



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JULY 31, 2023

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Rebecca Everette, Community Development Director. Chair Shaddock-McNally presided. Commissioner Kefalas and Commissioner Stephens were present. Also present were Jenny Axmacher, Planning Manager; Frank Haug, Assistant County Attorney; Samantha Lasher, Community Development; Noel Udell, Health and Environment; and Natalie Delman, Deputy Clerk.

TABLED CONSENT ITEMS FROM JULY 10, 2023:

1. UPPER THOMPSON SANITATION DISTRICT REZONING, FILE NO. 23-ZONE3430: The subject property is a vacant 9.01-acre parcel in the Estes Valley Planning Area zoned EVRE – Estes Valley Rural Estate.

The property is owned by the Upper Thompson Sanitation District and the district proposes to construct a new water reclamation facility consisting of five buildings. The proposed water reclamation facility would supplement the existing wastewater treatment facility located southwest of the subject property.

The proposed water reclamation facility is classified as a major utility in the Land Use Code. A major utility is defined as, “Generating plants, electrical substations, switching buildings, refuse collection, disposal facilities, water reservoirs, water, or wastewater treatment plants.”

Major utility uses are allowed in the EV CO – Estes Valley Outlying Commercial and EV I-1 – Estes Valley Restricted Industrial zoning districts with Location & Extent approval. Major utility uses are not allowed in any other zoning district in the Estes Valley Planning Area.

On December 21, 2022, the Upper Thompson Sanitation District received Location & Extent approval for the water reclamation facility from the Planning Commission. Two of the conditions of approval were:

- The property owner shall apply to rezone the property to EV CO – Estes Valley Outlying Commercial; and
- Building permits shall not be issued for construction of the water reclamation facility or associated buildings until the property is zoned EV CO – Estes Valley Outlying Commercial.

A Technical Review application is currently under review. The Technical Review process is used to evaluate compliance with Land Use Code and other development standards following a Location & Extent approval.

DEVELOPMENT SERVICES TEAM RECOMMENDATIONS:

The Development Services Team finds that the Upper Thompson Sanitation District Rezoning, File No. 23-ZONE3430 complies with the Rezoning Review Criteria found in Section 6.6.1.D of the Land Use Code and complies with the General Review Criteria found in Section 6.3.8.D of the Land Use Code.

PUBLIC HEARING CONSENT ITEMS

1. AMENDED PLAT OF LOTS 5 AND 6, BLOCK 2, CEDAR SPRINGS ESTATES FOURTH FILING AND EASEMENT VACATION, FILE NO. 23-LAND4312:

The applicant/property owners request an amended plat to combine Lot 5 and Lot 6, Block 2, of the Cedar Springs Estates Fourth Filing Subdivision into one lot and to vacate the existing 10-foot utility easement along the common lot line.

Lots 5 and 6 are located at 1004 and 1038 Snow Top Drive, Drake, CO, respectively, and are owned by Faye and James Burrell. Lot 5 currently contains an existing foundation that the owners propose to use to construct a single-family residence. The foundation currently meets setback requirements and will continue to meet setback requirements with this request

The property owners have applied for a building permit to construct the single-family residence (Permit No. 22-RES0632) and have applied for a new septic system for the residence (Permit No. 22-HSEP0248). Lot 6 is currently vacant. Both lots are zoned O – Open and are part of the Cedar Springs Estates Subdivision, Fourth Filing, which was platted in 1968. The existing 10-foot utility easement located along the common lot line of Lots 5 and 6 will also be vacated with this request. No utility companies or referral agencies had concerns regarding the proposed easement vacation.

MOTION

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

Motion carried 3-0.

TABLED DISCUSSION ITEMS FROM JULY 10, 2023

1. MCGARVEY, KRESS, WHITNAH SHORT-TERM RENTAL ADMINISTRATIVE SPECIAL REVIEW, FILE NO. 22-ZONE3386:

The subject property is located at 4411 Storm Mountain Drive, Drake, CO. The property currently contains an existing single-family residence and is zoned RR-2- Rural Residential. The applicant requests Administrative Special Review approval for a small Short-term Rental located in the existing 4-bedroom single-family residence plus an additional sleeping area for a maximum occupancy of ten (10) total guests- two (2) guests per bedroom. No construction or modifications to the home are proposed with this request.

Administrative Special Review for an STR requires both Planning Division and Building Division approval. For this case, Planning Division review was conducted prior to Building Division review. In general terms, the Planning review process involves:

1. Staff and referral agency evaluation;
2. Community notice and comment review;
3. Review and recommendation by the Estes Valley Planning Advisory Committee, if applicable;
4. The scheduling of a public hearing, if applicable, or an administrative review and decision by the Community Development Director.

A courtesy neighbor notification about the proposed project was mailed to properties 500 feet around the subject property with 32 neighbors being notified. Staff received emails from four neighbors voicing concern regarding the application. The concerns ranged from fire hazards, traffic and road maintenance, water conservation, and general opposition to allowing short term rentals in the community. Due to the nature of the neighbors' concerns, the Community Development Director determined that the application be scheduled at a public hearing before the Board of County Commissioners per Section 6.3.6.D.3 of the Land Use 100 Code. The proposal is scheduled for the July 10, 2023, Board of County Commissioners land use hearing.

Administrative Special Review requires General Review Criteria to be met for approval (Article 6.4.3.D in the Land Use Code), in addition to supplemental review criteria for small STRs (Article 3.3.5.B.2. in the Land Use Code).

Staff finds the application and supporting materials may not have adequately met the following Administrative Special Review General Review criteria in Article 6.4.3.D of the Land Use Code: Criteria 1: The proposed use has minimal impacts on existing and future development of the area and

Criteria 2: Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated.

Staff finds the application meets all other criteria in Article 6.4.3.D and all Short-term Rental Use Regulations criteria located in Article 3.3.5.B. The following section addresses staff findings and the review criteria, including neighbor concerns and the applicant's response.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team is not making a specific recommendation on the McGarvey, Kress, Whitnah Short-Term Rental, File #22-ZONE3386, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

Logan Graves gave a presentation on Zoom based on questions and comments from the last hearing. She explained that since the July 10, 2023, hearing she had reached out to Loveland Fire Authority. They told her that the area in question is outside their jurisdiction but would respond to a fire emergency if needed. She also explained that Loveland Fire Authority does mitigation to minimize fire risk.

COMMISSIONER QUESTIONS

Commissioner Stephens asked about a discrepancy between an initial letter that stated that to reach the property in question would require crossing a 10 feet wide bridge with no weight requirements and an email on from July 12, 2023, that the bridge was 20 feet wide. Ms. Graves explained that the bridge was confirmed as wide enough at 20 feet. Commissioner Stephens also asked about a private citizen taking a measurement she was confused by. Ms. Graves said she did not know about it and that the 20 ft wide measurements previously done should suffice.

Commissioner Kefalas asked how an informal conversation could have happened with Loveland Fire Authority and private citizens if the area of storm mountain is outside their jurisdiction. Ms. Graves said that this property was tricky to get to and did not know about any informal conversations. Commissioner Kefalas asked about discrepancies in the area in question on storm mountain as the applicant lists them as compared to Loveland Fire Authority. Ms. Everette explained that because Loveland fire authority is the closest station they would be involved in a response even if outside their jurisdiction. Commissioner Kefalas asked about the past experience Loveland Fire Authority had with the area in storm mountain. Ms. Everette said they had not given any specific details other than having served the area before. Commissioner Kefalas asked about how the minimum weight on the bridge relates to the ability of Loveland Fire Authority to operate. Ms. Everette explained they did not currently have the math available to answer such a question.

Commissioner Shadduck-McNally asked if there was knowledge available on the slopes of the switchbacks of the area in Storm Mountain. Mr. Sheldon said he does not currently have such information and it would require specific certifications and current interpretations were done based off similar related areas. Commissioner Kefalas asked what weight the bridge can sustain and if there is a concern regarding signage. Mr. Sheldon explained the weight on the bridge similar to the slope was not review criterion, but he did not know why the signage was not there and could look into it.

APPLICANT REBUTTAL

Applicants Josh McGarby and Nathan Crest explained that bridge in question is at the bottom of the road and above it was a volunteer fire station. Additionally, in the same neighborhood, there are many rentals that require trucks to go over the bridge to get it in regards to the bridge's abilities. Mr. McGarby explained he is an architect and used a tape measure properly to measure the road to be 12 ft wide.

Mr. Crest explained that when he had been to the bridge, he saw it to be more than wide enough for an emergency vehicle to get across the bridge. Mr. McGarby explained the comment that they are at

the top of the road was wrong as there were properties above them and they are on a loop as well. Commissioner Kefalas asked about how Mr. McGarby saw the timeline of project. Mr. McGarby said his hope is for half of the year his family will use the home and to rent it out the other half of the year. He is willing to draw up specific dates but does not think they will be much interest by renters in the winter months due to the properties location. Commissioner Kefalas asked if any further engagement has occurred with comments received at the last hearing on July 10, 2023. Mr. McGarby explained that they welcomed all comments and he continues to have dialogue with residents of storm mountain. Commissioner Kefalas asked if conditions could be tied to seasonality and Ms. Everette explained tying it seasonality has been difficult to enforce. Amy White Co-Compliance supervisor explained that enforcing a specific number of days has been hard to enforce but general times was easier.

DELIBERATION

Commissioner Stephens explained she is not inclined to approve this short-term rental due to concerns from the Loveland Fire Authority and issues of road safety. Commissioner Kefalas explained he is inclined to approve the short-term rental with the condition of calendaring put in. Commissioner Shaddock-McNally explained she is not inclined to approve the short-term rental due to safety concerns.

MOTION

Commissioner Stephens moved the Board of County Commissioners to deny the McGardvey, Kress, Whitnah Short-term rental administrative special review, file no. 22-ZONE3386.

Motion carried 2-1 dissented by Commissioner Kefalas.

PUBLIC HEARING DISCUSSION ITEMS:

1. STANIAR APPEAL, FILE NO. 23-GNRL0542:B The subject property is located at 450 Willow Patch Lane in Bellvue, CO and is an unplatted, metes-and-bounds parcel. The property currently contains an existing an approximate 2,160 square foot two-story single-family residence and an 800 square foot accessory living area, assigned an address of 448 Willow Patch Lane. Both the single-family residence and the accessory living area are currently served by an on-site well and on-site septic system and are accessed from Willow Patch Lane.

The accessory living area received Planning approval through the Public Site Plan process in 2014 (File No. 14-PSP0060). At that time, accessory living areas could only be used for guests of the occupants of 146 the single-family dwelling, or those providing a service in exchange for residency, and could not be used as a long-term rental, defined as more than 30 consecutive days. In November 2021, the Larimer County Board of County Commissioners adopted an update to the Land Use Code to allow accessory living areas to be rented long-term. Subsequently, the applicant applied and received approval through the Administrative Special Review process in February 2023 to amend the original 2014 Public Site Plan approval to allow them to long-term rent their accessory living area (File No. 22-ZONE3332).

The applicant requests an Appeal to Section 3.4.5.A.1.a. of the Larimer County Land Use Code to allow for a short-term rental to be located within the approved Accessory Living Area. Section 3.4.5.A.1.a. (Additional Standards for Residential Accessory Uses: Accessory Living Area Occupancy)

states that “Lodging Facilities, as defined in §20.2.4.C, Lodging Facilities, are prohibited within an accessory living area. The accessory living area shall not be rented for 30 days or less as a short-term rental unit as regulated by §3.3.5.B, Short-Term Rental.”

Appeals to Land Use Code standards other than minimum lot size requires Section 6.7.2.B.5. Review Criteria to be met for approval. Staff finds the application and supporting materials do not adequately meet three out of the five following Review Criteria for Appeals to Deviate from Standards or Requirements Other Than Minimum Lots Size in Section 6.7.2.B.5. Neighbor notification of the proposed project was sent to properties within 500-feet of the subject property. Staff did not receive comments from community members.

Samantha Lasher presented on the property located at 450 Willow Patch Lane in Bellvue CO 80521. The property owners were requesting an appeal to section 3.4.4 ALA to then be able to apply for a short-term rental for their accessory living area (ALA). The site had previously gotten ALA approval in 2014 for long-term rental. Lasher went over the review criteria for section 6.7.2.B. and how it had not been met for 3 of the 5 items need for approval and recommends the board of county commissioners deny the request for approval. Commissioner Kefalas asked how the property relates to blue horn Creek. Lasker showed on her screen a map of how the two were related and how within 200 feet of the property is not in the floodplain but if made a short-term rental renters would need to be given flood information.

APPLICANT REBUTTAL

Applicant Devin Staniar gave a presentation on the history of her property and how she and her husband bought it with the intent to build their family home there and gave a description of the neighborhood around the property. She explained that she wanted a short-term rental as opposed to a long-term rental so that her sister may use the property as she is going through a divorce. She also wants to use the area for her dad on an emergency healthcare basis. She also wanted short-term to support wedding venues near the property. Also, she did not want a long-term neighbor and wanted her kids to be able to help maintain the property and get social interaction out of it.

DELIBERATION

Commissioner Kefalas explained that he was not inclined to not approve the application due to the intent of the land use code for long-term rental properties and the review criteria not being met. But he hoped the Stanier family find a solution that works for them in terms of long-term family care. Commissioner Stephens explained she was not inclined to approve the application because the property did not meet the land use code. Commissioner Schadduck-McNally explained she agreed with Commissioner Stephen’s thoughts on the denial of the request as it relates to the land use code’s call for more long-term rental housing.

MOTION

Commissioner Kefalas moved the Board of County Commissioners to Deny the Staniar Appeal, File No. 23-GNRL 0542:B

Motion carried 3-0.

With there being no further business, the Board adjourned at 4:20 p.m.

TUESDAY, AUGUST 1, 2023

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Shadduck-McNally presided. Commissioner Kefalas and Commissioner Stephens were present. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Natalie Delman, Deputy Clerk.

Chair Shadduck-McNally opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** No one addressed the Board

Commissioner Shadduck-McNally closed Public Comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF July 24, 2023**

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of July 24, 2023

Motion carried 3 – 0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF AUGUST 7, 2023:** Ms. Martin reviewed the upcoming schedule with the Board.

4. **CONSENT AGENDA:**

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES FOR DESIREE BAUTISTA-R1672009**
2. **PETITION FOR ABATEMENT OR REFUND OF TAXES FOR KATIE & BRANDON KITZEROW- R0499358**
3. **PETITION FOR ABATEMENT OR REFUND OF TAXES FOR DAVID AND MARY BETH KOWALSKI- R1358006**
4. **PETITION FOR ABATEMENT OR REFUND OF TAXES FOR SCS INVESTMENTS, LLC- R1626996**
5. **PETITION FOR ABATEMENT OR REFUND OF TAXES FOR PAMELA PARHAM-R0297828**

AGREEMENTS

1. **THIRD AMENDMENT TO VOTING SYSTEM ACQUISITION AGREEMENT**
2. **AMENDMENT #2 TO PROFESSIONAL SERVICES AGREEMENT (BROADBAND PROGRAM MANAGEMENT)**
3. **INTERGOVERNMENTAL AGREEMENT FOR FUNDING OF MOBILITY MANAGEMENT ACTIVITIES IN LARIMER COUNTY OUTSIDE OF NORTH FRONT RANGE METROPOLITAN PLANNING ORGANIZATION BOUNDARIES**
4. **DEVELOPMENT AGREEMENT FOR STROH PIT, FILE NO. 09-Z1771**
5. **FIRST AMENDMENT TO POSSESSION AND USE AGREEMENT**
6. **PUA-3 POSSESSION AND USE AGREEMENT FROM SEAWORTH AG ENTERPRISES, INC. TO LARIMER COUNTY**

APPOINTMENTS

1. **RECOMMENDED APPOINTMENT TO THE LAPORTE AREA PLANNING ADVISORY COMMITTEE**

DEEDS

1. **DEED OF DEDICATION FROM JAMES AND SUSAN HERNING FOR CR 19 RIGHT OF WAY, PN 337**
2. **DEED OF DEDICATION FROM CHARLES GINDLER FOR ADDITIONAL RIGHT OF WAY ON CR 38E, PN 5044**
3. **DEED OF DEDICATION FOR RIGHT OF WAY PURPOSES FROM JAMES A. JORDAN AND HEATHER R. JORDAN (OWNER) TO LARIMER COUNTY**

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL- GLEN HAVEN GENERAL STORE LLC DBA GLEN HAVEN GENERAL STORE GLEN HAVEN GENERAL STORE- GLEN HAVEN, COLORADO**
2. **LIQUOR LICENSE RENEWAL- ADHIKARI AND SONS CORPORATION DBA FOUR SEASONS LIQUOR FOUR SEASONS LIQUOR- FORT COLLINS, COLORADO**
3. **LIQUOR LICENSE RENEWAL- G2G LEGACY LLC DBA MASONVILLE MERCANTILE MASONVILLE MERCANTILE- LOVELAND, COLORADO**

4. LIQUOR LICENSE RENEWAL- NICSO LLC DBA SUNDANCE STEAKHOUSE AND SALOON SUNDANCE STEAKHOUSE AND SALOON- FORT COLLINS, COLORADO

MISCELLANEOUS

1. CONVEYANCE OF PERMANENT EASEMENT FROM JAMES AND SUSAN HERNING FOR CR 19, PN 337

POLICIES

1. HUMAN RESOURCES POLICY AND PROCEDURE 331.6R RESOLUTIONS

2. A RESOLUTION FOR SETTING WORK RELEASE FEES

3. RESOLUTION ESTABLISHING COMPENSATION FOR DEPUTY DISTRICT ATTORNEY III

4. RESOLUTION SETTING FOR USEFUL PUBLIC SERVICE/COMMUNITY SERVICE FEES

M O T I O N

Commissioner Kefalas moved the Board to approve the consent agenda for August 1, 2023

Motion carried 3 – 0.

5. COMMISSIONERS' GUESTS:

Commissioner Stephens's guests Louise Romero and Ge Wyscarber spoke on changes in construction for seating and access points at the upcoming Larimer County Fair including more Americans with Disabilities Act (ADA) access. They see the fair going smoothly and read off a list of events happening at the fair.

6. DISCUSSION ITEMS:

NOTE: Order of discussion items was modified from original admin matters agenda. Report on a grant project implemented by the united way of Larimer County, funded by the Larimer County immediate needs grant was moved to item number one due to a scheduling conflict. Proclamation that August is Child Support Awareness Month was subsequently moved to item number two. Report on a grant project implemented by Bistro Nautille, funded by the Larimer cCounty immediate needs grant did not appear and is being rescheduled. Approval of the board of equalization referee recommendations was moved to item number four, which was also the last item discussed.

1. REPORT ON A GRANT PROJECT IMPLEMENTED BY THE UNITED WAY OF LARIMER COUNTY, FUNDED BY THE LARIMER COUNTY IMMEDIATE NEEDS GRANT:

Josh Fudge introduced Joy Sullivan with United Way of Larimer County to discuss the use of the Larimer County Immediate Needs Grant. Ms. Sullivan shared some of the outcomes from the grant including a dual cohort. The first cohort was called the grant readiness cohort intended for small grassroots and community lead organizations. The second cohort is called the culture of equity cohort intended for larger and more established nonprofits. For both cohorts, the topics they cover, their participating organizations, and their intended objectives were explained. Then the future work on United Way in partnership with Larimer County was highlighted.

Commissioner Stephens expressed her gratitude for how United Way used the funds to help the grant process be easier to understand. She asked how many of the participating organizations were able to streamline their process due to the work of United Way. Ms. Sullivan explained she did not have an exact number but would do research on it. Commissioner Stephens also congratulated the team on their Department of Local Affairs (DOLA) certification.

Commissioner Kefalas described what DOLA is and asked how United Ways describes the term “community-led organizations”. Ms. Sullivan explained that the term compliments community-based organizations and that the staff that provides the services shares an identity with those receiving the services.

Commissioner Kefalas asked if all the participating organizations were 501c3. Ms. Sullivan explained all the participating organizations were minus one which did not identify it as an objective they wanted. Commissioner Kefalas also expressed gratitude for what United Way had done for Larimer County.

Commissioner Shadduck-McNally expressed gratitude for what United Way had done for Larimer County and seconded Commissioner Stephen’s question on the number of organizations who were able to streamline their process due to the work of United Way.

Manager Lorenda Volker thanked United Way for their work and expressed she is looking forward to seeing what happens with future partnerships.

2. PROCLAMATION THAT AUGUST IS CHILD SUPPORT AWARENESS MONTH:

Vanessa Fewell with Human Services Benefits and Community Support explained that August was Child Support Awareness Month. She described how the department works to help families in Larimer County navigate child support, often for long time periods. Deputy Division Manager for Benefits and Community Support Nancy Kelly introduced the team for Child Support and described their progress over the last year.

Commissioner Kefalas expressed he was pleased with all the progress Benefits and Community Support has made. He asked why it was important for the child and custodial parent to receive funds from the noncustodial parent. Ms. Kelly explained that it helps with the child’s stability and the likelihood that the child will continue to have a relationship with their noncustodial parent.

Commissioner Stephens expressed gratitude for the work that Benefits and Community Support does especially in terms of lifting people out of poverty and relieving some of the burden on Larimer County.

Commissioner Shadduck-McNally expressed gratitude for the work that Benefits and Community Support does and thinks their work should be appreciated more.

Manager Lorenda Volker expressed gratitude for the work that Benefits and Community Support does and that she was delighted to celebrate them.

MOTION:

Commissioner Stephen's moved the board to proclaim August 2023 as Child Support Awareness Month in Larimer County

Motion carried 3 – 0.

3. REPORT ON A GRANT PROJECT IMPLEMENTED BY LA COCINA, FUNDED BY THE LARIMER COUNTY IMMEDIATE NEEDS GRANT:

Josh Fudge introduced Buffy Trent-Wolf who presented on the immediate needs grant given to La Cocina. Ms. Trent-Wolf described the services that La Cocina provided including supporting their clinical team of bilingual and bicultural mental health providers, community events, and community capacity building.

Commissioner Kefalas expressed gratitude for the services that La Cocina has provided and asked about the meaning behind the organization's name and their use of a quote by Delores Huerta. Ms. Trent-Wolf explained the quote translates in English to that all revolutionaries begin in the kitchen which inspired their name of La Cocina which when translated in English means the kitchen.

Commissioner Stephens expressed gratitude for how La Cocina used the immediate needs grant for culturally relevant mental health services and expressed interest in coming to see La Cocina.

Commissioner Shadduck-McNally expressed gratitude for the work La Cocina had accomplished and expressed interest in coming to see La Cocina. Commissioner Shadduck-McNally asked how elderly populations see engagement with La Cocina. Ms. Trent-Wolf explained engagement for elderly populations may include future home visits and ensuring that when a child is served that it includes contact with their whole family. Commissioner Shadduck-McNally expressed interest in La Concina partnering with Larimer County's upcoming BBQ at swim-up beaches.

Manager Lorenda Volker expressed gratitude for how La Cocina not only supports the community but creates it with their work.

4. APPROVAL OF THE BOARD OF EQUALIZATION REFEREE RECOMMENDATIONS:

Elizabeth Carter, Clerk and Recording, addressed the Board. The Board of Commissioners convened as the Board of Equalization to review and approve for the hearings held from July 18, 2023 to July 25, 2023.

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners convene as the Board of Equalization.

Motion carried 3-0

Elizabeth Carter, Clerk and Recording explained that from July 18, 2023 to July 25, 2023 the Larimer County Board of Equalization had 1,299 accounts and 974 hearings. Of those accounts 1,050 were adjusted, 235 were denied, and 14 were withdrawn. To date, 4,389 accounts have been scheduled which is over double the amount done in 2019 at this point in time.

Commissioner Kefalas asked if all the requests have been able to be accommodated given the large volume. Ms. Carter explained that it has been possible due to running 12 boards a day and the hard work of the referees at the hearings. Commissioner Kefalas expressed gratitude for the hard work that has been done.

Commissioner Stephens expressed gratitude and asked if there have been more adjustments in the past. Ms. Carter explained the answer would come from the assessor's office.

Commissioner Shadduck-McNally expressed gratitude given the large volume and the stressful time.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners, convened as the Board of Equalization, approve the recommendations submitted by the referees for the hearings held July 18, 2023 to July 25, 2023

Motion carried 3-0

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners, convened as the Board of Equalization, to reconvene as the Board of County Commissioners.

Motion carried 3-0.

7. COUNTY MANAGER UPDATE:

County Manager Volker briefly detailed the events from the previous week.

8. COMMISSIONER ACTIVITY REPORTS:

The Board briefly detailed their attendance at events during the previous week.

9. LEGAL MATTERS:

Executive Session Pursuant to C.R.S. 24-6-402(4)(e) Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators relating to the operation of the Larimer County Landfill.

MOTION

Commissioner Stephens moved the Board to enter Executive Session pursuant to C.R.S. 24-6-402(4)(e) Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators relating to the operation of the Larimer County Landfill.

Motion carried 3-0.

With there being no further business, the Board adjourned at 10:56 a.m.

FRIDAY, AUGUST 4, 2023

SPECIAL COUNTY BOARD OF EQUALIZATION HEARING

The Board of County Commissioners met at 1:30 p.m. with Deirdre O'Neill, Elizabeth Carter, Clerk and Recording, Brenda Gimeson Commissioner's Office, and Tessa Beaty, Natalie Delman Deputy Clerks.

Elizabeth Carter, Clerk and Recording, addressed the Board. The Board of Commissioners convene as the Board of Equalization to review and approve for the hearings held from July 26, 2023, to August 2, 2023.

MOTION

Commissioner Stephens moved that the Board of County Commissioners convene as the Board of Equalization.

Motion carried 3-0

Deidra O'Neil, Clerk and Recording explained that from July 26, 2023, to August 2, 2023, the Larimer County Board of Equalization had 2,095 accounts and 1,182 hearings. Of those accounts 1,377 were adjusted, 703 were denied, and 15 were withdrawn. Compared to 2019, the previous record year, the total number of accounts was 2,097, in one week the previous record had almost been met.

Commissioner Stephens noted that she thinks there have more adjustments than in the past and will be talking with the assessor's office.

Commissioner Kefalas agreed with Commissioner Stephens.

Commissioner Shadduck-McNally agreed with Commissioner Kefalas and Commissioner Stephens

MOTION

Commissioner Kefalas moved that the Board of County Commissioners, convened as the Board of Equalization, approve the recommendations submitted by the referees for the hearings held July 26, 2023 to August 2, 2023

Motion carried 3-0

MOTION

Commissioner Stephens moved that the Board of County Commissioners, convened as the Board of Equalization, to reconvene as the Board of County Commissioners.

Motion carried 3-0.

With there being no further business, the Board adjourned at 1:36 p.m.


JODY SHADDUCK-MCNALLY
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK AND RECORDER

ATTEST:


Natalie Delman, Deputy Clerk

