



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, JANUARY 26, 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 Kefalas and Commissioner Stephens were present. Also present were Lesli Ellis, Community Planning, Infrastructure, and Resources Director; Conor McGrath, The Ranch Events Complex Director; Portia Cook, Strategic Communications Coordinator for The Ranch; Justin Currie, Samantha Lasher, Kassidee Fior, and Ryane Oswandel, Community Development; David Pringle, Engineering; Lea Schneider, Health and Environment; Frank Haug, Assistant Deputy County Attorney; and Lindsey Trachy, Deputy Clerk.

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

Ms. Axmacher noted that there was a request from the applicant for the Hanson Appeal, File No. 25-GNRL0580, to table the item until the March 9, 2026, 3:00 p.m. Land Use Hearing.

MOTION

Commissioner Stephens moved the Board of County Commissioners to continue the Hanson Appeal, File No. 25-GNRL0580, to the March 9, 2026, 3:00 p.m. Land Use Hearing.

Motion carried 3-0.

PUBLIC HEARING CONSENT ITEMS:

1. **SHANKAR SHORT-TERM RENTAL, FILE NO. 25-ZONE3778:** The purpose of this Special Review application is to allow the applicant/property owner to rent their single-unit residential home as a short-term rental (STR). The Larimer County Land Use Code defines a short-term rental as: "A principal dwelling rented to transient guests who are part of one party for short-term lodging (30 days or less) when not occupied by the owner/operator. The term "party" as used in this definition shall mean one or more person who stays at a short-term rental as a single group pursuant to a single reservation and payment."

On April 3, 2023, the Board of County Commissioners adopted revised regulations for approving and operating STRs in the unincorporated portions of Larimer County, including the Estes Valley. These revised regulations went into effect on June 1, 2023. Any application submitted on or after June 1, 2023, is to be reviewed under the revised regulations.

As a part of these updated regulations, STR applications in the RR2-Rural Residential zone district are now required to receive land use approval through the Special Review process and obtain a conversion permit with the Building Division prior to operating. A STR is considered a commercial lodging facility use and the review process required for such use depends on the zone district in which the property is located.

In general terms, the Planning Special Review process involves the following:

1. Pre-application conference and application submittal for sketch plan phase.
2. Staff and referral agency evaluation and comment review.
3. Sketch plan meeting with applicant and staff.
4. Neighborhood meeting (if applicable).
5. Pre-application conference and application submittal for public hearing phase.
6. Staff and referral agency evaluation and comment review.
7. Planning Commission review and recommendation.
8. Board of County Commissioners review and decision.

The subject property is located on the northwest corner of the intersection of Laporte Avenue and Overland Trail. It is approximately 3.8 acres in size, and it is currently zoned RR2-Rural Residential. The property currently contains one single-unit residence with two bedrooms which was constructed in 1945. The property is served by a public water system from the City of Fort Collins and on-lot septic, with access from Laporte Avenue. There are no appeals associated with this application.

Notice of the sketch plan phase of this application was sent to 16 property owners within 500 feet of the property. No community members provided comments on the proposed STR during this phase of the application. Notice of the public hearing phase of this application was sent to 31 property owners within 1000 feet of the property. No community members provided comments on the proposed STR during this phase of the application.

PLANNING COMMISSION AND DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Larimer County Planning Commission and Development Services Team recommend that the Board of County Commissioners approve the Shankar Short-Term Rental, File No. 25-ZONE3778, subject to the following conditions of approval:

1. The special review approval shall automatically expire in three years if the use has not commenced and/or building permit and/or development construction permits are not issued.
2. This special review approval shall be subject to revocation at a noticed public hearing if the owner fails to comply with any conditions of approval or fails to use the property consistent with the approved Administrative Special Review.
3. The site shall be developed consistently with the approved plan and with the information contained in the Shankar Short-Term Rental Special Review, File No. 25-ZONE3778,

and the supplemental regulations, except as modified by the conditions of approval or agreement of the County and the owner. The owner shall be subject to all other verbal or written representations and commitments of record for the Shankar Short-Term Rental Special Review.

4. The property owner is responsible for all applicable fees, which may include building permit fees, impact fees, and Transportation Capital Expansion Fees (TCEF) applicable to the use.
5. Prior to operation as a STR, the applicant shall obtain an approved change of occupancy permit from the Larimer County Building Division and successfully pass a life safety inspection.
6. The STR is approved with two bedrooms, for a maximum occupancy of four people.
7. Re-certification shall be required upon notice by the County, which is approximately once every two years. Failure to complete and resubmit the re-certification form to the Community Development Department shall be cause for consideration of revocation of this approval.
8. No parking shall be permitted in the right-of-way, and all parking for the use must be on-site.
9. A passing wildfire safety inspection with the Larimer County Sheriff's Office is required prior to the STR license being issued.
10. The use must comply with the Larimer County Noise Ordinance, which outlines noise levels and noise disturbances, with lower sounds/decibels at property lines between 7:00 p.m. and 7:00 a.m.
11. Upon issuance of the change of occupancy permit, the applicant shall include the approved File Number, 25-ZONE3778, on all advertising websites.
12. The identified property manager must be located within the required distance of the STR, per Section 3.3.5.B.2.P of the Larimer County Land Use Code.
13. Prior to operation as a STR, the applicant shall post the property manager contact information outside the front door.
14. Upon approval, the property owner shall mail the designated property manager's contact information to surrounding property owners within a 500-foot radius of the STR. The owner shall also mail contact information to surrounding property owners whenever the designated property manager changes.

2. MENARD CONSERVATION DEVELOPMENT, FILE NO. 23-LAND4385: The applicant proposes to subdivide a 40-acre parcel zoned RR2 – Rural Residential into eight lots, to include seven new residential lots and one 20-acre residual lot. Since the property is over 30 acres and located outside a Growth Management Area (GMA), the required land division process, per Table 5-2 in Article 5.8 of the Land Use Code, is a conservation development, which requires that a certain percentage of the land be set aside as a residual lot, while still allowing for the division of smaller lots in clusters.

Based on the zoning and the utility infrastructure already in place, the required ratio of developable land to residual land is 50/50. Since this is a 50/50 developable to residual land ratio, a minimum of 20 acres must be used for residual land, which is required to be conserved in perpetuity or used as agricultural land, and the remaining acreage, a maximum of 20 acres, can be developed.

Building envelopes located within residual land count towards the developable area. The property has an existing single-family residence with several outbuildings with the remaining portions being undeveloped land that is served by the Little Thompson Water District and an on-lot septic system. The proposed lots will be served by the Little Thompson Water District and will utilize on-lot septic for the sewer requirements. The application was sent out to both referral agencies and community members. No comments were received from any community members during the preliminary plat review. A neighborhood meeting was not required for this proposed subdivision.

PLANNING COMMISSION AND DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Larimer County Planning Commission and Development Services Team recommend that the Board of County Commissioners approve Menard Conservation Development, File No. 23-LAND4385, subject to the following conditions:

1. The final plat shall be consistent with the approved preliminary plat and with the information contained in the Menard Conservation Development, File No. 23-LAND4385, 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 Menard Conservation Development.
2. The property owners shall address concerns/requirements of the referral agency comments included in the staff report.
3. The existing residence shall take access from the proposed internal roadway. The existing residential access on County Road 21 must be closed once the internal roadway has been constructed and passed an inspection by County staff.
4. A second point of access will be required. The development must provide a gated emergency access connection to the north, linking to Goose Hollow Road. The emergency access will need to meet the emergency access requirements listed in Section 4.8 of the Larimer County Rural Area Road Standards (LCRARS). The emergency access road shall be contained within an emergency access easement.

3. HANSON APPEAL, FILE NO. 25-GNRL0580: TABLED TO MARCH 9, 2026, AT 3:00 P.M.

4. 904 NORTH US 287 LLC APPEAL, FILE NO. 25-GNRL0576 (TABLED FROM DECEMBER 8, 2025): The applicant is requesting an Appeal to Table 8-8 ("Pole Sign Dimensions by Setback") within Article 8.0: Signs, of the Larimer County Land Use Code (LCLUC) to allow a 16-foot tall, 70-square-foot freestanding pole sign to be 12 feet, 6.5 inches from the front property line, where this size of sign requires a 25-foot setback.

The subject property is located at 904 N. Highway 287 in Fort Collins, Colorado. The property is zoned CC – Commercial Corridor, is located within the Fort Collins Growth Management Area, and is Tract B of the Con Agra Planned Unit Development (PUD), approved in 1993.

The Colorado Department of Transportation (CDOT) acquired 0.03 acres of the property in 2014 for the Highway 287 widening project. The section of Highway 287 adjacent to the subject property is part of the Cache la Poudre North Park Scenic Byway, as designated by CDOT. Colorado Scenic and Historic Byways are designated roadways that showcase Colorado's diverse landscapes, unique history, and small towns.

The proposed pole sign will be located entirely on the subject property, but will contain signage for both Fort Collins Self Storage, located on the subject property, and for Ron's Equipment Company, which is located on the property just south of the subject property (906 N. Highway 287). Article 8 of the LCLUC allows for one monument or pole sign per street frontage for properties within the CC – Commercial Corridor zoning district. The maximum height and size standards for freestanding pole and monument signs is adjustable based on the distance of the sign setback from the front property line.

The total sign height is 16 feet. It is 12 feet, 6.5 inches from the top of the concrete piers to the top of the sign. A sign of this size requires a 25-foot setback, per Table 8-8. The applicants originally proposed to place the sign 2 feet from the front property line but modified their request to 12 feet, 6.5 inches to ensure that in the unlikely event of the sign falling off the concrete piers, the sign would not obstruct the right-of-way or neighboring properties.

There is currently a temporary sign located at 906 N. Highway 287 that advertises both businesses; however, the proposed sign will be located on the subject property since it is closer to the shared driveway for both properties. The temporary sign will be removed once the proposed sign is constructed.

PLANNING COMMISSION AND DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Larimer County Planning Commission and Development Services Team recommend that the Board of County Commissioners approve the 904 N. Highway 287 LLC Appeal, File No. 25-GNRL0576, subject to the following conditions of approval:

1. The approval shall automatically expire in three years if the proposed use has not commenced.
 2. The applicant must obtain a building permit for the proposed sign.
5. **LEACH MRD AMENDED PLAT, FILE NO. 25-LAND4511:** The applicant is requesting removal of a residential use restriction on lot 1 of the Leach Minor Residential Development to allow the property's existing landscaping business to be formally established under the Larimer County Land Use Code.

The applicant is requesting to remove a note on lot 1 of the Leach Minor Residential Development (MRD) plat. The property currently contains a single-unit residence with a detached garage and a utility building. The original plat, the Leach MRD File Number 97-EX1127CRO, was approved on

June 2, 1998, and created two lots for single-unit residential uses. At that time, a standard condition included in MRD approvals was a condition restricting the use of the parcel to single-unit residential development and related accessory uses allowed in the subject zoning district and further restricted each lot to only one dwelling unit on a lot. The condition also required non-residential uses to be reviewed through the Planned Unit Development Process.

In this case, the applicants are seeking to remove the above-noted restriction in order to permit a general commercial use (landscaping business) on the subject property. The adjacent properties, including lot 2 of the Leach MRD plat, have been annexed by the City of Loveland and are now located in the I – Developing Industrial zone district in the City of Loveland. The I – Developing Industrial zone district envisions a variety of employment-related uses including manufacturing, warehousing and distribution, and a wide range of commercial and higher intensity industrial operations. The City of Loveland has provided comments indicating that while they would be interested in discussing annexation in the future, all existing and active Code Compliance violations would need to be addressed before annexation could be considered.

The existing landscaping business (Lindgren Landscape) has owned the subject property since 1998. An active Code Compliance case on the property requires formally establishing the landscaping business use per Larimer County Land Use Code and resolving Building Code violations through as-built permits and inspections. While the Code Compliance violations are ongoing, the applicant has met with County Planning and Code Compliance staff and is working to rectify the outstanding issues. Based on those conversations, this application is the first in a series of required applications to bring the property into compliance. The existing zone district, being AP – Airport, permits general commercial land uses in this zone district, subject to Special Review approval. As a result, if this application is approved, the applicant will submit a Special Review application to formally establish the general commercial use on the subject property. If that application is approved, the property will then be eligible to obtain as-built or new building permits, as required.

Approval of this plat amendment would remove the residential-only restriction and enable the applicant to pursue Special Review for the landscaping business, which is the next step toward resolving active Code Compliance violations and bringing the property into full compliance with Larimer County regulations.

PLANNING COMMISSION AND DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Larimer County Planning Commission and Development Services Team recommend that the Board of County Commissioners approve the request to remove Condition 25 (residential use restriction) from lot 1 of the Leach MRD Amended Plat, File No. 25-LAND4511, subject to the following conditions of approval:

1. The property will be subject to all restrictions, covenants, and conditions as set forth in the plat of record for the Leach MRD, except for removal of Condition 25.

2. The uses on lot 1 shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code. Any future uses or changes of use will also require applicable land use approvals pursuant to the Larimer County Land Use Code.
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 Kefalas moved that the Board of County Commissioners approve the remaining items on 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. **THE RANCH MASTER PLAN:** Portia Cook explained that the 2025 Amended Master Plan updates the roadmap for The Ranch, replacing the 2017 Master Plan and 2019 Strategic Implementation Plan. The plan also aligns with a voter-approved 0.15% sales tax and responds to community growth, economic trends, and stakeholder priorities. The plan maintains continuity with earlier plans while introducing targeted updates to improve clarity, scope, and alignment with current project status.

Ms. Cook went on to explain that Phase I of the plan, completed between 2019-2024, focused on foundational community-serving improvements, including Arena Circle and roadway improvements, ORIGIN Arena, a recreational vehicle (RV) lot, The Ranch Equestrian Center, an outdoor riding arena (still under construction), and a 72-acre land acquisition.

Phase II represents the next stage for The Ranch (2025-2030), focusing on modernizing and expanding the campus in ways that support demand, improve guest experience, strengthen long-term financial sustainability, and maintain community partnership and programming that are central to The Ranch. Phase II improvements include campus infrastructure, wayfinding, and sign enhancements, event plaza enhancements, event lawn expansion, an outdoor amphitheater, a youth hockey and sports facility, a 4-H sanctioned outdoor archery range, Blue Arena expansion and modernization, and an exposition center and full-service hotel.

Ms. Cook provided context and background for The Ranch Master Plan. It is a multi-phase framework guiding how The Ranch modernizes and evolves to meet the region's growing needs. It is also designed to strengthen long-term self-sufficiency and financial sustainability and enable responsible sunset of the voter-approved sales and use tax when it expires in 2039. Ms. Cook also reviewed ongoing plans for stakeholder communications and engagement with the public.

STAFF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS:

Staff recommends that the Board of County Commissioners adopt The Ranch Master Plan. The plan:

- Provides a clear framework for the future of The Ranch property owned by Larimer County for the next five years and beyond.
- Includes the vision and goals, phasing summary of projects, and explanation of governance and implementation.
- Reflects a robust approach to public engagement, incorporating community input and addressing key concerns and continuing engagement for future phases.

The Board thanked Ms. Cook and Mr. McGrath for their work on this plan and noted how important this plan is for the future of The Ranch.

The Board asked about the hotel that was mentioned. Ms. Cook clarified that the hotel would be a public-private partnership and would not be built with taxpayer funding. The Board asked a series of questions regarding public and stakeholder engagement, and whether any specific lessons have been learned that could be applied to other potential community engagement projects. The Board also asked about the project's main focus. Ms. Cook shared that the guiding focus for The Ranch has been the goal of becoming financially self-sufficient while still being able to give back to the community, and Mr. McGrath agreed.

The Board commented on the ongoing commitment to the community, 4-H, and the 4-H leadership program. The plan places a great deal of focus on how the 4-H program can be accommodated going forward. The Board encouraged the public to read through The Ranch Master Plan to learn about the commitment to 4-H and to making The Ranch a true community gathering space.

PUBLIC COMMENT: Chair Shadduck-McNally opened the hearing to public comment. There was no public comment in person or online.

Chair Shadduck-McNally closed public comment.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners adopt The Ranch Master Plan as presented this day of January 26, 2026.

Motion carried 3-0.

With there being no further business, the Board adjourned at 3:40 p.m.

TUESDAY, JANUARY 27, 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 Kefalas and Commissioner Stephens were present. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Lindsey Trachy, Deputy Clerk.

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

1. PUBLIC COMMENT: Chair Shadduck-McNally opened the meeting to public comment.

Ryan Burns addressed the Board regarding Flock Safety camera funding and installation in Larimer County. Mr. Burns is an Artificial Intelligence (AI) professional in the medical field, and he is concerned about predictive AI being used in policing. Mr. Burns expressed concerns about Flock Safety's transparency, as well as concerns about surveillance of private citizens.

Tiffin Vaughn addressed the Board regarding a Transpro facility at 516 North Highway 287 in Fort Collins. Ms. Vaughn mentioned an incident on January 11, 2026, in which a material transfer between two trucks exposed the neighboring residences to chemical contaminants. Ms. Vaughn requested that Transpro be forced to stop operations until they come into compliance with the Land Use Code.

Chair Shadduck-McNally closed public comment.

The Board thanked Mr. Burns for his comments, noting that they have had a lengthy conversation with the County Sheriff regarding Flock Safety cameras. The Board urged Mr. Burns to reach out to County Sheriff John Feyen as well regarding this matter. The Board also offered to reach out to the Sheriff on Mr. Burns's behalf to try to arrange a meeting.

The Board responded to Ms. Vaughn, noting that this is a Code Compliance matter that could end up being discussed at an upcoming public hearing. The Board is not allowed to comment on matters that could be discussed in a hearing. County Manager Volker added that if there is a public hearing on this matter, the information presented by Ms. Vaughn can be forwarded to Code Compliance staff and added to the official record for that hearing.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF JANUARY 19, 2026:

MOTION:

Commissioner Kefalas moved that the Board of County Commissioners approve the minutes for the week of January 19, 2026.

Motion carried 3-0.

3. **REVIEW OF THE SCHEDULE FOR THE WEEK OF FEBRUARY 2, 2026:** Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

4. **CONSENT AGENDA:**

AGREEMENTS

1. **LOVELAND PULSE/PLATTE RIVER POWER AUTHORITY (PRPA)
LOVELAND FIBER USE AGREEMENT CONTRACT 24-00115**
2. **DRAINAGE AGREEMENT BETWEEN LARIMER COUNTY AND STEVE
OLANDER**

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL – LITTLE D LLC DBA MISHAWAKA
AMPHITHEATRE – TAVERN LICENSE – BELLVUE, COLORADO**

MISCELLANEOUS

1. **CDOT CERTIFICATION OF ROAD MILEAGE FOR LARIMER COUNTY**
2. **TIMBERLINE STAR PROPERTIES LLC STIPULATION AS TO TAX YEAR
2025 VALUE**
3. **JASON DAVID WEDEL STIPULATION AS TO TAX YEAR 2025 VALUE**
4. **AMY SATTERLUND STIPULATION AS TO TAX YEAR 2025 VALUE**
5. **OWL INVESTMENTS LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
6. **OWL INVESTMENTS LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
7. **OWL INVESTMENTS LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
8. **HANA INVESTMENTS LLC STIPULATION AS TO TAX YEAR 2025 VALUE**
9. **EASTBROOK RESIDENCES LLC STIPULATION AS TO TAX YEAR 2025
VALUE**
10. **EASTBROOK RESIDENCES LLC STIPULATION AS TO TAX YEAR 2025
VALUE**
11. **EASTBROOK RESIDENCES LLC STIPULATION AS TO TAX YEAR 2025
VALUE**

RESOLUTIONS

1. **RESOLUTION APPROVING SIXTH CERTIFICATION TO THE LARIMER COUNTY TREASURER OF ZONING VIOLATION PENALTIES AS SPECIAL ASSESSMENT RE: 3620 E. HIGHWAY 34, LOVELAND, COLORADO, 80537 (PARCEL NO. 8517106701)**
2. **RESOLUTION TO ESTABLISH A TEMPORARY MORATORIUM ON DATA CENTER FACILITIES**

The Board requested that item number two under resolutions be highlighted for discussion purposes only.

Rebecca Everette, Community Development Director, provided additional information and context on this item. Data centers are an emerging type of land use, and the scale of these data centers is growing in a way that creates additional demand and impact on resources such as electricity and water. The existing Land Use Code does not include regulations to fully address these additional demands.

The temporary moratorium will allow the County time to explore the benefits and impacts of data centers, and to determine what regulations might be appropriate in regulating these facilities. During the moratorium, applications for data center construction would not be accepted. The moratorium is for a 30-day pause. The next step, if approved, would be to consider a six month extension to the moratorium which will be presented at the February 9, 2026, 3:00 p.m. Land Use Hearing. That public hearing will be fully noticed to allow for public comment.

The Board thanked Ms. Everette for presenting this information. The Board asked what full public notice means. Ms. Everette responded that there will be a notice in the local newspaper and posting of the agenda online. Mailed notice cannot be sent out to the entire community, but newspaper publication notifies as many residents as possible. The Board commented that data centers have had real impacts on other counties in Colorado, so this is a great way to look at what protections may need to be implemented going forward.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for January 27, 2026.

Motion carried 3-0.

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

6. DISCUSSION ITEMS: None requested.

7. COUNTY MANAGER UPDATE: County Manager Volker updated the Board on various projects and activities.

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

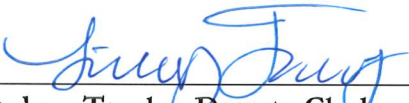
9. **LEGAL MATTERS:** None requested.

With there being no further business, the Board adjourned at 10:00 a.m.


JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:


Lindsey Trachy, Deputy Clerk

