



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, SEPTEMBER 8, 2025

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager. Chair Stephens presided. Commissioner Shadduck-McNally and Commissioner Kefalas were present. Also present were Lesli Ellis, Community Planning, Infrastructure, and Resources Director; Eric Fried, County Building Official; Samantha Lasher, Laura Culleton, and Ryane Oswandel, Community Development; Eric Tracy and David Pringle, Engineering; Ashton Brodahl, Health and Environment; Frank Haug, Assistant Deputy County Attorney; and Lindsey Jones, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

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

PUBLIC HEARING CONSENT ITEMS:

1. TABLED ITEM FROM AUGUST 25, 2025: CRYSTAL LAKES PARTIAL RIGHT OF WAY VACATION, FILE NO. 25-LAND4499: Beginning in the early 1990s, Larimer County Planning Division began requiring landowners making lot consolidation plat amendments, as well as some other plat amendments, to dedicate road and utility easements on their property to the public as a condition of receiving approval for their plat. This practice has been discontinued in areas where the surrounding road system is predominantly private, as is the case in Crystal Lakes. There is no value to the public or to the landowners in maintaining these public road dedications.

Not only are these road segments short and isolated within a private road system, but they typically only cover one half of the road width, making them confusing and impractical to administer. Therefore, the County is proposing to vacate the related public dedications. This administrative action of removing (vacating) the public dedications would not affect access for any landowners or utilities. The use and maintenance of the roads has always been, and will continue to be, managed by the Crystal Lakes Road and Recreation Association. Public dedications proposed for vacation in this action result from 27 plat amendments from 1993 through 2023. None of those road segments were ever publicly maintained.

Approximately 172 landowners and utility companies were sent notice letters. In addition, the Crystal Lakes Road and Recreation Association supports the proposal and has agreed to help inform landowners and answer questions. Maps and additional information are available on the Larimer

County Planning Portal website, at the Crystal Lakes Road and Recreation Association Office, and through questions submitted via email.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the request to vacate right-of-way as indicated by the right-of-way legal description and exhibit.

2. LARIMER ON THE MOVE TRANSPORTATION PLAN: "Larimer on the Move" represents a comprehensive initiative by Larimer County, combining the update of the Transportation Master Plan (TMP) with the development of a Safety Action Plan (SAP). This dual approach aims to significantly enhance transportation and safety within the unincorporated areas of the County.

As a comprehensive planning document, the Transportation Master Plan identifies key priorities for enhancing transportation safety, connectivity, and efficiency. It evaluates long-term funding needs and lays out a prioritized list of projects to inform the County's Capital Improvement Program (CIP). With a planning horizon extending to 2050, this update integrates input from residents, stakeholders, and regional partners to create a sustainable, resilient, and inclusive transportation network that serves all users, including drivers, bicyclists, pedestrians, and transit riders. The County anticipates revisiting and updating the Transportation Plan periodically between now and 2050 to reflect evolving needs, priorities, and opportunities. The SAP identifies targeted strategies and project types to reduce traffic-related fatalities and serious injuries, ensuring that safety is embedded throughout the County's long-term transportation vision.

The plan builds on past efforts while incorporating the latest data, emerging trends, and extensive community and stakeholder input. Throughout the planning process, Larimer County has engaged residents, regional partners, and transportation professionals to create a forward-looking strategy that guides transportation investments and policies through 2050. The planning process followed a phased approach, beginning with a comprehensive assessment of current and future conditions to understand the current state of Larimer County's transportation system and what future transportation demands are anticipated. This analysis examined roadway infrastructure, multimodal networks, safety concerns, and projected growth patterns. Throughout the process, Larimer County's Road and Bridge and Engineering Departments played a critical role in guiding technical assessments and prioritizing infrastructure needs.

Engagement has been central to the plan's development, with two rounds of outreach gathering input from residents, businesses, and stakeholders across the County. The first phase of engagement, conducted in summer of 2024, focused on understanding community concerns, priorities, and mobility challenges. The second phase, completed in early 2025, helped refine priorities and identify key transportation investments that align with public needs. The planning process also involved close coordination with local municipalities, state and regional agencies, and key stakeholders to ensure alignment with broader transportation and land use planning efforts.

The vision and goals guiding the Transportation Plan are built on the foundation established in Larimer County's 2024–2028 Strategic Plan, Climate Smart Future Ready Initiative, 2017 Transportation Plan, and other key County planning efforts. The vision is to secure long-term funding that supports a safe and strong transportation network. Efforts include maintaining infrastructure, promoting a range of transportation choices, ensuring fairness, improving quality of life, and connecting the region effectively.

The Board commented on the Larimer on the Move Transportation Plan, expressing their thanks to County staff for their hard work on the plan update. Larimer on the Move will provide a comprehensive transportation infrastructure framework and vision for the next 25 years. The Board noted that these changes are being made because they genuinely care about the people they serve, and they want to address transportation needs throughout Larimer County, especially where transportation options are limited. The Board commented on the importance of serving all members of the community with respect, humility, and love.

M O T I O N

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

Motion carried 3-0.

PUBLIC HEARING DISCUSSION ITEMS:

1. MOORE APPEAL, FILE NO. 25-GNRL0572: Samantha Lasher presented this discussion item. The subject property is located at 2220 Long View Drive in Estes Park, approximately 0.4 miles southeast of the intersection of Carriage Drive and South Saint Vrain Avenue. The property is 0.47 acres and is part of Carriage Hills Subdivision 4th Filing. The property is zoned Estes Valley Estate (EV-E) and currently contains a single-unit residence that the property owners would like to use as a short-term rental (STR). This is an appeal to Article 3.3.5.B.2.c.i. of the Land Use Code, which requires a minimum separation of 500 feet between STRs. The subject property is located 363 feet away from the nearest approved STR. Because this proposed STR does not meet the standard, an appeal has been submitted. If the appeal is approved, the proposed STR would require Special Review approval.

Ms. Lasher provided some background information regarding this case. In 2016, the Town of Estes Park established a STR cap of 588 units. In 2020, the Town of Estes Park and Larimer County did not renew their Intergovernmental Agreement (IGA), resulting in Larimer County assuming jurisdiction over properties within the Estes Valley and the Town and County splitting the STR cap. The Town's cap was set at 322 and the County's cap was set at 266. The cap in the County only applies to Estes Valley residential zoning districts, including the Estes Valley Estate (EV-E) zoning district.

The subject property owners closed on the property in June of 2021 and were subsequently added to a waitlist that the County created since the STR cap had been met. Applicants can come off the waitlist

when another property does not renew their license. In June of 2023, while the property owners were on the waitlist, the County adopted the new STR regulations that included the 500-foot buffer standard. The purpose of the standard was to reduce the density of STRs in residential neighborhoods, maintain neighborhood character, and promote long-term housing availability. In May of 2025, a license became available, and the property owners were allowed to come off of the waitlist and apply for a STR. Staff notified them that they did not meet the standard and an appeal was required.

Community member notification of the proposed project was sent to properties within 500 feet of the subject property. Staff received written comments in opposition to the application from 14 community members, including the Carriage Hills Property Owner's Association.

REVIEW CRITERIA

Ms. Lasher explained that Appeals to Land Use Code standards other than minimum lot size require Article 6.7.2.B.5 Review Criteria to be met for approval. When considering whether to approve an appeal to deviate from standards or requirements of this Code, other than minimum lot size requirements, the Board of County Commissioners may grant the appeal subject to safeguards and conditions consistent with their findings concerning the following factors:

- A. Approval of the appeal will not subvert the purpose of the standard or requirement. Staff have found that this criterion has not been met.
- B. Approval of the appeal will not be detrimental to public health, safety, or property values in the neighborhood. Staff have found that this criterion has not been met.
- C. Approval of the appeal is the minimum action necessary. Staff have found that this criterion has been met.
- D. Approval of the appeal will not result in increased costs to the general public. Staff have found that this criterion has been met.
- E. Approval of the appeal is consistent with the intent and purpose of the Code. Staff have found that this criterion has not been met.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

Since the proposed Moore Appeal does not meet three out of the five criteria in Article 6.7.2.B.5, the Development Services Team recommends denial of the Moore Appeal, File No. 25-GNRL0572.

APPLICANT PRESENTATION:

The property owners, David and Tammie Moore, gave a presentation. Mr. Moore gave some background on his purchase of this property. His goal was to purchase a property to convert to a short-term rental (STR). Over the course of several years, Mr. Moore's realtor helped him to navigate the housing market in Estes Park to specifically seek out a property in a neighborhood that would allow STRs.

When the property was first added to the waitlist in 2021, Mr. Moore's understanding was that the wait would probably take about one year. Mr. Moore shared his frustration with being on the waitlist for four years, and then ultimately learning about his ineligibility due to the new 500-foot standard. Mr. Moore was not aware that there was another STR near his property.

Mr. Moore explained that, to his understanding, the bylaws for Carriage Hills do not prohibit STRs, so he did not feel that the Carriage Hills Property Owner's Association should be allowed to prevent him from pursuing a STR for his property. Regarding neighbor comments that were sent in, Mr. Moore agreed that any STR would likely face pushback from neighbors. However, not every renter has a loud party or breaks all the rules. Mr. Moore added that several of the surrounding neighbors have known about his plan to convert the property to a STR since shortly after he purchased it.

Mr. Moore shared how he and his wife use the property themselves and are actively present at least once per month. The Moores are planning to live at the property full-time within the next six years, so the STR would not be permanent. Mr. Moore also noted that he may have to consider selling the property if the STR is not approved.

PUBLIC COMMENT: The following members of the public spoke in opposition to the application: Jeffrey Arnold, William Citta, and Bob Leavitt, Vice President of the Carriage Hills Property Owners Association. Some reasons that were given included concern about the density of STRs in the neighborhood and in Estes Park in general, a housing and workforce crisis in Estes Park, fears that a STR could lower property values for the surrounding neighbors, poor maintenance and upkeep of the property by the owners, and the fact that this appeal has not met three out of five review criteria. One commenter also noted that this is the first STR to appeal the 500-foot standard, and if this appeal is approved, it could open the door for others to appeal the 500-foot standard as well, thus subverting the intention of the standard.

Chair Stephens closed public comment.

APPLICANT REBUTTAL

Mr. Moore responded to public comment, agreeing that workforce housing is an issue in any tourist town. Mrs. Moore also noted that they chose to maintain the property in a way that looks the most natural, and that is why they have not mowed the lawn. Mr. Moore mentioned that they do have a neighbor lined up to act as the property manager if the STR is approved.

The Board asked if this is truly the first appeal to the 500-foot buffer. Ms. Lasher confirmed that it is the first appeal to that standard.

DELIBERATION:

The Board commented that the 500-foot limit was added to the Land Use Code to protect long-term residents in neighborhoods such as Carriage Hills. The Board agreed with Staff's recommendation to deny the STR due to three of the five review criteria not being met. The Board understood the owner's

comment about trees and ravines acting as a buffer between the STRs, but ultimately the standard was put in place with the intent of insuring that the density was compatible with the neighborhood. The more homes that are turned into STRs, the less homes are available for long-term rentals or new homeowners. The Board also referenced comments they received regarding the potential for a STR to be detrimental to surrounding property values.

M O T I O N

Commissioner Shadduck-McNally moved that the Board of County Commissioners deny the Moore Appeal, File No. 25-GNRL0572.

Motion carried 3-0.

2. BRADBERRY SHORT-TERM RENTAL, FILE NO. 23-ZONE3506: Laura Culleton presented this discussion item. The subject property is located at 5111 E Highway 36 in Estes Park, about 4.5 miles southeast of downtown Estes Park. The applicant is requesting Administrative Special Review to convert an existing single-family residence into a short-term rental (STR) with four bedrooms for a maximum occupancy of eight total guests allowed at any given time. The property is zoned O – Open, and the lot size is 20 acres. The property is serviced by an on-site well and on-site septic system and takes access from Highway 36 through a private easement. The area is also serviced by the Estes Valley Fire Protection District (EVFPD).

Ms. Culleton explained that this application was received on May 31, 2023, prior to current regulations going into effect, so the standards in effect at that time will be utilized. County staff mailed a courtesy community notification about the proposed project to properties located within 500 feet of the subject property. No comments from community members have been received to date. All referral agency comments have been addressed, except for the EVFPD comments. EVFPD requested that the applicant install fire sprinklers within the home due to concerns regarding access to the property. The applicant has indicated that they are not willing to install fire sprinklers.

REVIEW CRITERIA

Ms. Culleton explained that in reviewing a proposed administrative special review application, the Board of County Commissioners shall consider the general approval criteria in Section 6.3.8.D: General Review Criteria, in addition to the following General Review Criteria (Section 6.4.3.D):

1. The proposed use has minimal impacts on existing and future development of the area.
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.
3. The recommendations of referral agencies have been considered and adequately addressed.

4. Within a Growth Management Area (GMA) district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if none, with the Comprehensive Plan.
5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends denial of the Bradberry Short-Term Rental, File No. 23-ZONE3506. Ms. Culleton explained that the proposed eight-guest STR does not meet the criteria 6.4.3D.2 and 6.4.3.D.3, as the applicant has indicated they are not willing to install fire sprinklers in the home. All other applicable criteria have been or will be met. Staff could support approval of the request if the applicants were to install fire sprinklers in the home to the satisfaction of the EVFPD.

The Board asked why the EVFPD is requiring fire sprinklers to be installed. Ms. Culleton responded that EVFPD considers the property to be difficult to access due to road conditions leading up to the property. EVFPD is concerned about the time it could take a fire engine to reach the property, and the fire sprinklers would allow guests more time to evacuate. Ms. Culleton also explained that there is no public water provider for this property and there is no on-site fire hydrant.

The Board asked about a private access easement on the neighboring property. Ms. Culleton explained that the applicant owns both properties, so the access easement from Highway 36 goes through the owner's other property to access the subject property.

APPLICANT PRESENTATION:

Danielle Bradberry gave a presentation. Ms. Bradberry explained that she purchased the home in 2022 as a personal vacation home. She lives in Colorado over 50 percent of the time but wants to use this property as a STR during the times when she is not present. Ms. Bradberry started the STR process in 2023 and has worked through the Life Safety Process with a wildfire team to address concerns that were identified. Fire safety is very important to Ms. Bradberry, and she has committed a great deal of time and energy towards fire mitigation on this property, including the removal of 50 trees and 15 junipers.

After clearing so many hurdles, Ms. Bradberry was surprised to see the comments from EVFPD since there was nothing in the original permitting for the home about installing fire sprinklers. Ms. Bradberry showed three letters from service providers demonstrating ease of access to the property. EVFPD did not provide specific areas of concern with the access road, whether the issue was with a specific road width or grade. Ms. Bradberry would have happily addressed specific areas of concern if they had been provided.

Ms. Bradberry shared that this home has many fire prevention measures, such as fire extinguishers, egress maps, and smoke detectors. There are three doors and 17 egress windows out of the home, so it would be very easy to evacuate. Ms. Bradberry also noted that the average fire truck response time

for many STRs in Estes Park is 10-15 minutes. EVFPD only recommended fire sprinklers for one other home in the area, but it was just a suggestion and not a requirement.

Ms. Bradberry has attempted to discuss other solutions with EVFPD, but they have not been receptive to any option other than installing fire sprinklers. The cost of installation will be between \$50,000-\$100,000, which is an extreme cost burden for the owner. Water claims from faulty sprinkler systems are also expensive for insurance companies, and Ms. Bradberry is concerned she could lose her homeowner's insurance due to the risk of water damage from an after-market sprinkler system.

The Board asked for specific details about the communication Ms. Bradberry has had with EVFPD. Ms. Bradberry responded that EVFPD is requiring the sprinkler system because it will make it easier for occupants to exit the home, but Ms. Bradberry believes egress is not a concern.

PUBLIC COMMENT: Yash Sbar gave public comment from online. Mr. Sbar spoke in favor of the application as he has partnered with Ms. Bradberry on many of the mitigation measures they have already done on the property to improve safety. Mr. Sbar commented that sprinklers could actually interfere with egress, as adding antifreeze and water to hardwood floors could make the floors slippery. Mr. Sbar also noted that fire sprinklers are not required by Larimer County building codes, so it would be a violation of building code to install them.

Chair Stephens closed public comment.

The Board noted that since the only commenter was in favor of the application, there would be no need to allow for applicant rebuttal. Frank Haug also noted for the record that it seemed like the person who commented in favor was connected to the applicant in some way.

The Board asked if the commenter was correct in stating that installing fire sprinklers would be a violation of building code. Eric Fried responded building code would not require fire sprinklers, but that it would not be a violation of code to install them either.

The Board asked if EVFPD's requirement for a sprinkler system is unusual. Mr. Fried answered that EVFPD does not feel confident that they could adequately respond to a fire at this property due to both the time to respond and the access to the home at the top of the road. Mr. Fried explained that sprinklers are not intended to extinguish a fire. The intent is for the sprinkler to slow the fire enough to allow occupants to escape, particularly if a fire happens at night when people are asleep. Converting the home from a single family residence to a STR could reasonably require the addition of a sprinkler because the occupancy status is higher risk.

The Board asked if the installation cost mentioned by the applicant was accurate, and if the homeowner could truly lose their insurance coverage. Mr. Fried responded that since the applicant has received several installation quotes, the cost is most likely accurate. Insurance in the Colorado market is increasingly difficult, and some companies have pulled out of the region entirely. However, typically an insurance company would view a sprinkler system favorably because it protects their investment.

Ms. Culleton noted that EVFPD had indicated that they would attend the meeting online to provide comments, but it seems that they were not able to join.

DELIBERATION:

The Board understood the applicant's difficulty with the cost prohibitive nature of the sprinkler system. However, the Board has to follow the review criteria, and not all of the review criteria have been met. The Board noted that a fire at this property could endanger hundreds of other people in the Estes Valley if it was not contained. The Board also noted several specific areas of concern that were mentioned by EVFPD, including a 13-20 percent grade on the road that would prevent access for a standard fire engine, inadequate turnaround space at the top of the road, and lack of a nearby hydrant or water source.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners deny the Bradberry Short-Term Rental, File No. 23-ZONE3506.

With there being no further business, the Board adjourned at 4:15 p.m.

TUESDAY, SEPTEMBER 9, 2025

ADMINISTRATIVE MATTERS MEETING

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

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** There was no public comment in person or online.

Chair Stephens closed public comment.

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF SEPTEMBER 1, 2025:**

MOTION:

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of September 1, 2025.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF SEPTEMBER 15, 2025:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. **CONSENT AGENDA:**

ABATEMENTS

1. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274437 – Christopher L Lull and Christine M Lull – Tax Year 2023**
2. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274437 – Christopher L Lull and Christine M Lull – Tax Year 2024**
3. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274445 – Christopher L Lull and Christine M Lull – Tax Year 2023**
4. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0274445 – Christopher L Lull and Christine M Lull – Tax Year 2024**
5. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0663930 – The Last Stand LLC – Tax Year 2024**
6. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0687847 – Justin Swifton Shaw and Caitlin Ione Ross Shaw – Tax Year 2023**
7. **PETITION FOR ABATEMENT OR REFUND OF TAXES: R0687847 – Justin Swifton Shaw and Caitlin Ione Ross Shaw – Tax Year 2024**

AGREEMENTS

1. **DRAINAGE AGREEMENT BETWEEN LARIMER COUNTY AND EAST LARIMER COUNTY WATER DISTRICT**
2. **CONSTRUCTION SERVICES AGREEMENT – ENGINEERING, BID NO. B25-15, THE RANCH CENTRAL LAWN EXPANSION**
3. **BOARD OF COMMISSIONERS OF LARIMER COUNTY CONTRACT FOR COMMERCIAL CONCESSION PURPOSES**

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL – CHEROKEE PARK DUDE RANCH LLC DBA CHEROKEE PARK DUDE RANCH – HOTEL & RESTAURANT – LIVERMORE, COLORADO**

2. LIQUOR LICENSE RENEWAL – KERRICH ENTERPRISES DBA THE TAVERN AT RED FEATHER LAKES – TAVERN – RED FEATHER LAKES, COLORADO
3. LIQUOR LICENSE RENEWAL – CHARCO BROILER INC DBA CHARCO BROILER – HOTEL & RESTAURANT – FORT COLLINS, COLORADO
4. LIQUOR LICENSE RENEWAL – ELLIS RANCH INC DBA ELLIS RANCH EVENT CENTER & WEDDING PARK – TAVERN – LOVELAND, COLORADO

MISCELLANEOUS

1. CONVEYANCE OF PERMANENT DRAINAGE EASEMENT
2. GRANT OF EMERGENCY ACCESS EASEMENT
3. REQUEST FOR APPROVAL TO ENTER UPON LANDS
4. REQUEST FOR APPROVAL TO ENTER UPON LANDS
5. REQUEST FOR APPROVAL TO ENTER UPON LANDS
6. REQUEST FOR APPROVAL TO ENTER UPON LANDS
7. LARIMER COUNTY GUIDING PRINCIPLES

The Board commented on the seventh miscellaneous item on the Consent Agenda (Larimer County Guiding Principles). The guiding principles have been updated based on the recommendations of the Guiding Principles Champions. The Board thanked staff and County leadership for their work in changing the guiding principles, updating the County website, and emulating the guiding principles every day. The Board noted that though the language in the principles has changed, the principles themselves are the same. The County remains committed to providing an excellent workplace and to serving all members of the community.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for September 9, 2025.

Motion carried 3-0.

5. COMMISSIONERS' GUESTS: The Board welcomed Christopher Stubbs, Forest Supervisor for Arapahoe and Roosevelt National Forests and Pawnee National Grassland. Mr. Stubbs thanked the Board for having him. Mr. Stubbs stated that national forests are America's backyard. They provide clean water, wood products, minerals, energy development, and recreation opportunities. They are places to play, and to find peace and solitude. The "Arapahoe-Roosevelt-Pawnee" is the third most

visited national forest unit in the country. The 5 million annual visitors to the forest spend over \$180 million annually, and much of this money is spent in Larimer County.

Mr. Stubbs noted that any discussion about national forests must include a mention of wildfires. Many forests have become too dense, pine beetles have killed many trees, and the planet is warming up. These factors have combined to make wildfires larger and more destructive than ever. Funding has been utilized for recovery efforts from the Cameron Peak Fire, but there is more work to do to protect communities and infrastructure along the Front Range. Denver could face similar challenges to Los Angeles, with fires moving out of forests and entering urban areas.

The budget for the Forest Service is also experiencing cuts at this time, so creative solutions must be considered. Mechanical means such as thinning, mastication, and chainsaws must be combined with prescribed burns. People will need to become familiar with seeing smoke in the air because prescribed burns and thinning of fuels are essential for preventing future catastrophic wildfires.

Mr. Stubbs mentioned that the Department of Agriculture is planning to move its research hub to Fort Collins. This should be very beneficial for the Fort Collins community and the Forest Service. Mr. Stubbs shared that he would like to continue to build relationships with Larimer County and the Board of County Commissioners and offered to share his contact information for any questions the Board may have.

The Board asked if Mr. Stubbs is aware of unauthorized activity occurring on Forest Service Road 82, in which Off Highway Vehicles (OHVs) are gathering and building campfires and using firearms and fireworks during fire restrictions. Mr. Stubbs responded that he is briefed on many unauthorized activities. Mr. Stubbs advised the public to obey fire restrictions and offered to look into this specific matter further.

The Board mentioned a Red Feather Lakes community conversation scheduled for Thursday, September 25, 2025, in which Forest Service updates and homeowner's insurance information will be provided to the community. The Board also offered to connect Mr. Stubbs with County leadership to start building partnerships with the County.

6. DISCUSSION ITEMS:

1. PROCLAMATION FOR KINSHIP APPRECIATION MONTH – SEPTEMBER 2025: Angela Mead, Deputy Division Manager for Child, Youth, and Family Services, presented this discussion item. Ms. Mead introduced Gail Engel, Founder and Executive Director of Grand Family Coalition, and also Amy Beaman, Case Worker for Human Services. Ms. Beaman is the case manager for Jamie Wellborn, who was not able to attend the meeting today. Ms. Mead requested that the Board of County Commissioners proclaim the month of September as Kinship Appreciation Month in order to acknowledge and support the countless family members who are raising children in the Larimer County community.

Ms. Mead explained that kinship care is the selfless act of a relative or close family friend that steps in to raise a child who cannot live with their parents. Children in kinship care maintain connections to their family, community, and culture. This stability leads to better outcomes including higher academic achievement and stronger emotional wellbeing. Currently in Larimer County there are 141 children

living in kinship care that the County is aware of, though there are likely many more. Ms. Mead detailed some of the challenges that kinship care providers face.

Ms. Engel shared that when children enter the child welfare system, lives are turned upside down, not just for the children themselves, but also for their parents and caregivers. When children are separated from their parents, they experience loss, uncertainty, and often trauma. Ms. Engel emphasized the need for community agencies and policy makers to recognize the unique needs of kinship care families. Ms. Engel also wanted to share that Casey Family Programs is holding a kin-first convening at the end of September that will include ten jurisdictions and two tribal jurisdictions. Ms. Engel will be involved in this collaboration as a lived expert, and Colorado Child Welfare staff will also be in attendance.

Ms. Beaman read Jamie Wellborn's testimony. Ms. Wellborn received a call from the Department of Human Services (DHS) in 2023 notifying her that her two younger sisters were being removed from her mother's home and asking if her sisters could live with her. Ms. Wellborn was a brand new mother herself, but she knew that she had to try. The transition was not easy since the girls were accustomed to chaos, but Ms. Wellborn was determined to help her sisters overcome their trauma. Today, the girls are thriving. Ms. Wellborn was thankful for the help of her fiancé, her best friend, and DHS staff. Ms. Wellborn now has permanent custody of her sisters, and she loves them as her own children. The journey has inspired Ms. Wellborn to become a foster parent in the future to give more children a better chance at success.

The Board asked Ms. Engel about the Grand Family Coalition. Ms. Engel responded with some of the challenges that her nonprofit has been facing, as well as some of her ongoing work in support of kinship care.

Commissioner Shadduck-McNally read the proclamation declaring September 2025 as National Kinship Appreciation Month.

The Board thanked Ms. Engel for her work over the years. The Board also thanked Ms. Beaman for reading Ms. Wellborn's testimony, and asked Ms. Beaman to commend Ms. Wellborn for being a hero to her younger sisters. There are many of these cases in Larimer County, and it is so important to recognize the importance of kinship care as the best route for a child's success.

Assistant County Manager Kadrich thanked DHS staff for the work they do to support kinship providers and shared that she is herself a kinship care provider, so she truly understands the struggles these families can face.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the proclamation declaring September 2025 as Kinship Appreciation Month in Larimer County.

Motion carried 3-0.

The Board took a brief recess.

The Board returned to session.

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

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

9. **LEGAL MATTERS:** None requested.

With there being no further business, the Board adjourned at 10:30 a.m.

Kristin Stephens

KRISTIN STEPHENS, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:

Lindsey Jones

Lindsey Jones, Deputy Clerk

