minimum lot size for the RR-2 zone district. The Development Services team also finds that the vacation of the existing easement will not negatively impact access, utility servicing, or would be expected to negatively impact adjacent parcel owners. Therefore, the request is supported by the Development Services Team.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Burke Lot Consolidation and Easement Vacation within Crystal Lakes Subdivision 15th Filing PUD, File No. 26-LAND4553, subject to the following conditions:

1. The property will be subject to all restrictions, covenants, and conditions set forth in the plat of record for the Crystal Lakes Subdivision 15th Filing PUD.
2. Any future uses on these lots shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code prior to commencement of the use.
3. The Findings and Resolution shall be a servitude running with the property. Those owners of the property, or any portion of the property, who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this amended plat approval.

2. MCNULTY AMENDED PLAT, FILE NO. 26-LAND4546: The subject property is located at 6601 Hidden Spring Road in Fort Collins, Colorado, approximately one mile west of the intersection of Trilby and South Taft Hill. The property is zoned RR-2-Rural Residential and is Lot 1 of the Kidder Subdivision. The Kidder Subdivision is a two-lot subdivision that was recorded on August 3, 2012. Lot 2 of the Kidder Subdivision already has a single-unit residence on the property with accessory out-buildings. Lot 1 is currently vacant but intended to be developed with a single-unit residence.

A building envelope was shown on Lot 1 at the time the Kidder Subdivision was recorded to ensure that an amenable soil profile for a septic system, and access to a shared well, would be possible for lot 1's water and septic needs.

The applicant intends to alter the location of the existing building envelope to a location closer and more accessible to Hidden Springs Road. The proposed location would still allow for a septic system to be used for the proposed home and would allow access to public water through Spring Canyon Water District, instead of required use of a shared well. The applicants have submitted a soils report indicating that the new building envelope location would also allow for placement of a septic system.

Staff are in support of the proposed building envelope relocation and connection to the Spring Canyon Water District. If this application is approved, the development agreement will be amended only to reflect the new permitted use of public water service in lieu of the previously required joint well agreement, with all other existing restrictions remaining in effect and signed by the Board of County Commissioners. The owners of lot 2 have also

expressed interest in switching to the public water source in the future which will be contemplated through the amended development agreement.

To approve an amended plat, the Board of County Commissioners shall consider articles 6.7.5.D.3 and 6.3.8.D of the Larimer County Land Use Code.

The application meets all of the applicable criteria in article 6.3.8.D and 6.7.5.D.3 of the Land Use Code. The application was submitted to internal and external review agencies for comment. Comments were received by some referral agencies but overall, there were no concerns about the application.

Notice of this application was sent to a total of 12 property owners within 500 feet of the property. As of May 26, 2026, no comments from neighboring property owners have been received.

The Development Services Team is in support of the proposed amended plat of the Kidder Subdivision which meets all of the applicable criteria. The proposed amended plat will grant a more permissive building location for the prospective home and allow connection to a public water source rather than a shared well for both lots within the subdivision.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends that the Board of County Commissioners approve the McNulty Amended Plat, File No. 26-LAND4546 subject to the following conditions:

1. All conditions of approval shall be met, and the final plat recorded by December 8, 2026, or this approval shall be null and void.
2. Any covenant, deed restrictions, or other conditions of approval as approved by the Kidder Subdivision, File No. 10-S2944 and the related development agreement not amended by this approval will continue to apply to the lots. This will be added as a plat note to the final plat.
3. The Findings and Resolution shall be a servitude running with the property. Those owners of the property, or any portion of the property, who obtain title subsequent to the date of the recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this amended plat approval.
4. Prior to the recordation of the final plat, the Board of County Commissioners shall execute and sign the first addendum to the development agreement for the Kidder Subdivision, File No. 10-S2944.

3. BUEHLER GREEN ACRES RLUP RESIDUAL LOT A AMENDED PLAT & APPEAL, FILE NO. 23-LAND4392: The subject property is located at 1095 Buehler Acres Drive in Berthoud, Colorado, which is located approximately ¼ mile east of the intersection of N. Highway 287 and W. County Road 2E. The property is 41.06 acres and is zoned RR-2 – Rural Residential. The property contains a 4.52-acre building envelope in the southeast corner of the site with an existing single-unit residence constructed in 2005. The building envelope is not being modified with this request.

The property is Residual Lot A of the Buehler Green Acres Rural Land Use Plan (RLUP), approved in 1998 (File No. 98-RLP0019). The development agreement outlines development requirements for all lots in the RLUP, including a restrictive covenant for residual lots, including residual lot A.

The applicant is requesting to divide the existing 41.06-acre residual lot A into a 30.25-acre lot and a 10.81-acre lot for estate planning purposes. The new lot line is proposed to follow the centerline of the existing irrigation ditch, owned by the Old Ish Ditch Company, allowing for a more functional configuration for ongoing agricultural operations.

This application also includes an appeal to Article 6.5.7.D.3.a of the Larimer County Land Use Code since a new lot is proposed with this request.

If approved, this request would not create new developable lots. As noted above, the intent is to establish two conveyable lots that best reflect the existing residential and agricultural land uses while facilitating long-term estate planning for the current property owner. The two resultant lots will remain subject to the covenants and restrictions outlined in the Buehler Green Acres R.L.U.P. 98-RLP0019 Development Agreement and Buehler Green Acres Management Plan, in addition to the RR-2 – Rural Residential zoning district standards. If this application is approved, the development agreement and management plat will be amended only to reflect the new resultant lots, with all other existing restrictions remaining in effect and signed by the Board of County Commissioners (Condition Nos. 3 and 4). Additionally, Section 37 of the development agreement states that the agreement may be amended with written consent of the County and owners of seven lots or 50% of the property owners.

The property is currently served by the Little Thompson Water District (LTWD) and an on-site septic system. Since this request is not creating a new developable lot, no new water or sewer services are required. Both lots will be accessed via Buehler Acres Drive in addition to an existing agricultural field access along Larimer County Road No. 2E for Residual Lot A-1.

All existing utility, drainage, irrigation, and irrigation maintenance easements previously platted with the final plat of the Buehler Green Acres RLUP will remain in place. No easement or right-of-way vacations are proposed with this application. However, an additional 20-foot-wide utility easement will be dedicated to accommodate an existing underground electric line.

Postcards were mailed to fifteen property owners within 500 feet of the subject property to notify them of this request. As of May 26, 2026, no comments from neighboring property owners have been received.

To approve an amended plat, the Board of County Commissioners shall consider review criteria found in Article 6.5.7.D.3 and 6.3.8.D of the Larimer County Land Use Code. Additionally, the Board of County Commissioners will consider Article 6.7.2.B.5 of the Land Use Code.

The Development Services Team concludes that the proposed amended plat of Residual Lot A of the Buehler Green Acres Rural Land Use Plan & Appeal complies with articles 6.3.8.D and 6.5.7.D.3 and there are no issues or concerns. Both internal and external referral agencies either had no concerns or provided comments regarding concerns in the staff report.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Amended Plat of Residual Lot A of the Buehler Green Acres Rural Land Use Plan & Appeal File No. 23-LAND4392, subject to the following conditions:

1. All conditions of approval shall be met and the final plat recorded by December 8, 2026 , or this approval shall be null and void.
2. The Findings and Resolution shall be a servitude running with the property. Those owners of the property, or any portion of the property, who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this amended plat and appeal approval .
3. Prior to the recordation of the final plat, the Board of County Commissioners shall execute and sign the first addendum to the development agreement and residual land use restrictions for the Buehler Green Acres RLUP, File No. RLP0019 and the first addendum to the Buehler Green Acres RLUP Management Plan.
4. The resultant lots will be subject to all restrictions, covenants and conditions as set forth in the original Development Agreement and Residual Land Use Restrictions for Buehler Green Acres RLUP, File No. 98-RLP0019 and the Buehler Green Acres RLUP Management Plan, unless otherwise amended by the First Addendum Development Agreement and Residual Land Use Restrictions for Buehler Green Acres RLUP, File No. 98-RLP0019 and the Buehler Green Acres RLUP Management Plan, as approved through File No. 23-LAND4392. This will be added as a plat note to the final plat.
5. Prior to the recordation of the final plat, the applicant shall make any required corrections to the plat as noted by the Land Surveyor of the Larimer County Engineering Department, the Planning Division, and Little Thompson Water District, as detailed below:
 - a. Correct 'or' to 'of' before Residual Lot A in the smaller font plat title on sheets 1 and 2.
 - b. Change 'Map' to 'Plat' in notes 1 and 2 in General Notes for consistency.
 - c. Correct the reception number of Buehler Green Acres RLUP from 2001054470 to 20010054470 in all places that it is referenced on both sheets.
 - d. Remove the 'Found Monument' symbol in the legend.
 - e. Provide sources of ROW (right-of-way) widths.
 - f. Move the limit of actions statement in the lower right-hand corner of sheet 2 to the left so that text is not cut-off.
 - g. Include depth of monument (and if in range box) or height above ground in the monument descriptions.
 - h. Revise "Chairman" to "Chair" in the Board of County Commissioners signature block.
 - i. Remove the "note" as labeled on Residual Lot A-2 located on sheet 2 and replace with the following statement: "The resultant lots will be subject to all restrictions, covenants, and conditions as set forth in the original development agreement and residual land use restrictions for Buehler Green Acres RLUP Management Plan, unless otherwise amended by the first addendum development agreement and residual land use restrictions for Buehler

Green Acres RLUP, File No. 98-RLP0019 and the Buehler Green Acres Management Plan, as approved through File No. 23-LAND4392.”

- j. Show the non-exclusive Little Thompson Water District 10-foot easement along the northern property line on sheet 2 (reception No. 97044806).
 - k. Edit the 20-foot exclusive Little Thompson Water District easement label on sheet 2 to indicate it is a non-exclusive easement for both Little Thompson Water District and the Central Weld County Water District.
6. Should the development rights for Residual Lot A-1 and/or Residual Lot A-2 be repurchased after the 40th anniversary of the original development agreement's recordation, any proposed development shall require approval from the Board of County Commissioners through the applicable County land division process, pursuant to Land Use Code standards.

4. HARTER SHORT-TERM RENTAL SPECIAL REVIEW, FILE NO. 26-ZONE3846: The subject property is located on the east side of Hiawatha Lake, within the Hiawatha Heights Subdivision. It is approximately 0.53-acres in size and is zoned O-Open. This property is located within the Red Feather Lakes plan area. The property contains a two-bedroom cabin constructed in 2017. The property is served by a household use well under permit #303186, an on-site wastewater treatment system, and Red Feather Lakes Fire Protection District. The property takes access from W Grand Drive.

Short-term rental applications in the O – Open zone district are required to receive land use approval through the Special Review process and obtain a conversion permit from the Building Division prior to operating. A short-term rental is considered a Commercial Lodging Facility use and the review process required for such use depends on the zone district in which the property is located.

There are no appeals associated with this application.

The applicant/property owner for this application opted out of the sketch plan phase and moved directly into the public hearing phase. The sketch plan phase is designed for applicants to get comments on their proposal prior to the public hearing phase. In this case, staff was supportive of the application moving straight to the public hearing phase without the sketch plan phase.

On February 12, 2026, notice of the public hearing phase of this application was sent to 96 property owners within 1,000 feet of the property. One community member provided a comment in opposition to the proposed short-term rental. The comment in opposition expressed concern that short-term rental properties in the area could alter the family-oriented character of the neighborhood and negatively affect the unique character of the community. The applicant has provided a response to this community member's comment.

A neighborhood meeting was not required for this application.

To approve a special review application, the Board of County Commissioners must consider Article 6.4.2.D and general review criteria Article 6.3.8.D of the Larimer County Land Use Code and find that each criterion has been met or determined to be inapplicable. Additionally, the Board of County Commissioners must also consider Article 4.0, Development Standards in the Land Use Code.

Internal and external referral agencies were given the opportunity to review and comment on this proposal. Comments can be found in the staff report.

The Development Services Team finds that the proposed special review for the Harter Short-Term Rental meets all applicable criteria in Articles 6.3.8.D and 6.4.2.D, as well as all applicable standards outlined in Article 3.3.5.B and Article 4.0.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends that the Board of County Commissioners approve the Harter Short-Term Rental, File No. 26-ZONE3846 subject to the following conditions:

1. This special review approval shall automatically expire in three years if the use has not commenced and/or building permit and/or development construction permit are not issued.
2. The special review approval shall be subject to revocation at a noticed public hearing if the owner fails to comply with any conditions of approval or fails to use the property consistent with the approved special review.
3. The site shall be developed consistent with the approved plan and with the information contained in the Harter Short-Term Rental, File No. 26-ZONE3846, and the supplemental regulations listed above, except as modified by the conditions of approval or agreement of Larimer County and the property owner. The property owner shall be subject to all other verbal or written representations and commitments of record for the Harter Short-Term Rental Special Review.
4. The property owner is responsible for paying all applicable fees which may include building permit fees, impact fees, and Transportation Capital Expansion Fees (TCEF) applicable to the use.
5. Prior to operation as a short-term rental, the applicant shall obtain an approved Change of Occupancy Permit from the Larimer County Building Division and successfully pass the Life Safety Inspection.
6. The short-term rental is approved with two bedrooms and once additional sleeping area for a maximum occupancy of six people.
7. Re-certification shall be required upon notice by Larimer County, which is required approximately every two years. Failure to complete and resubmit the re-certification from to the Community Development Department shall be cause for consideration of revocation of this approval
8. No parking shall be permitted in the right-of-way and all parking for the use shall be on-site.
9. The use must comply with the Larimer County Noise Ordinance, including reduced noise levels at property lines between 7pm and 7am.
10. Upon issuance of the Change of Occupancy Permit, the applicant shall include the approved file number, 26-ZONE3846, on all advertising and booking websites.
11. The identified property manager must be located within the required distance of the short-term rental, per Section 3.3.5.B.2.P of the Larimer County Land Use Code.
12. Upon approval, the property owner shall mail the designated property manager's contact information to surrounding property owners within a 1,000-foot radius of the property boundary. The owner shall also mail contact information to surrounding property owners whenever the designated property manager changes.

13. Prior to operation of the short-term rental, the applicant shall obtain all required approvals from the Larimer County Building Division, including conversion of the existing cabin to a single-unit dwelling. All Building Division comments, including required life-safety improvements, as-built permitting, and any necessary inspections, shall be addressed to the satisfaction of the Building Division before a short-term rental license may be issued.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Consent Agenda subject to the conditions in the staff reports and further moved to authorize the Chair to sign the Findings and Resolutions.

Motion carried 2-0.

PUBLIC HEARING DISCUSSION ITEMS:

1. YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) OF THE ROCKIES APPEAL, FILE NO. 26-GNRL0589: Justin Currie, Planner II, gave a presentation. Mr. Currie shared that the subject property operates a conference/event center that organizations can rent out to host their events. Per Section 7.3.2 of the Land Use Code, *gatherings at any regularly established, permanent place of assembly* are not required to apply for a Special Event Permit. However, there has been confusion on if/when a Special Event Permit is required for the YMCA property for events where an organization does not rent event space or the public is allowed to attend a ticketed event. For example, the Taste of Estes and running/bike races would fall under this category. To clear up the confusion, the Planning Manager, Jenny Axmacher, provided a determination memo outlining when a Special Event Permit would be required.

Staff recognize that the property has been providing services since 1908 and those services include conference facilities, lodging, horse riding, hiking, arts/crafts, and day camps. The determination was made that:

- All events and gatherings that are held on-site, and are fully contained on-site, can continue.
- All events held on the property must also meet any federal, state, and local permitting requirements in addition to the requirements outlined in this letter (i.e. film shoots).
- All amplified music associated with any use on the property must be held indoors to reduce impacts on neighboring properties, unless reviewed and approved as part of a Special Event permit. Uses on the property must always comply with the Larimer County Noise Ordinance.

Based on this determination, according to the applicant, the YMCA has turned down several special events due to the limiting factors of only three events allowed per year and no more than one per month.

The YMCA of the Rockies is requesting an appeal to the County's Special Event Permit criteria outlined in Article 7 of the Land Use Code. More specifically, Section 7.2.2 which prohibits more than three special events allowed on a property in a calendar year and Section 7.2.4 that prohibits more than one special event on a property in a calendar month. This will allow the YMCA of the Rockies to serve as the host to additional events year-round. This appeal will have no effect on Section 7.2.3, which limits the number of days properties can host special events to 30 days total in any 12-month period.

If this application is approved, the applicants must seek approval through the Special Event Permit process. Approval of this appeal does not guarantee approval of the Special Event Permit(s).

The application was forwarded to six referral agencies for review; their comments are available in the staff report. In addition, notice of this application was sent to a total of 87 property owners within 500 feet of the property. One member of the community submitted a comment in opposition to the appeal.

Currently the special event regulations are in the process of being updated. Staff are looking at the possibility of amending the regulations to allow flexibility for commercial properties. The Special Event Code Amendments are anticipated to go into effect on January 1, 2027.

REVIEW CRITERIA

Mr. Currie gave an overview of the Review Criteria. When considering whether to approve an appeal to deviate from standards or requirements of the code other than minimum lot size requirements, the Board of County Commissioners may grant the appeal subject to safeguards and conditions within their findings concerning the following factors. The Board of County Commissioners will consider each of the following factors and make findings pertaining to each one, which, in their discretion, applies to the appeal:

a. Approval of the appeal will not subvert the purpose of the standard or requirement.

Special Event Permit regulations are intended to allow some flexibility with what people can do on their property while minimizing impact to adjacent properties. In addition, Special Event Permits are limited so that occasional allowance of a property for a special event does not turn the use into a commercial operation without seeking planning approval for commercial use. In this case, the property has already received approval through a Special Review in 2007 to allow the conference/event business and is zoned for accommodation uses.

If this appeal is granted, the applicants can then apply for Special Event Permit(s) that exceeds the current maximum number of three events per year and one event per month. The review criteria for a special event can be found in Article 7.5 of the Larimer County Land Use Code, and it includes compatibility, meeting the requirements of the Land Use Code, avoiding substantial adverse impact on other properties in the vicinity, as well as addressing the recommendations of the referral agencies which includes review for health and safety concerns and surrounding area impacts.

Approval of this appeal would not subvert the purpose of the standard or requirement based on the information provided by the applicant along with the staff recommended conditions of approval listed below.

The proposal complies with this criterion.

b. Approval of the appeal will not be detrimental to public health, safety, or property values in the neighborhood.

Granting this appeal to allow the applicants to apply to host special events would not be detrimental to public health, safety, or property values. It would allow the applicant to apply for a Special Event Permit(s) that will be individually reviewed for compliance with health and safety standards. Conditions of approval for this appeal are recommended that will limit the impact of these events based on hours, days, and maximum occupancy.

Notice of this application was sent to 87 property owners within 500 feet of the property. One member of the community submitted a comment in opposition to the appeal.

The proposal complies with this criterion.

c. Approval of the appeal is the minimum action necessary.

While granting this appeal does not grant the property approval of the Special Event Permit(s), approval of the appeal to allow the applicant to apply for a Special Event Permit(s) is the minimum action necessary in order for the applicants to pursue additional special events, 30 total days, while not exceeding the number of days in a calendar year, exceeds the total number three events allowed per year and the one event allowed per month.

The applicants could pursue permanent land use approval to allow additional events for the general public. The applicant has informed County Staff that that is the intent by amending the existing special review approval to expand their definition of an assembly use.

The proposal complies with this criterion.

d. Approval of the appeal will not result in increased costs to the general public.

Approving the appeal to allow the applicants to apply for a Special Event Permit should not result in any costs to the public because it is not an approval of the event itself which would still need to meet the County requirements for Special Event Permits.

The proposal complies with this criterion.

e. Approval of the appeal is consistent with the intent and purpose of the Code.

Granting this appeal is consistent with the intent and purpose of the Larimer County Land Use Code as the purpose of Article 7 of the Land Use Code regarding special events is:

7.1.1. Provide for the temporary use of property for special events in all zoning districts.

7.1.2. Provide for the orderly control of special events by establishing appropriate permit requirements and regulations.

7.1.3. Ensure the promoter or sponsor of a special event is aware of any special circumstances that may have an impact on the success of their event.

7.1.4. Minimize any significant effects of a special event on adjacent and nearby property owners, residents, and businesses or which would impact the prevailing site conditions, traffic and circulation patterns, land use characteristics or the nature of the proposed use.

As noted above, the applicant's request to host 30 days on their property does not exceed the total number of days for special events in a calendar year, it does exceed the overall number allowed per year and per month. This appeal would allow the applicant to apply for Special Event Permit(s) to spread the 30 days out over a calendar year on the EV-A Accommodation zoned property with the existing approved accommodation use.

If this is approved, each Special Event Permit application will be reviewed to be consistent with the input from the reviewers and referral agencies along with any conditions of approval placed on this approval. Staff recommended conditions of approval are listed at the end of this report.

The proposal complies with this criterion.

The Development Services Team finds that the proposed appeal meets the applicable review criteria of the Land Use Code.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends that the Board of County Commissioners approve the YMCA of the Rockies Appeal, File No. 26-GRNL0589, subject to the following conditions:

1. The appeal to apply for Special Event Permit(s) is only good for the remaining 2026 season and will expire January 1, 2027.
2. The applicant must submit a complete application(s) for a Special Event Permit through the special event permit procedure, which does not guarantee approval of the Special Event Permit(s), at least 60 days prior to the start of the first or each event.
3. The applicant shall apply for the amended special review application to address the number of special events after the 2026 season. The amended special review should also include an updated master plan to allow staff to review future projects on the campus.

APPLICANT PRESENTATION: Courtney Hill, Chief Operating Officer for YMCA of the Rockies, and Shannon Jones, General Manager of the Estes Park Center, addressed the Board.

Mr. Jones thanked Mr. Currie for his presentation and the staff for educating them on the Special Event Permit standards and the appeals process. Mr. Jones stated YMCA of the Rockies serves a lot of different communities right outside the borders of Estes Park. The opportunity to expand the property's use for special events allows

local community members and organizations to utilize the facility for fundraising. Mr. Jones shared that there are three events that annually use the property. He stated that currently YMCA of the Rockies denies two entities use of the facility due to the current permit regulations. Mr. Jones said that currently there are five special event permits needed per calendar year. He anticipates that the need would be no more than eight per calendar year and would be for the Estes Park community. Mr. Jones noted that YMCA of the Rockies hosts large-scale events that other local or nearby facilities lack the capacity to house. He stated these events occur during the off-season when YMCA occupancy is under 30%.

Mrs. Hill stated that the nature of the special events is within the scope of what the YMCA already facilitates and they provide complimentary or discounted space for non-profits fundraising for the community. Mrs. Hill asked if the Board would consider extending the date of the appeal to May or June 1, 2027, for anticipated requests in 2026 for the 2027 calendar year.

PUBLIC COMMENT: Chair Kefalas opened public comment.

There was no public comment in person or online.

Chair Kefalas closed public comment.

QUESTIONS FOR APPLICANT AND STAFF: The Board asked the applicant about the comments regarding amplified music and increased traffic that was submitted.

Mr. Jones stated that the noise is most likely coming from the youth during the summer events. The special events that the YMCA goes through the permit process for are adult events that take place indoors and amplified music is not an issue. Mr. Jones shared that community special events do generate capacity crowds, but there is adequate parking on-site when these events take place.

The Board asked staff about the applicants request for an extension of the date past January 1, 2027, and if there is a way that accommodation can be made for events past January 1, 2027.

Ms. Axmacher responded that the Special Events Team hopes to have a new Land Use Code in place for Board consideration in the fall of 2026, which would go into effect January 2027. Staff anticipate that the YMCA would not need a new appeal once the revised Special Events Permit Land Use Code is in effect.

DELIBERATION: The Board was in favor of approving the appeal to the Special Events Permit Land Use Code and the appeal meets the review criteria. The YMCA of the Rockies is a natural space to have events for the community and provides ample parking. The Board was not in favor of the request to extend the policy past 2026 due to the upcoming revisions to special event regulations.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the YMCA of the Rockies Appeal, File No. 26-GNRL0589, subject to the conditions included in the staff report.

Motion carried 2-0.

With there being no further business, the meeting was adjourned at 3:35 p.m.

TUESDAY, JUNE 9, 2026

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Pro Tem Kefalas presided. Commissioner Stephens was present. Commissioner Shaddock-McNally was excused. Also present were Sarah Martin and Tom Clayton, Commissioner's Office, and Dianne Cheney, Deputy Clerk.

Chair Kefalas opened the meeting with the Pledge of Allegiance.

2. PUBLIC COMMENT: Chair Kefalas opened public comment.

Cindy Buckardt, President of the Larimer County 4-H Foundation, expressed concerns regarding the 4-H Foundation's access to and use of the Thomas McKee 4-H, Youth and Community building at The Ranch.

Paul Gessler, a resident of Fort Collins, advocated for a declaration of peace at the County, national and global level. He raised concerns regarding the Military Authorization Act and urged the Board to host a public listening session regarding the upcoming House bill.

Chair Kefalas closed public comment.

The Board thanked the members of the public for their comments and for their dedication to these issues.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF MAY 25, 2026:

MOTION:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of May 25, 2026.

Motion carried 2-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF JUNE 15, 2026: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. CONSENT AGENDA:

ABATEMENTS

1. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0444669 - STEEL BIRD LLC - TAX YEAR 2025

2. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1623619 - FARMERS BANK - TAX YEAR 2025
3. PETITION FOR ABATEMENT OR REFUND OF TAXES: - R1324527 - BOYD LAKE HOLDINGS LLC - TAX YEARS 2023/2024
4. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1679102 - RGMZ FRONT RANGE VILLAGE OP 3LLC - TAX YEARS 2023/2024
5. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1629263 - DESERT LAKES LLC - TAX YEAR 2025
6. PETITION FOR ABATEMENT OR REFUND OF TAXES: P8287806 - INJECTECH 307 - TAX YEARS 2024/2025
7. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1669123 - 6520 S. COLLEGE AVE LLC - TAX YEAR 2025
8. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0154865 – DEBORD INVESTMENTS LLC - TAX YEAR 2025
9. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1593365 - TWO PAULS LLC - TAX YEAR 2025
10. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1599561 - TMW HOLDINGS LLC - TAX YEAR 2025
11. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1415859 - IA FORT COLLINS LLC - TAX YEAR 2025
12. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1603755 - RUDKIN INVESTMENTS LLC - TAX YEAR 2025
13. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1686124 - QUAINANCE MARY ROSS TRUST - TAX YEAR 2025
14. PETITION FOR ABATEMENT OR REFUND OF TAXES: M9021558 - SELL TODD JAMES/CACCAVO FRANCIS - TAX YEAR 2025
15. PETITION FOR ABATEMENT OR REFUND OF TAXES: M9049573 - COLE-WILSON M OLETHA - TAX YEAR 2025
16. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0039942 - JANSEN CAPITAL LLC - TAX YEAR 2025

17. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1633514 - GALAWAY CENTERRA LLC - TAX YEAR 2025
18. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1346385 - CHRISTENSEN FRANK W/ROBBIE L CHRISTENSEN - TAX YEAR 2025
19. PETITION FOR ABATEMENT OR REFUND OF TAXES: M9049471 - PAULIN DONNA - TAX YEAR 2025
20. PETITION FOR ABATEMENT OR REFUND OF TAXES: M9003436 - RIDDELL DONNA JUNE - TAX YEAR 2025
21. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0332445 - GORSUCH LORI L - TAX YEAR 2025
22. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1669487 - ORNELAS RONALD L/BARBARA L - TAX YEAR 2025
23. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0134937 - KIJ LIVING TRUST - TAX YEAR 2025
24. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0409987 - COLBERT LYNN/JANNA L - TAX YEAR 2025
25. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0018996 - JELLEY EDWARD R - TAX YEAR 2025
26. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1090151 - EVANS JUDITH A - TAX YEAR 2025
27. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0498041 - PEAK INVESTMENTS LLC - TAX YEAR 2025
28. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622853 - MYOSOTIS LLC - TAX YEAR 2024
29. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622853 - MYOSOTIS LLC - TAX YEAR 2023
30. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622859 - MYOSOTIS LLC - TAX YEAR 2023
31. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622859 - MYOSOTIS LLC - TAX YEAR 2024

32. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622861 - MYOSOTIS LLC - TAX YEAR 2023
33. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622861 - MYOSOITS LLC - TAX YEAR 2024
34. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622860 - MYOSOTIS LLC - TAX YEAR 2023
35. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1622860 - MYOSOITS LLC - TAX YEAR 2024
36. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1673016 - SPENCER STEPHEN G/MAXINE A - TAX YEAR 2025
37. PETITION FOR ABATEMENT OR REFUND OF TAXES: M9045538 - ROMANS BILLIE/STEVEN W - TAX YEAR 2025
38. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1144294 - W AND T LEASING - TAX YEAR 2023
39. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1368095 - LUKENSOW DANIEL C/VICTORIA C - TAX YEAR 2025
40. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0446190 - 336 E 4TH STREET LLC - TAX YEAR 2024
41. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1532693 - LEW ROSE MARION A/K/A ROSE M/POFF NATHAN LEROY - TAX YEAR 2025
42. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0476609 - MAHER DANA KAY - TAX YEAR 2025
43. PETITION FOR ABATEMENT OR REFUND OF TAXES: M9055523 - NEE PATRICIA - TAX YEAR 2025
44. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0499692 - LONG MARY ANNE - TAX YEAR 2025
45. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1680862 - EVOLVE 360 LLC - TAX YEAR 2023

46. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1680862 - EVOLVE 360 LLC - TAX YEAR 2024
47. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1280341 - DLD REAL ESTATE HOLDINGS LLC - TAX YEAR 2023
48. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1631293 - LA LAND LLC - TAX YEAR 2023
49. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1631293 - LA LAND LLC - TAX YEAR 2024
50. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1681689 - LAND GRAB LLC - TAX YEAR 2025
51. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1144294 - W AND T LEASING - TAX YEAR 2024
52. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1280341 - DLD REAL ESTATE HOLDINGS LLC - TAX YEAR 2024
53. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1352954 - JOHNSON SUSAN R - TAX YEAR 2025
54. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0092665 - WILTZIUS NANCY K/JACKSON KATHERINE - TAX YEAR 2025
55. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1680864 - EVOLVE 360 LLC - TAX YEAR 2023
56. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1680864 - EVOLVE 360 LLC - TAX YEAR 2024
57. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1655899 - KATSET LLC - TAX YEAR 2025

AGREEMENTS

1. CONVEYANCE OF PERMANENT SLOPE EASEMENT
2. DEVELOPMENT AGREEMENT FOR KIEFER SUBDIVISION, FILE NO. 20-LAND4051
3. DEVELOPMENT AGREEMENT FOR BROWN FAMILY CONSERVATION DEVELOPMENT, FILE NO. 19-LAND3867

4. AMENDMENT #1 TO PROFESSIONAL SERVICES AGREEMENT (previously the Transportation Ballot Measure)
5. COLORADO ENERGY OFFICE INTERGOVERNMENTAL GRANT AGREEMENT
6. AGREEMENT CONCERNING TEMPORARY STORAGE AND DELIVERY OF WATER
7. THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT FOR PULSE COMMUNICATION SERVICES PROVISION IN LARIMER COUNTY

LIQUOR LICENSES

1. LIQUOR LICENSE RENEWAL – OH DEER LLC DBA THE SPICE RACK – BEER & WINE - ESTES PARK, CO
2. LIQUOR LICENSE RENEWAL – WHITAKER OIL COMPANY DBA LOVELAND COUNTRY STORE – FERMENTED MALT BEVERAGE AND WINE - LOVELAND, CO
3. LIQUOR LICENSE RENEWAL - SHIV LLC DBA CHILL – TAVERN - FORT COLLINS, CO
4. LIQUOR LICENSE RENEWAL – RIGBYS ROADHOUSE – HOTEL & RESTAURANT - LIVERMORE, CO
5. LIQUOR LICENSE RENEWAL – PLAY POINT LLC DBA FORT FUN – TAVERN - FORT COLLINS, CO
6. SPECIAL EVENT LIQUOR PERMIT 6% - ROCK GARDEN CONCERT – PROJECT SELF SUFFICIENCY OF FOCO – FORT COLLINS, CO
7. SPECIAL EVENT LIQUOR PERMIT 6% - RED FEATHER LAKES 3.6 MILE FUN RUN - HEARTS OF RED FEATHER LAKES FOUNDATION – RED FEATHER LAKES, CO
8. LIQUOR LICENSE MODIFICATION OF PREMISE - COLEMAN KESSLER GROUP DBA RIDE A KART & CASCADE CREEK MINI GOLF – BEER & WINE – ESTES PARK , CO

MISCELLANEOUS

1. STIPULATION FOR SANDERS WAREHOUSE PARTNERSHIP AS TO 2025 TAX YEAR
2. STIPULATION FOR NNN REIT INC AS TO 2025 TAX YEAR
3. STIPULATION FOR FRONT RANGE RESTAURANT PROPERTIES LLC AS TO 2025 TAX YEAR
4. STIPULATION FOR 301 S COLLEGE LLC AS TO 2025 TAX YEAR
5. STIPULATION FOR COLLEGE AND MOUNTAIN PROPERTIES LLC AS TO 2025 TAX YEAR

6. STIPULATION FOR S AND S CROSSROADS LLC AS TO 2025 TAX YEAR
7. STIPULATION FOR MYOSOTIS LLC AS TO 2025 TAX YEAR
8. STIPULATION FOR MYOSOTIS LLC AS TO 2025 TAX YEAR
9. STIPULATION FOR WWW PROPERTIES LLC AS TO 2025 TAX YEAR
10. STIPULATION FOR WWW PROPERTIES LLC AS TO 2025 TAX YEAR
11. STIPULATION FOR PROJECT 252 LLC AS TO 2025 TAX YEAR
12. STIPULATION FOR TREG GP AS TO 2025 TAX YEAR
13. STIPULATION FOR CSURF AS TO 2025 TAX YEAR
14. STIPULATION FOR CSURF AS TO 2025 TAX YEAR
15. STIPULATION FOR CSURF AS TO 2025 TAX YEAR
16. STIPULATION FOR CSURF AS TO 2025 TAX YEAR
17. STIPULATION FOR NNN REIT INC AS TO 2025 TAX YEAR
18. STIPULATION FOR JOYCE BROTHERS HOLDINGS LLC AS TO 2025 TAX YEAR
19. STIPULATION FOR SOUTH SHORES LLC AS TO 2025 TAX YEAR

RESOLUTIONS

1. FINDINGS AND RESOLUTION APPROVING THE MSHAN LLC SHORT-TERM RENTAL SPECIAL REVIEW

MOTION

Commissioner Stephens moved that Board of County Commissioners approve the Consent Agenda for June 9, 2026.

Motion carried 2-0.

5. COMMISSIONERS' GUESTS: The Commissioners did not have any guests.
6. DISCUSSION ITEMS: None
7. COUNTY MANAGER UPDATE: The County Manager had no updates to report.

9. **COMMISSIONER ACTIVITY REPORTS:** No Commissioner Activity Reports were presented.
10. **EXECUTIVE SESSION:** No decision expected.

Executive Session pursuant to Colorado Revised Statute 24-6-402(4)(a): Purchase, acquisition, lease, transfer or sale of water right interests.

MOTION

Commissioner Stephens moved that the Board of County Commissioners enter into Executive Session pursuant to C.R.S.24-6-402(4)(a): for the purpose of determining positions relative to matters regarding the purchase, acquisition, lease, transfer or sale of water right interests.

Motion carried 2-0.

With there being no further business, the Board entered into Executive Session at 9:25 a.m.


~~JOHN KEPALAS, CHAIR PRO TEM~~
~~BOARD OF COUNTY COMMISSIONERS~~
Jody Shadduck-McNally, Chair
Board of County Commissioners

TINA HARRIS
CLERK & RECORDER

ATTEST:


Dianne Cheney, Deputy Clerk

