



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JANUARY 12, 2026

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager. Chair Shadduck-McNally presided. Commissioner Stephens and Commissioner Kefalas were present. Also present were Laura Collier, Justin Currie, Planners; Ryane Oswandel, Community Development; Katie Bielby, David Pringle and Bruen Johnson, Engineering; Ashton Brodahl, Health and Environment; Frank Haug, Assistant Deputy County Attorney; and Deirdre O'Neill, Deputy Clerk.

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

PUBLIC HEARING CONSENT ITEMS:

1. DISSOLUTION OF THE LOCAL IMPROVEMENT DISTRICT GLACIER VIEW 2007-1: On December 1, 2025, the Engineering Department received a letter from the Finance Department concerning Larimer County Local Improvement District Glacier View 2007-1. This district, established in 2007 to fund a sewage wastewater treatment system for disposal of treated waste to groundwater, has paid off all its debits and is requested to be dissolved.

As prescribed in the improvement district statutes, a legal notice was advertised in the Fort Collins Coloradoan on Monday, December 29, 2025. A notice of explanation was mailed to each of the property owners that reside within the district boundary.

2. CAMPBELL LOT CONSOLIDATION AND EASEMENT VACATION, FILE NO. 25-LAND4514: This is a request for a lot consolidation of lots 40 and 41 in the Retreat 3rd Subdivision and vacation of the existing 20-foot-wide driveway easement on lot 40.

The applicant is requesting to combine lots 40 and 41 of the Retreat 3rd Subdivision. The applicant is also requesting to vacate the existing driveway easement located on lot 40. The shared driveway easement will no longer be necessary when both lot 40 and 41 are combined as one. The properties are currently vacant and do not have any utility, water, or sewer services.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Campbell Lot Consolidation and Easement Vacation, File No. 25-LAND4514, subject to the following conditions:

1. The property will be subject to all restrictions, covenants, and conditions as set forth in the plat of record for the Retreat 3rd Subdivision.
 2. Any future uses on the property shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code prior to commencement of the use.
 3. The Findings and Resolution shall be a servitude running with the property. Those owners of the property or any portion of the property obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and persons holding under applicants shall comply with the terms and conditions of this amended plat approval.
3. **GILMORE ACRES FINAL PLAT EXTENSION, FILE NO. 25-GNRL0584:** This is a request for an appeal to Article 6.5.6.C.5.b of the Larimer County Land Use Code for an extension to the final plat submittal requirement.

The Gilmore Acres Preliminary Plat was approved in November 2023, and the Findings & Resolution was recorded on November 15, 2023. The intent of the Gilmore Acres Preliminary Plat is to bring the two existing parcels mentioned above into compliance by going through the appropriate land division process to subdivide the property. By dividing the parcel through the land division process, this will create two legal lots and eliminate the non-conforming status of the lots. Per Article 6.5.6.C.5.b of the Larimer County Land Use Code. The final plat process must be completed within one year, making the original expiration date November 15, 2024. As that expiration date was approaching, the applicant, Terry Reu, submitted the first extension request to the Community Development Director.

On December 12, 2024, Community Development Director Rebecca Everette granted approval of an extension to the final plat completion timeframe with a new expiration date of November 15, 2025.

As that expiration date was approaching, the applicant reached out to Community Development staff for an additional extension, and as required by the Land Use Code, that extension is subject to the approval of the decision-making body for the original application — the Board of County Commissioners.

With this application, the applicant is requesting an additional year extension, extending the deadline to November 15, 2026. The applicant originally planned for a property sale between neighbors but could not reach a final agreement. According to the applicant, they have reached a new agreement to sell the Eastern lot over the next few months. If approved, this request for an extension to the timeframe for completing the final plat process will allow the applicant to continue working on the sale of the property and complete the final plat for the Gilmore Acres Subdivision.

Staff are aware that the applicants have been working on a lot sale and support this request for an extension to the final plat timeframe.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends the Board of County Commissioners approve the Gilmore Acres final plat appeal, File No. 25-GNRL0584, subject to the following condition:

1. The final plat process must be completed within one year from the date that the original extension requests expired: November 15, 2026.

4. **SOUTH NOKOMIS LAKE AMENDED PLAT AND EASEMENT VACATION, FILE NO.25-LAND4497:** This is a request for an amended plat to combine lots 1, 9-18, block 21 and lots 14-19, block 27 of the South Nokomis Lake Subdivision. This amended plat also includes a request to vacate a portion of the existing 2-foot-wide access easement that crosses the lots and rededicate the access easement in a new location. The property currently contains one cabin and outhouse constructed in 1959.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the request to combine lots and vacate and rededicate an access easement within the South Nokomis Lakes Subdivision, File No. 25-LAND4497, subject to the following conditions:

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

MOTION

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

Motion carried 3-0.

With there being no further business, the Board adjourned at 3:10 p.m.

TUESDAY, JANUARY 13, 2026

ADMINISTRATIVE MATTERS MEETING

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

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

1. **PUBLIC COMMENT:** Autumn Valenta and Paul Gessler gave public comments. Ms. Valenta spoke about Connectingcolorado.gov, which is a website that connects job seekers with employers. Ms. Valenta does not feel this website supports local businesses but instead seems to be a state-run business. Ms. Valenta also believes the website is an Artificial Intelligence (AI) product that buys and sells individuals data. Ms. Valenta is meeting with her state representative today to discuss these issues. Mr. Gessler stated that he is here today as an engaged citizen, patriot and a conscientious objector to the business plan of militarism. Mr. Gessler would like to see a Restorative Justice Court established at the County level to address the disfunction of government at the national level.

Chair Shadduck-McNally closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF JANUARY 5, 2026:**

M O T I O N:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of January 5, 2026.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF JANUARY 19, 2026:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. **CONSENT AGENDA:**

APPOINTMENTS

1. **RECOMMENDED MIDTERM APPOINTMENTS TO THE COMMUNITY ADVISORY BOARD** - James Holland and Riyaz Gayasaddin
2. **RECOMMENDED MIDTERM APPOINTMENT TO THE COMMUNITY ADVISORY BOARD** – Aida Kobneck
3. **RECOMMENDED MIDTERM APPOINTMENT TO THE RIVIERA ESTATES PUBLIC IMPROVEMENT DISTRICT** – Matthew Gustafson

4. **RECOMMENDED REAPPOINTMENT TO THE CHARLES HEIGHTS PUBLIC IMPROVEMENT DISTRICT – Michael Morton**

LETTERS OF SUPPORT

1. **LETTER OF SUPPORT FOR NATIONAL PARK SERVICES LAND ACQUISITION**

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL – JJ’S LIQUOR LLC DBA JJ’S LIQUOR – RETAIL LIQUOR STORE – FORT COLLINS, COLORADO**
2. **LIQUOR LICENSE RENEWAL – HGC PTARMIGAN LLC DBA PTARMIGAN COUNTRY CLUB – HOTEL & RESTAURANT – FORT COLLINS, COLORADO**
3. **SPECIAL EVENT LIQUOR PERMIT 6% – POLAR BEAR RUN & PLUNGE – GREEN EVENTS INC – FORT COLLINS, COLORADO**
4. **LIQUOR LICENSE RENEWAL – RIVERSONG INC DBA RIVERSONG INN RETREAT – BED & BREAKFAST – ESTES PARK, COLORADO**

MISCELLANEOUS

1. **EDITS TO THE 2026 LEGISLATIVE AGENDA**
2. **2026 COLORADO COUNTIES INCORPORATED (CCI) PROXY DESIGNATION**
3. **LARIMER COUNTY NEDRAH ACRES PUBLIC IMPROVEMENT DISTRICT NO. 77 ADVISORY BOARD BYLAWS**
4. **LARIMER COUNTY THUNDER MOUNTAIN PUBLIC IMPROVEMENT DISTRICT NO. 76 ADVISORY BOARD BYLAWS**

RESOLUTIONS

1. **UPDATED RESOLUTION TO APPROVE A FEE SCHEDULE FOR COMMUNITY JUSTICE ALTERNATIVES RELATING TO THE RELEASE OF CRIMINAL JUSTICE RECORDS; AND HEALTH INFORMATION PROTECTED UNDER HIPAA AND SUBSTANCE USE TREATMENT REGULATIONS**

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for January 13, 2026.

Motion carried 3-0.

5. COMMISSIONERS' GUESTS: The Board did not have any guests.

6. DISCUSSION ITEMS:

1. PROCLAMATION OF MARTIN LUTHER KING, JR. DAY: Chair Shaddock-McNally announced that January 19, 2026, is Martin Luther King Jr. Observation and Commemoration Day in the City of Fort Collins and across Larimer County. The Board of County Commissioners call on the members of the community to reflect on the values and accomplishments of Dr. King and strive to actualize Dr. King's dream where we choose democracy over autocracy and create a beloved community where service and belonging prevail.

Commissioner Stephens read the proclamation stating that from December 1955 until April 4, 1968, Dr. Martin Luther King Jr. used the power of words and principled action, including protests, grassroots community organizing, and civil disobedience, to lead the nation in a quest for civil rights and to confront what he identified as racism, war, and poverty. Dr. King believed that even under the most difficult conditions, hope could be found through intentional education, shared purpose, and united action.

Dr. King mobilized impacted communities and their allies across the world to challenge segregation, hate-driven violence, and discrimination in housing, employment, and education. Despite sustained opposition, Dr. King remained committed to building a society rooted in mutual respect, collective humanity, and cooperation, where communities are strengthened through solidarity and understanding.

Today, people of all backgrounds continue this work — raising their voices to confront hate and discrimination, protecting the right to vote, and expanding access to quality health care, housing, and education. In doing so, the County affirms Dr. King's recognition of our shared fate and collective progress, and the importance of uniting Fort Collins and Larimer County through caring for one another.

This year marks what would have been Dr. King's 97th birthday and the 40th King Holiday Observance by The Martin Luther King Jr. Center for Nonviolent Social Change. This year's theme, Mission Possible II: Building Community, Uniting Fort Collins, affirms that meaningful change is possible when communities come together, see one another as neighbors, and commit to shared responsibility.

In recognition of this day, the Board calls upon all residents to reflect on Dr. King's legacy and to recommit ourselves to each other through service, belonging, and a shared vision for a stronger future of "Building Community, Uniting Fort Collins."

The Board thanked those that brought this proclamation forward and said that in celebration of Dr. Martin Luther King Jr. Day, everyone should be treated with respect, dignity and display love towards

one another. The Board also suggested that everyone should listen to one another and see everyone as neighbors, especially in these divisive times in the country. The Board announced several celebrations happening throughout Larimer County on Monday, January 19, 2026.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Proclamation declaring January 19, 2026, as Martin Luther King Jr. Day.

Motion carried 3-0

7. **COUNTY MANAGER UPDATE:** County Manager Volker briefly detailed the events of the previous week.

8. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week.

9. **EXECUTIVE SESSION:** Executive Session pursuant to Colorado Revised Statute 24-6-402(4)(a): Purchase acquisition, lease, transfer, or sale or of any real or personal property interest.

No decision Expected

MOTION

Commissioner Kefalas moved that the Board of County Commissioners enter into Executive Session pursuant to Colorado Revised Statute 24-6-402(4)(a): Purchase acquisition, lease, transfer, or sale or of any real or personal property interest.

Motion carried 3-0.

With there being no further business, the Board adjourned at 10:05 a.m.


JODY SHADDUCK-McNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:


Deirdre O'Neill, Deputy Clerk



