



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, FEBRUARY 28, 2022

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m., with Michael Whitley, Senior Planner. Chair Stephens presided. Commissioner Shadduck-McNally and Commissioner Kefalas were present. Also, present were: Lesli Ellis, Community Development Director; Tawn Hillenbrand, Planning; Steven Rothwell, Engineering Department; Lea Schneider, Health Department; Connor Sheldon, Engineering; and Amy White, Code Compliance Supervisor, Andrew Lewis, Attorney's Office.; and Kelly Bryant, Deputy Clerk.

Chair Stephens opened the hearing with the Pledge of Allegiance.

CONSENT ITEM:

1. **Gregory Cove Planned Land Division & Rezone, File No. 21-LAND4126.** This request is for: A) A Planned Land Division to divide an existing 5.43-acre parcel into five (5) total residential lots and two (2) outlots, and B) a rezoning from UR-1 Urban Residential to PD-Planned Development. The property in question is located on the east side of Gregory Road approximately 600-feet north of the intersection of Gregory Road and Country Club Road. The applicants are Ripley Design, Inc., c/o Russell (Russ) Lee and the owners are K&M Company LLLP.

BACKGROUND

The existing 5.43-acre parcel is located on the east side of Gregory Road approximately 600-feet north of the intersection of Gregory Road and Country Club Road in northeast Fort Collins. The subject parcel is one of the last developable lots adjacent to Long Pond.

The subject parcel is currently undeveloped and is in a native dryland condition. Historically, the property has been used for private enjoyment by the property owner. The subject parcel, as well as the surrounding properties, are currently zoned UR-1 Urban Residential. Properties to the northwest are currently zone RR-2 Rural Residential. Surrounding properties are developed with single-family residential uses consistent with the existing zoning districts. The surrounding area is characterized by

a mix of lot sizes ranging from an approximate 0.50-acre lots to the west and north and 1.0- to 1.3-acre lots to the south. Uses in this area include single-family residential.

The applicant proposes to divide the existing parcel to create five (5) total residential lots and two (2) outlots. The proposed residential lots would vary in size with the largest being an approximate 1.04-acres and the smallest being an approximate 0.47-acres. The proposed residential lots would meet the required minimum lot size for the UR-1 Urban Residential zone district of 0.34-acres or 15,000 square feet. Outlot A and Outlot B would serve as private access, maintenance, drainage, and utility easements, and would be maintained by a proposed Homeowners Association (HOA).

Both Gregory Road and Country Club Road are classified as a Minor Collector on the Larimer County Functional Road Classification Map. The applicants are proposing to create a two-lane full-service paved roadway (cul-de-sac), located along an east-west direction, to serve the five (5) residential lots and two (2) outlots. The 615-foot-long roadway would connect to Gregory Road at the southwestern corner of the property.

The proposed lots would be served by East Larimer County (ELCO) Water District and Cherry Hills Sanitation District.

The existing parcels are located within the Fort Collins Growth Management Area. This project is required to comply with the requirements within the Intergovernmental Agreement between Larimer County and the City of Fort Collins. Because the property is located in the Fort Collins Growth Management Area, the property must be divided through the Planned Land Division process. A rezoning of the property to PD – Planned Development is required concurrent with the Planned Land Division.

The applicant is proposing to rezone the property from UR-1 Urban Residential to PD – Planned Development (PD). The PD zoning is intended to establish densities and uses consistent with the applicable supplementary regulations of the Growth Management Area district. In this instance, the zoning would reflect the current densities and land uses allowed by the current UR-1 Urban Residential zone district.

A neighborhood meeting was not required for this proposed Planned Land Division.

REVIEW CRITERIA

Preliminary Plat

In reviewing a proposed preliminary plat application, the County Commissioners shall consider the following review criteria of Article 6.5.5.D.1:

- A. Complies with all applicable use, density, development, and design standards set forth in this Code that have not otherwise been modified or waived pursuant to this Code and that would affect or influence the layout of lots, blocks, and streets;

The proposed land division would create five (5) lots intended for residential development consistent with the intent of the zone district as well as with the existing development in the surrounding area. The proposed residential lots would vary in size with the largest being an approximate 1.04-acres and the smallest being an approximate 0.47-acres. The proposed

residential lots would meet the required minimum lot size for the UR-1 Urban Residential zone district of 0.34-acres or 15,000sf. The proposed land division complies with all applicable use, density, development, and design standards set forth by the Larimer County Land Use Code.

- B. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources;

According to Larimer County Geographic Information Systems (GIS) data, there are no specific wildlife habitats located on the subject property. The eastern edge of the subject property is located along the shores of Long Pond. The applicant has indicated that the eastern edge of the property would have minimal construction to preserve the native edge and vegetation along Long Pond. Proposed Outlot B would provide a single private access to Long Pond for the proposed development. This single access would allow residents access to the lake, reducing impact in other locations along the eastern edge of the property.

- C. Provides evidence to show that all areas of the proposed subdivision that may involve other natural hazards including flood and wildfire have been identified and mitigated to the maximum extent practicable;

According to Larimer County GIS data, the property is in a low geological hazard area, does not contain any floodplains or slopes greater than 30% and is not in a mapped wildfire hazard area.

- D. Provides evidence that provision has been made for a public sewage disposal system or, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with state and local laws and regulations;

Each of the lots created by the proposed land division would be served by Cherry Hills Sanitation District and East Larimer County (ELCO) Water District.

- E. As applicable, provides proposed phasing for development of the subdivision that is rational in terms of available infrastructure, capacity, and financing; and phasing has not been proposed for this proposed land division.

- F. The subdivision is consistent with the subdivision sketch plan, if applicable, unless detailed engineering studies require specific changes based on site conditions.

The Gregory Cove Planned Land Division proposes to create fewer lots than originally proposed at the Sketch Plan Review phase. As noted previously, the proposed land division would create five (5) total residential lots which is consistent with the intent of the zone district as well as with the existing development in the surrounding area

Land Divisions within a Growth Management Area or the LaPorte Plan Area (Planned Land Division)

In addition to the review criteria of Article 6.5.5.D.1 above, in reviewing a proposed preliminary plat application, the County Commissioners shall consider the following review criteria found in Article 6.5.5.D.2 and find that each criterion has been met or determined to be inapplicable:

A. Complies with the applicable supplementary regulations of the GMA district, if any, or the LaPorte Area Plan or other adopted sub-area plan, as applicable.

The subject property is located in the Fort Collins Growth Management Area. The City of Fort Collins Structure Plan map designates this property as Suburban Neighborhood which is intended for residential uses at a density of 2-5 units per acre. The proposed land division would create five total lots varying in size with the largest being an approximate 1.04-acres and the smallest being an approximate 0.47-acres. The proposed density would not be consistent with the City's Structure Plan map; however, the city has indicated that the reduced density would not be of concern.

B. Is compatible with existing and allowed land uses in the surrounding area; The applicant is proposing to create five total residential lots. The surrounding area is characterized by a mix of lot sizes ranging from an approximate 0.50-acre lots to the west and north and 1.0- to 1.3-acre lots to the south. Uses in this area include single-family residential. The proposed land division would be compatible with existing and allowed land uses in the surrounding area.

C. Can and will comply with all applicable requirements of this Code; The principal requirements for the review are located within Article 4 (Development Standards) and Article 5 (Subdivision Standards) of the Larimer County Land Use Code. The initial comments on applicable Code requirements are summarized here.

Article 4.3 Adequate Public Facilities

Sub-Article 4.3.3 Road Capacity and Access to Public Roads:

Gregory Road is classified as a Minor Collector on the Larimer County Functional Road Classification Map. The City of Fort Collins Master Street Plan functionally classifies Gregory Road as a 2-lane Arterial. The standard right-of-way width for a 2-lane arterial is 84-feet (42-foot half right-of-way) and a 15-foot utility easement. The applicant is proposing to dedicate 12-feet of additional right-of-way and a 15-foot utility easement with the proposed land division.

The applicants are proposing to create a two-lane full-service paved roadway (cul-de-sac), located along an east-west direction, to serve the five (5) residential lots and two (2) outlots. The 615-foot long roadway would connect to Gregory Road at the southwestern corner of the property.

Sub-Article 4.3.4 Drainage:

The Engineering Department has indicated that, as part of the final submittal, any outstanding comments regarding drainage are required to be addressed at Final Plat phase.

Sub-Article 4.3.5 Wastewater Disposal:

The five proposed lots would be served by the Cherry Hills Sanitation District. A letter of commitment from the district was provided with the land division application.

Sub-Article 4.3.6 Fire Protection:

The subject property is within the service boundary of the Poudre Fire Authority. Poudre Fire has indicated that all comments have been resolved.

Sub-Article 4.3.7 Domestic Water:

The five proposed lots would be served by the East Larimer County (ELCO) Water District. A letter of commitment from the District was provided with the land division application.

Article 4.4 Environmental Resource Standards

Sub-Article 4.4.2 Wetlands:

Larimer County GIS data indicates that wetlands may exist along the very edge of the eastern property line, along the shores of Long Pond. Any future development along the eastern property line would be required to maintain the wetland buffer required by Article 4.4.2 of the Land Use Code.

Sub-Article 4.4.3 Hazard Areas:

The property is in a low geological hazard area, does not contain any floodplains or slopes greater than 30% and is not in a mapped wildfire hazard area.

Sub-Article 4.4.4 Wildlife:

There are no specific wildlife concerns with the proposed land division.

Sub-Article 4.4.5 Commercial Mineral Deposits:

Larimer County's GIS database does not identify aggregate resources on the property. Notice to mineral interest holders of record has been provided in compliance with state law.

Article 4.5 Connectivity and Circulation

As previously noted, the applicant is proposing to create a two-lane full-service paved roadway (cul-de-sac) to serve the five (5) residential lots and two (2) outlots. The 615-foot long roadway would connect to Gregory Road at the southwestern corner of the property.

Article 4.6 Off-Street Parking and Loading

Two parking spaces are required for each single-family residential home. Considering the size of the proposed lots, each proposed lot would meet this requirement.

Article 4.7 Landscaping:

All single-family residential development in the Urban districts and GMAs are required to provide street landscaping. The proposed land division would provide landscaping along the proposed cul-de-sac.

Article 5 Subdivision Standards:
Sub-Article 5.2 Lot and Block Standards

As previously discussed, the five (5) proposed residential lots would vary in size with the largest being an approximate 1.04-acres and the smallest being an approximate 0.47-acres. The proposed residential lots would meet the required minimum lot size for the UR-1 Urban Residential zone district of 0.34-acres or 15,000sf. Additionally, the lot width, depth, shape, location, and orientation conform with the requirements of the Land Use Code.

This land division is proposing to create two outlots, Outlot 'A' and Outlot 'B'. The two lots are not intended to be developed. As noted earlier in this report, Outlot A and Outlot B would serve as private access, maintenance, drainage, and utility easements, and would be maintained by a proposed HOA.

Sub-Article 5.3 Street and Access Standards

The applicant is proposing to create a two-lane full-service paved public roadway (cul-de-sac) to serve the five (5) residential lots and two (2) outlots. The proposed public roadway would connect to Gregory Road at the southwestern corner of the property.

D. The County Commissioners have approved a rezoning of the land to PD – Planned Development;

A concurrent rezoning to PD – Planning Development is being considered; see below.

E. The recommendations of referral agencies have been considered; and

The application was referred to a variety of agencies. The responses received are attached to this report.

F. Approval of the proposed land division will not result in a substantial adverse impact on other property in the vicinity of the proposed land division.

Staff did not receive any comments from adjacent property owners regarding the proposed land division. It appears that the proposed Planned Land Division would not result in a substantial adverse impact on other property in the vicinity.

Rezoning

In deciding the application to amend the zoning map, the Planning Commission and the County Commissioners shall consider the approval criteria in Article 6.6.1.D and determine whether and the extent to which the proposed amendment meets the following:

1. Compatible with Surrounding Uses

The proposed change in zoning is compatible with the type, intensity, character, and scale of existing and permissible land uses surrounding the subject property. Dimensional limitations of the proposed zoning district, when applied, should result in development that will be consistent with the physical character of existing or permissible uses surrounding the subject property. The proposed change shall result in a logical and orderly development pattern in the neighborhood.

The subject parcel, as well as the surrounding properties, are currently zoned UR-1 Urban Residential. Properties to the northwest are currently zone RR-2 Rural Residential. Uses in this area are primarily residential. Generally, the UR-1 Urban Residential zone district is intended to accommodate a mix of low-density residential use as well as supporting institutional, and accessory agricultural uses. The proposed PD – Planned Development zoning would reflect the current densities and land uses allowed by the current UR-1 Urban Residential zone district. The proposed PD – Planned Development zone district would be compatible with existing and allowed uses on properties in the surrounding area. Because the property is located within the boundary of the Fort Collins Growth Management Area (GMA), the proposed PD zoning is the appropriate zoning for the property.

2. Community Need or Public Benefit

The proposed change in zoning addresses a demonstrated community need or otherwise results in one or more particular public benefits that offset the impacts of the proposed uses requested, including but not limited to: affordable and senior housing; childcare facilities; medical facilities; transportation efficiencies; public recreational opportunities; infrastructure improvements; and preservation of lands of high conservation value.

The long-term goals and objectives of the County's Master Plan and the Fort Collins Growth Management Area are to allow for development within the boundary of the Growth Management area that is consistent with the City of Fort Collins Structure Plan and Structure Plan map.

The City of Fort Collins Structure Plan map designates this property as Suburban Neighborhood which is intended for residential uses at a density of 2-5 units per acre. The proposed land division would create five total lots varying in size with the largest being an approximate 1.04-acres and the smallest being an approximate 0.47-acres. As noted previously, the proposed density would not be consistent with the City's Structure Plan map; however, the city has indicated that the reduced density would not be of concern. While the city's Structure Plan map provides a guide for new development applications, the Map is not a zoning map and in certain circumstances, is not consistent with or does not fully consider existing uses or conditions in the surrounding area. The proposed lot size is consistent with the existing zone district and development in the surrounding area.

3. Change of Circumstances

The proposal change in zoning addresses or responds to a beneficial material change that has occurred to the immediate neighborhood or to the greater Larimer County community.

Uses in this area include single-family residential and Long Pond. The surrounding area is characterized by a mix of lot sizes ranging from an approximate 0.50-acre lots to the west and north and 1.0- to 1.3-acre lots to the south. The proposed land division would create single-family residential lots similar to what is existing in the surrounding area. As noted previously, because the property is located within the boundary of the Fort Collins GMA, the property must be divided through the Planned Land Division process. A rezoning of the property to PD – Planned Development is required concurrent with the Planned Land Division.

4. Adequate Infrastructure

The property subject to the proposed change in zoning is, or may be served by adequate roads, water, sewer, and other public use facilities.

The proposed land division associated with this request has been evaluated and reviewed to ensure that all development standards including public facilities are provided to the level required by the Land Use Code. As previously stated, the proposed land division would be served by the East Larimer County (ELCO) Water District and Cherry Hills Sanitation District. The subject property is within the service boundary of the Poudre Fire Authority. The applicant is proposing to create a two-lane full-service paved public roadway (cul-de-sac) to serve the five (5) residential lots and two (2) outlots and connecting to Gregory Road.

5. Natural Environment

The proposed change does not result in significant adverse impacts on the natural environment.

As previously noted, there are no floodplains or wildlife habitats identified on the property. The property is not in a wildfire hazard area and is in a low geologic hazard area. The proposed rezone should not result in significant adverse impacts on the natural environment.

6. Additional Review Criteria in Growth Management Area (GMA) Districts

a. To establish or enlarge a GMA district, the County Commissioners must also find that the criteria in Article 4.2.1.B.3 have been met; and

The request would not enlarge the existing GMA; thus, this criterion would not apply to this application.

b. The County Commissioners may exclude or remove an area from an established GMA district boundary if they find one or more of the review criteria in Article 4.2.1.B.3 can no longer be met.

This criterion would not be applicable to this application.

Rezoning to Planned Development (PD)

In considering an application to rezone to the PD district, the Planning Commission in their review and recommendation, and the County Commissioners in their decision, shall consider whether and the extent to which the proposed PD meets the general approval criteria for Zoning Map Amendments in Article 6.6.1.D above, and also the following:

A. Whether the proposed PD plan addresses a unique situation, provides substantial benefit to the County, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district or other standards of this Code; and

The long-term goals and objectives of the County's Master Plan and the Fort Collins Growth Management Area (GMA) are to allow for development within the boundary of the GMA that is consistent with the City's Future Land Use map. The proposed rezoning is necessary before

the subject property can be further divided through the Planned Land Division process and would facilitate the development of the property consistent with the Growth Management Area.

- B. Whether the proposed PD plan meets the other standards of this Code not expressly modified by the PD plan or development agreement. The subject parcel, as well as the surrounding properties, are currently zoned UR-1 Urban Residential. The proposed PD – Planned Development zoning would reflect the current densities and land uses allowed by the current UR-1 Urban Residential zone district. The proposed PD – Planned Development zone district would be compatible with existing and allowed uses on properties in the surrounding area. Because the property is located within the boundary of the Fort Collins Growth Management Area (GMA), the proposed PD zoning is the appropriate zoning for the property.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Gregory Cove Planned Land Division, File #21-LAND4126, subject to the conditions:

1. The final plat shall be consistent with the approved preliminary plan and with the information contained in the Gregory Cove Planned Land Division and Rezone, File #21-LAND4126, except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Gregory Cove Planned Land Division and Rezone.
2. The following fees shall be collected at building permit issuance for new single-family dwellings: Poudre R-1 school district fee, Larimer County fees for County and Regional Transportation Capital Expansion, Larimer County Regional Park Fees (in lieu of dedication) and drainage fees. The fee amount that is current at the time of building permit application shall apply.
3. All habitable structures will require an engineered foundation system. Such engineered foundation system designs shall be based upon a site-specific soils investigation. The lowest habitable floor level (basement) shall not be less than three feet from the seasonal high-water table. Mechanical methods proposed to reduce the ground water level, unless it is a response after construction, must be proposed on a development wide basis.
4. Passive radon mitigation measures shall be included in construction of residential structures on these lots. The results of a radon detection test conducted in new dwellings once the structure is enclosed but prior to issuance of a certificate of occupancy shall be submitted to the Building Department. As an alternative, a builder may present a prepaid receipt from a radon tester which specifies that a test will be done within 30 days. A permanent certificate of occupancy can be issued when the prepaid receipt is submitted.

B) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the rezoning from UR-1 Urban Residential to PD - Planned Development, File #21-LAND4126, subject to the following conditions:

- a. The rezoning shall be effective upon the recordation of the final plat of Gregory Cove Planned Land Division and Rezone.
- b. The permitted uses, lot building and structure requirements, setbacks and structure height limitations for Gregory Cove Planned Development as recommended.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Gregory Cove Planned Land Division and Rezone from UR-1 Urban Residential to PD – Planned Development, File #21-LAND4126 subject to the conditions as outlined above.

Motion passes 3-0

DISCUSSION ITEM:

1. Covey Special Exception Post Approval Modification, File No.18-ZONE2425. Tawn Hillenbrand, Planning, presented the request for the Covey Special Exception Post Approval Modification. The request is to Amend a Special Exception approval to allow: 1.) Outdoor amplified music and microphone use during ceremonies in the garden area; 2.) The existing overhead doors on the community hall building to be open during receptions; 3.) An increase in the allowed maximum number of events per year from the previously approved 24 events annually to a maximum 50 events annually; and 4.) An increase in the allowed maximum number of attendees per event from the previously approved 130 to 150 total attendees per event. The property is located at 2661 W. County Road 64, Fort Collins, CO; located on the south side of County Road 64 approximately one-half mile west of the intersection of County Road 64 and County Road 19 (Taft Hill Road). The applicant/owners are Lloyd and Janice Leflet.

BACKGROUND

The subject property is a 35.05-acre parcel located at 2661 W. County Road 64, Fort Collins, located on the south side of County Road 64 approximately one-half mile west of the intersection of County Road 64 and County Road 19 (Taft Hill Road).

The western 9.15 acres (+/-) of the parcel is currently zoned O – Open and the eastern 20.9 acres (+/-) is currently zoned FO – Forestry.

The property currently contains a single-family residence, detached garage, multiple outbuildings, and an approximately 6,400 square foot Community Hall facility used for special events. The applicant received Special Exception approval in 2019 for the existing Community Hall use (Reception #20190051336). The existing Community Hall building resembles a barn. Parking for the facility is located on the north side of the building, between the building and County Road 64. The portion of the property containing the Community Hall is currently zoned FO – Forestry. In 2019, at the time of approval, a Community Hall use was not permitted in the FO – Forestry zone district, thereby triggering the Special Exception approval process.

According to the conditions of approval contained in the recorded Special Exception Findings & Resolution for the Covey Community Hall, the hours of operation for the Community Hall are currently limited to 9am to 10pm daily. Additionally, the applicants/owners are allowed a maximum of 24 events per year with no more than 130 attendees at any event. Per the Findings & Resolution, 52 parking spots are required to accommodate guests.

The applicants/owners are requesting to amend the Special Exception Findings & Resolution conditions of approval, specifically condition #9, #10 and #13.

Condition #9 of the Special Exception approval states that the overhead doors on the community hall building shall not be open during events. Condition #10 of the approval prohibits outdoor amplified music. A sound evaluation was conducted in 2018 that evaluated indoor amplified music and outdoor crowd noise. The evaluation found that crowd cheering outside of the event building could possibly result in noise that briefly exceeds the standard of 50 decibels at the property line; therefore, the approval restricted the use of the proposed overhead doors on the event building and prohibited outdoor amplified music with the goal of ensuring compliance with the noise standards and minimizing potential noise disturbances for neighbors.

Condition #13 of the Special Exception approval restricts the maximum number of events per year to 24 total events. The original request in 2018 proposed no more than one event per day with a maximum of 50 events per year. Additionally, condition #13 restricts the number of attendees at any event to the original request proposed by the applicants of 130 attendees per event.

The applicants/owners request Amended Special Exception approval to allow:

- 1.) Outdoor amplified music and microphone use during ceremonies in the garden area;
- 2.) The existing overhead doors on the community hall building to be opened during receptions;
- 3.) An increase in the allowed maximum number of events per year from the previously approved 24 events annually to a maximum 50 events annually; and
- 4.) An increase in the allowed maximum number of attendees per event from the previously approved 130 to 150 total attendees per event.

The applicants/owners have indicated that the request has been made out of necessity to ease the financial burden brought about by the pandemic and events being cancelled, postponed, or rebooked, and to accommodate COVID-19 best practices (social distancing, increase air flow).

REVIEW CRITERIA

To approve a Special Exception application, the County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

A. The proposed use will be compatible with existing and allowed land uses in the surrounding area and will be in harmony with the neighborhood.

Compatibility is largely determined by input from surrounding property owners.

The proposed request is a modification to a previous approval. The community hall received Special Exception approval in 2019. Since that time Code Compliance has received some formal complaints from some neighbors generally expressing concerns with the venue, including noise concerns and issues with guests mistakenly turning into the wrong driveways. Code Compliance indicated that it is their understanding that the applicant has taken steps to resolve these issues, including contacting Google to correct their maps, installing a directional sign for guests, and visiting with neighbors in an attempt to resolve the issues.

Notice of this Special Exception Post Approval Modification was sent to property owners within 500-feet of the subject property. Staff received three (3) emails from neighbors expressing a number of concerns with the existing use and the current request. Concerns expressed include noise, safety, degradation of property values, personal property damage, events exceeding required time limit (9am-10pm), trespassing, and concerns that owners exceed allowed number of events and allowed number of guests at events.

A noise study was conducted as part of the original approval in 2019. At that time the noise study concluded that the sound from an event held completely indoors would not exceed the Larimer County Noise Ordinance at the property line. That same study noted that crowd cheering outside the event building could possibly result in noise that briefly exceeded the standard decibel levels at the property line.

With this request, the applicants/owners provided a new noise evaluation that was conducted by Colorado State University on July 22, 2021, from approximately 4:10pm to 4:30pm and again at approximately 7:45pm to 8:30pm, during a wedding event hosting 130 total guests. The purpose of the evaluation was to determine if the sound from the event exceeded the Larimer County Noise Ordinance maximum noise limits at the property line. The evaluation took measurements while the outside ceremony was taking place which included electronic music and microphone use, as well as crowd cheering. Additionally, the evaluation measured noise levels with the existing overhead doors located on the south side of the event building being open while music was playing indoors.

During the noise study, the noise level at a distance of approximately 500-feet (northeast property line) and 575-feet (southeast property line) from the venue without music playing was 31 and 36 decibels respectively, which reflected background noise. During the outdoor ceremony which included crowd cheering, the highest average noise level was measured at 39 decibels at the southeast property line, or 575-feet from the building.

Sound measurements were taken during the reception with the existing overhead doors located on the south side of the building open and closed. The loudest noise measured with the overhead doors open at an approximate 140-feet south of the building was 57 decibels. The sound was reduced to 51 decibels with the doors closed at the same distance. Measurements were taken again, with the overhead closed, at the existing fence line (not at the property line) with a resulting 36 decibels.

The noise evaluation concluded that the sound from the wedding event, with and without music playing and during crowd cheering, did not exceed the Larimer County Noise Ordinance of 50 decibels or 55 decibels at the owners' property lines.

The Department of Health and Environment performed a similar evaluation at a wedding event on June 26, 2021. Based upon their findings as well as those contained in the professional sound evaluation performed by CSU, the Department of Health indicated that they would support allowing wedding events to have amplified ceremony sounds for the music and microphone, as well as allow the venue to open the overhead doors located on the south side of the building during wedding and other nonwedding types of events with the amplified music played from within the venue. The amplified music supporting the reception or other type of event would be required to be located inside the event building at 90 decibels or less as tested with the noise evaluation.

If the operation is conducted in compliance with the Larimer County noise standards and all conditions of approval, the proposed use should be compatible with existing and allowed uses in the surrounding area and should be in harmony with the neighborhood.

B. The recommendations from referral agencies have been considered;

The application was referred to a variety of agencies. Responses were received from the Larimer County Engineering Department, Department of Health and Environment, Building Department, Code Compliance, Division of Water Resources, and Wellington Fire.

If the Special Exception Post Approval Modification is approved, the property owners will be required to provide a revised site plan and associated construction plans that reflect the required additional parking. The revised documents will be reviewed and approved and any outstanding referral agency comments will need to be resolved prior to the issuance of a change of occupancy permit or Development Construction Permit.

C. The proposed use will not result in a substantial adverse impact on other property in the vicinity of the subject property.

Preliminary feedback indicates that there are a number of property owners in the vicinity that are concerned the proposed post approval modification will have an adverse impact on residential property in the area. Noise, safety, degradation of property values, personal property damage, events exceeding required time limit (9am-10pm), trespassing, and concerns that owners exceed allowed number of events and allowed number of guests at events are some of the concerns that have been raised by surrounding property owners as significant compatibility concerns. To date staff has received three (3) emails from adjacent neighbors expressing their concerns. As noted previously, emails received from surrounding property owners are attached.

As with compatibility, the Development Services Team recognizes that while some property owners have legitimate concerns regarding the proposed post approval modification and associated adverse impacts, however, the Development Services Team finds that the proposed modification should not result in a substantial adverse impact on other properties in the vicinity.

D. The applicant has demonstrated that this project can and will comply with all applicable requirements of this Code;

The principal requirements for the review are located within Section 8 of the Larimer County Land Use Code (old code).

E. There is reasonable justification for the use being at the proposed location rather than in a municipality or where zoning would allow the use by right or by Special Review.

The proposed request is a modification to a previous approval. No new development is proposed with this request. With the original Special Exception approval in 2019, the Development Services Team found that there was reasonable justification for the use being located where proposed.

The portion of the property containing the community hall is currently zoned FO – Forestry. In 2019, at the time of approval, a Community Hall use was not permitted in the FO – Forestry zone district, thereby triggering the Special Exception approval process. However, the current Land Use Code classifies a Community Hall use or Event Center as an ‘Assembly’ use which is currently permitted in the FO – Forestry zone district following either Administrative Special Review or Special Review.

F. The nature of the proposed use and its operations are such that there are significant benefits to the public to be located where proposed; and as noted previously, the proposed request is a modification to a previous approval. At the time of approval in 2019, the Development Services Team found that the applicant made a reasonable argument that the location of the proposed community hall would provide significant benefits to the public.

G. The proposed use is consistent with the County Master Plan.

The existing use was previously approved by Special Exception and at that time it was determined to be consistent with the Comprehensive Plan and Zoning Regulations. Since this request is a modification to the existing approved use, it is consistent with the County Master Plan.

Development Services Team Recommendation:

The Development Services Team recommends approval of the Covey Special Exception Post Approval Modification, File #18-ZONE2425 subject to the following conditions:

1. This Special Exception Post Approval Modification approval shall automatically expire without a public hearing if the use is not commenced within three years of the date of approval.
2. The site shall be developed consistent with the approved plan and with the information contained in the Covey Special Exception Post Approval Modification File #18-ZONE2425 except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Covey Special Exception Post Approval Modification.
3. Failure to comply with any conditions of the Special Exception Post Approval Modification approval may result in reconsideration of the use and possible revocation of the approval by the Board of Commissioners.
4. This application is approved without the requirement for a Development Agreement.
5. In the event the applicant fails to comply with any conditions of approval or otherwise fails to use the property consistent with the approved Special Exception, applicant agrees that in addition to all

other remedies available to county, county may withhold building permits, issue a written notice to applicant to appear and show cause why the Special Exception approval should not be revoked, and/or bring a court action for enforcement of the terms of the Special Exception. All remedies are cumulative and the County's election to use one shall not preclude use of another. In the event County must retain legal counsel and/or pursue a court action to enforce the terms of this Special Exception approval, applicant agrees to pay all expenses incurred by County including, but not limited to, reasonable attorney's fees.

6. County may conduct periodic inspections to the property and reviews of the status of the Special Exception as appropriate to monitor and enforce the terms of the Special Exception approval.

7. 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 the Special Exception Post Approval Modification approval.

8. Smoking shall be in a designated, maintained area to minimize fire risk.

9. A Code Analysis by a Colorado registered architect shall be provided to the Building Department to determine if the building as constructed meets all code requirements for the increased number of occupants from the previously approved 130 occupants to the requested 150 occupants.

10. A total of 60 parking spaces shall be provided. Prior to receiving a new Development Construction Permit (DCP), the property owner shall provide a revised site plan and associated construction plans that reflect the required additional parking.

11. Amplified music shall not be staged outside the event building for the entire length of an event.

12. The property owners are allowed a maximum of 50 events per year. There shall be no more than 150 attendees at any event. The hours for an event are limited to 9 a.m. to 10 p.m.

Commissioner Kefalas did question the neighborhood compatibility. Staff stated that the review criteria has been met and the Planning department is, in fact, recommending approval. The Planning department did state that there has been significant public resistance and emphasized the need for the Board of County Commissioners to step in and provide a final decision. Commissioner Kefalas questioned necessary accommodations for the proposed increase in capacity. Staff advised that there would be an adjustment of an existing building and, therefore, a new site plan would not be required. Commissioner Shadduck-McNally questioned the septic system and if this system will need to be upgraded as well due to potential increased capacity. Ms. Schneider stated that the property would not need to be modified because food is not prepared at this location. Commissioner Shadduck-McNally also questioned the parking needs. Steven Rothwell, Engineering Department, stated that the original owners built the parking lots larger than what was required. Commissioner Shadduck-McNally questioned the smoking concerns and potential grass fires. Ms. Hillenbrand stated that the fire district did not have any concerns with this increase. Michael Whitely mentioned that the original request of smoking was discussed at previous meetings. He said that there was minimal exposure to combustible items in the designated areas as per the plan submitted.

Chair Stephens invited the applicant to address the Board. Darrel Hosen, serving as a representative to the owners, did reiterate the request for increased capacity and mentioned the compliance with the stated requirements to include COVID-19 requirements. He recommended that the Commissioners make an in-person visit to the property. Mr. Hosen then presented multiple photos for review. He addressed many issues that were mentioned as concerns at a public meeting that had been held previously.

Chair Stephens opened the meeting to public comment.

Kevin Tucker, Rose Lymber, Laura Jorgenson, Carolyn Bender, Derek Anderson, Cindy Serray, Michael Backlund, Barbara Lytle and Randy Herderschmidt spoke in favor of the proposed facility exceptions as it provides options for the community for entertainment as well as other benefits.

Julie Rohloff, Russ Rohloff, Emily Rodgers, Zach Rogers, Barbara Lytle and April Christensen spoke in opposition of the proposed special exceptions due to trespassing, safety concerns and traffic concerns.

Chair Stephens closed public comment.

Chair Stephens allowed the applicants to provide a rebuttal to the public comments. Mr. Hosen stated that the applicants will be bringing revenue into the community and will eventually be able to reinvest into the surrounding community. Ms. Janice Leflet, co-owner of the property, thanked the community for their feedback. She mentioned that they continue to reach out to the community and wish to serve in the community. Mr. Hosen again invited the Commissioners to the site for review. Mr. Lloyd Leftlet, co-owner of the property, discussed the sound systems to address the concerns of noise.

Commissioner Shadduck-McNally asked about the parameters of what an “event” is. Ms. Hillenbrand provided an explanation based on Land Use Code and that they are considered special events only – no differentiation between personal and paid events. Commissioner Shadduck-McNally expressed concerns over the fire hazards as there is limited fire service in the area. She questioned staff about complaints from the community. Ms. White, Code Compliance Supervisor, did state that there were a total of three complaints over the last year. Ms. White mentioned that recommendations have been suggested at each complaint. Commissioner Kefalas questioned enforcement of compliance violations and staff stated that investigations have not been completed due to the timing of the recent complaints. Ms. Schneider, Health Department, reviewed the noise reports with the public and stated that this venue has not violated the existing requirements. Mr. Whitley stated that if there had been violations a revocation hearing would be held, and a removal of certification could be issued. Commissioner Kefalas questioned the amplified sounds and asked for clarification. Ms. Hillenbrand explained that the applicants would use a microphone within the “blue circle” as noted on the presented diagram.

Commissioner Kefalas questioned the request to increase the events from 24 to 50 events. Ms. Hillenbrand stated that 7.2.1 Land Use Code indicates for any size, any purpose etc. with exception to personal events. She further explained that a personal event would be dinners, housewarming parties, graduation parties, etc. of family or friends of the owner of property. Commissioner Kefalas questioned the amount of hearing notifications that were delivered for this hearing. Ms. Hillenbrand advised that those who lived within 1000 ft of the said property were notified. Ms. Hillenbrand then advised that they had received three neighbor comments via email. Commissioner Shadduck-McNally

questioned the method in which staff monitor the number of events at this facility. Ms. Hillenbrand was not able to advise on a method or a confirmation of the amount of events at this property. Ms. White mentioned; however, that this was not noted on the list of requirements for the initial approval. Chair Stephens questioned how the number of 24 events was decided upon. Ms. Hillenbrand advised that the original request was for 50 events however, the previous Board of Commissioners together with the applicants agreed upon the 24 event limit. Mr. Whitely stated he was the original staff planner and confirmed that several owners were opposed to the 50-event limit. Commissioner Kefalas confirmed he was a part of that Commissioner Board and stated that they were attempting a compromise at that time. Commissioner Shadduck-McNally and Commissioner Kefalas thanked the staff and the applicant.

Commissioner Kefalas said that the Planning department has proven that all requirements have been met as conditions of approval. He then said that he would be in favor of approval but with conditions on anticipated future events. Commissioner Shadduck-McNally was concerned about the compatibility with the community. She said that the Planning Commission voted to deny the exception and that was concerning to her. She said that she would be opposed to the exception approval. Chair Stephens proposed an alternative to increase the limit of events per year to 35, rather than 50. She said that there should be additional monitoring so that the maximum is not exceeded. Commissioner Shadduck-McNally would agree as well however recommended more fire safety requirements as well as a list to reconcile events for compliance. She said that she would like compromises on the noise issues and maximum capacity. Commissioner Kefalas agreed that 35 events would be acceptable. Chair Stephens agreed to the increase of 150 attendees. Commissioner Kefalas mentioned that he would be in agreement but with certain conditions as well.

Ms. Hillenbrand provided the following clarification on the noted changes as discussed and agreed upon by the Commissioners:

- Original conditions 1 – 10 will remain the same.
- 11. Reference Staff memo
- 12. Update the total annual events from 24 to 35
- 13. Proposed sound evaluation language to be updated: found in the Staff memo
- 14. The overhead door(s) during events shall remain closed during any event
- 15. (Staff memo) regarding traffic control measures.
- 16. Applicant shall submit a wildfire mitigation plan
- 17. Applicant providing a list of anticipated events for reconciliation for code compliance by April 1st, 2022, with subject to additional events/business further in the year.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Covey Special Exception Post Approval Modification, File No. 18-ZONE2425 subject to the conditions outlined in the staff report No. 1 – 10 as listed and then stated in testimony and written by staff No. 11 – 17 all of which is based on staff reports, testimony and the finding and resolutions presented. Lastly, she moved to authorize the Chair to sign the Findings and Resolutions once prepared.

Motion passes 3-0

With no further business to come before the Board, the meeting is adjourned at 5:30 p.m.

TUESDAY, MARCH 1, 2022

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with Linda Hoffmann, County Manager. Chair Stephens presided. Commissioner Kefalas and Commissioner Shadduck-McNally were present. Also present were Austin Harvill, Commissioners' Office, and Kelly Bryant, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: The following members of the public addressed the Board: Nancy Eason, Jim Winbrenner, Katie Cassis, Zack Thode, and Nick Lance. The comments were in regards to the Country Club Road, COVID-19 concerns, mask mandates, testing, community healing, focus groups/committee formation, vaccination data, building code updates becoming effective today, March 1, 2022, and a thank you to Linda Hoffman from the public.

Clerk and Recorder, Angela Myers, announced a Public Comment section on the county website vote.larimer.org regarding voter services and polling locations for the upcoming November election. The Public Comment section will be open from March 3, 2022, until May 2, 2022. She mentioned that caucus for the Republican Party (larimergop.org) is tonight and the Democratic Party (website: LarimerDems.org) caucus is March 5th, 2022. She then noted that Assembly will be on March 19th. Commissioner Kefalas thanked Clerk Myers for the update and then mentioned redistricting. Clerk Myers mentioned that every voter will have an updated precinct and to be mindful of that change.

Commissioner Kefalas thanked everyone for the public comments on COVID-19, community healing and building code updates. He recommended speaking directly with Community Development on the concerns of the building code updates. Commissioner Shadduck-McNally mentioned that there has been a robust public involvement in the building codes updates. She thanked Ms. Eason for her comments on positivity. She also reiterated that everyone has been impacted by the pandemic and all are working to be resilient. Commissioner Kefalas offered additional thoughts on Linda Hoffman's retirement and that she's been an extraordinary County Manager. He mentioned that the Country Club Road Zoom meeting was happening this Thursday. Chair Stephens then echoed thanks to the public for their comments on vaccines and reiterated her belief in the effectiveness of the vaccines. She discussed the building codes updates and ways to protect the environment.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF FEBRUARY 21, 2022:

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of February 21, 2022.

Motion passes 3-0

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF MARCH 7, 2022:** Mr. Harvill reviewed the upcoming schedule with the Board.

4. **CONSENT AGENDA:**

AGREEMENTS:

1. **GRANT SUBRECIPIENT AGREEMENT AMERICAN RESCUE PLAN IMMEDIATE NEEDS GRANT SUB A**

2. **AMENDMENT TWO TO THE CONTRACT BETWEEN LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES AND THE BOARD OF GOVERNORS OF THE COLORADO STATE UNIVERSITY SYSTEM, ACTING BY AND THROUGH COLORADO STATE UNIVERSITY – DEPARTMENT OF HUMAN DEVELOPMENT AND FAMILY STUDIES**

3. **OOA SERVICE CONTRACT BETWEEN LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES AND WALTER/MCCANN, INC. DBA RIGHT AT HOME**

4. **INTERGOVERNMENTAL DATA-ACCESS CONTRACT**

5. **LICENSE TO ENTER PROPERTY (CITY OF FORT COLLINS IGA) – JOE WRIGHT RESERVOIR, EMERGENCY FLOOD WARNING SYSTEM – CAMERON PEAK BURN AREA**

6. **INTERGOVERNMENTAL AGREEMENT REGARDING CONSTRUCTION OF CERTAIN LARIMER COUNTY OPEN SPACE INFRASTRUCTURE DURING CHIMNEY HOLLOW RESERVOIR CONSTRUCTION**

LIQUOR LICENSES: Liquor License Renewal – The Queens Concession dba Holiday Twin Drive Inn, Fort Collins, Hotel & Restaurant; Liquor License Renewal – Carter Lake Marina Carter Lake Marina, Loveland, Fermented Malt

MISCELLANEOUS:

1. **LEGAL ACTION FOR CODE COMPLIANCE CASE #20-CCC0132**

2. **LEGAL ACTION FOR CODE COMPLIANCE CASE #20-CCC0272**

3. COLORADO-BIG THOMPSON PROJECT LICENSE
4. CASCADE FALLS PROPERTY GROUP LLC STIPULATION AS TO TAX YEAR 2021 VALUE
5. CRAIG REALTY GROUP-LOVELAND LLC STIPULATION AS TO TAX YEAR 2021 VALUE
6. CRAIG REALTY GROUP-LOVELAND LLC STIPULATION AS TO TAX YEAR 2021 VALUE
7. CRAIG REALTY GROUP-LOVELAND LLC STIPULATION AS TO TAX YEAR 2021 VALUE
8. GRAVES AVENUE PLAZA LLC STIPULATION AS TO TAX YEAR 2017 AND 2018 VALUE
9. CASCADE FALLS PROPERTY GROUP LLC STIPULATION AS TO TAX YEAR 2021 VALUE
10. PP SPRING CREEK LLC STIPULATION AS TO TAX YEAR 2021 VALUE
11. GRANITE TRUST AND FAITH LLC STIPULATION AS TO TAX YEAR 2021 VALUE

RESOLUTIONS:

1. RESOLUTION ACCEPTING GRANT AWARD

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Consent Agenda for Tuesday, March 1, 2022.

Motion passes 3-0

5. COMMISSIONERS GUESTS: There were no Commissioners guests at today's hearing.

Discussion Items:

6. Board of County Commissioners review and sign two required documents that will allow the County to enter into a grant agreement with the Department of Local Affairs (DOLA) Community Development Block Grant- Coronavirus (CDBG-CV) to support non-congregate care for those experiencing homelessness or Community Corrections clients who

test positive for COVID 19. The documents' review and signatures ensure Larimer County's efforts to support some of the community's most vulnerable members.

Larimer County was recently awarded \$93,164 of Department of Local Affairs (DOLA) Community Development Block Grant – COVID (CDBG-CV) funds. The grant will support two months of Non-Congregate Shelter (NCS) program for Larimer County residents who are homeless, and Community Corrections clients, who test positive for COVID-19. The Non-Congregate Shelter is also referred to as the Isolation, Recovery and Quarantine site (IRQ).

The Health District of Northern Colorado is the operator of the Non-Congregate Shelter; they reopened the Isolation Recovery and Quarantine site on December 27, 2021; the same service and program that operated from April 2020-May 2021. As the COVID-19 virus is still a public health threat in our community, the County is looking at creative ways of reducing the strain on hospitals and medical centers by providing a safe, healthy facility for people who do not have homes to recover in.

Federal Emergency Management Agency (FEMA) will support continued COVID-19 response for Non-Congregate Shelter through March 31, 2022. The Community Development Block Grant-COVID funds will support April and May 2022 operations. In the event the FEMA extends its support, the Community Development Block Grant-COVID will cover the last two months of operations, within the next calendar year.

A Community Development Block Grant-COVID grant execution requires the submission of two documents signed by the Chief Elected Official. Exhibit I-B: Applicant Statement of Assurances and Certifications and Exhibit I-F: Residential Antidisplacement and Relocation Assistance Plan.

Ms. Claire Bouchard, Housing Stability Program Manager spoke to the Board. Commissioner Kefalas questioned the isolation aspect and the availability to be effective March 2022 and Ms. Bouchard confirmed and further explained that there will be an expansion until the end of May. Commissioner Shaddock-McNally thanked Ms. Bouchard for keeping this site open and operational and commended her work. Chair Stephens stated she appreciated Ms. Bouchard requesting these grants for the greater good of the community and for the most vulnerable members of the community.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the county's participation in community development block grant program through the Department of Local Affairs (DOLA) Community Development Block Grant- COVID Grant and authorize the Chair to sign on behalf of the board exhibit 1-B : Applicant Statement of Assurances and Certifications and Exhibit I-F: Residential Antidisplacement and Relocation Assistance Plan.

Motion passes 3-0

7. To discuss with the Board of County Commissioners the following two items: 1) County Resolution for the establishment of the Larimer County Community Justice Alternatives and creation of alternative sentencing programs; and 2) Recognition of CJA leadership impact across the state and description of CJA participation in state boards and committees.

The Larimer County Resolution will dissolve Criminal Justice Services and the alternative sentencing programs it oversees and replaces it with a services continuum named Community Justice Alternatives. The new services continuum encompasses Larimer County Community Corrections and Larimer County Alternative Sentencing Department. The Resolution clarifies the administration of the alternatives to incarceration programs operated by the county. Emily Humphrey, Director of Criminal Justice Services presented the two items with full explanation. She was accompanied by Jill Fox, Director of Alternative Sentencing and Tim Hand, Director of Community Corrections.

Commissioner Kefalas thanked the staff for their continued service to the community. He questioned the role of the Commissioners and the community with the CJA division. Ms. Humphrey stated that this is not outlined in a written policy however it could be created at a later date. Commissioner Shadduck-McNally stated that Larimer County is being responsive to the new legislation. Ms. Humphrey had compiled history of the first Halfway House concept from 50 years ago. She also noted that Larimer County has programs that other county entities do not. She also mentioned a grand opening ceremony on April 6, 2022, and invited the Commissioners to attend. Commissioner Kefalas requested a press-release that would highlight this program as well as mentioned a recent article in the Coloradan regarding Chief Justice Blanco.

Ms. Fox stated that once the Community Corrections and Alternative Sentencing departments are merged, their continued goal is for community safety. Mr. Hand thanked the Board for their participation in their journey. He also thanked Linda Hoffmann, County Manager, for her efforts and support with the Community Corrections division.

Chair Stephens stated that when she has visited the Community Corrections division, she has a sensation of hope for the attendees. She said that Community Corrections allows her to see their work through the eyes of the participant. She has seen changed lives and participants becoming good citizens of the community. Ms. Hoffmann then stated that the role of the county is vast. She thanked the Ms. Humphrey, Mr. Hamm and Ms. Fox for their dedication and recognizes how their efforts are changing lives.

In addition to the resolution, Ms. Humphrey requests the recognition of CJA leaderships impact across the county and the state by participating in many boards and committees. She stated that she is the Chair of Crime Victim Advisory Board as well as a sub-committee of Victims' Rights Act. Tim Hand currently serves on the Governor Community Corrections Advisory Council as originally appointed by former Governor Hickenlooper and also current Governor Jared Polis. Mr. Hand serves as the Vice President of the Colorado Community Corrections Coalition and a member of the Legislative Committee in addition to the Colorado Association of Community Corrections Boards. She also mentioned several Subject Matter Experts (SME) that serve on a variety of boards as well.

Commissioner Shadduck-McNally thanked the team for their services and recognized the importance of what they do on these committees. She stated that the alternatives were commendable for their community and for the participants' future. Commissioner Kefalas recognized the efforts from Larimer County's use of best practices and how they each influence local, state, and national trends with their input. He also recognized their efforts through the pandemic. He also reiterated the comments from Director Fox in that behavioral health needs are being addressed. He paid special respects to Gary Darling, a predecessor, for his initial efforts in grant applications that helped this program come to fruition. Lastly, he recognized CPAC Colorado which is a pretrial assessment tool that has been beneficial to the organization as well.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the resolution for the establishment of the Larimer County Community Justice Alternatives and creation of alternative sentencing programs.

Motion passes 3 - 0

8. **COUNTY MANAGER UPDATE:** Manager Hoffmann updated the Board on this week's coordination meetings and upcoming projects and activities.

9. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week. Each mentioned the current Ukrainian conflict and offered well wishes and concern for their safety.

10. **LEGAL MATTERS:** None requested.

With there being no further business, the Board adjourned at 10:37 a.m.



KRISTIN STEPHENS
BOARD OF COUNTY COMMISSIONERS

ANGELA MYERS
CLERK AND RECORDER

ATTEST:



Kelly Bryant, Deputy Clerk



