LARIMER COUNTY

MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, MARCH 11, 2024

EXECUTIVE SESSION

The Board of County Commissioners met at 11:00 a.m. with Lorenda Volker, County Manager. Chair Kefalas presided. Commissioner Shadduck-McNally and Commissioner Stephens were present. Also present were Frank Haug, Assistant County Attorney III; Evan Wendlandt, Associate Director of Economic Development; and Matthew Behunin, Budget Team Lead.

Executive Session pursuant to C.R.S. 24-6-402(4)(e): Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators relating to potential sales tax incentives pursuant to C.R.S. 30-11-123.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners move into Executive Session pursuant to C.R.S. 24-6-402(4)(e): Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators relating to potential sales tax incentives pursuant to C.R.S. 30-11-123.

Motion carried 3-0.

With there being no further business, the Board adjourned at approximately 11:40 a.m.

MONDAY, MARCH 11, 2024

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m. with Jenny Axmacher, Planning Manager, Community Development. Chair Kefalas presided. Commissioner Shadduck-McNally was present. Commissioner Stephens was excused. Also present were Justin Currie, Planner; Jared Seay, Planner; David Pringle, Civil Engineer; Ashton Brodahl, Environmental Health Specialist; Christine Luckasen, Assistant County Attorney; Frank Haug, Assistant County Attorney; and Heather Arment, Deputy Clerk.

Chair Kefalas opened the meeting with the Pledge of Allegiance.

PUBLIC HEARING CONSENT ITEMS:

1. BINGHAM LOT CONSOLIDATION, FILE NO. 23-LAND4376:

PROJECT DESCRIPTION/BACKGROUND:

The applicant/property owner requests a lot consolidation to combine two contiguous legal lots, lots 61 & 67, of the Glacier View Meadows, 2nd filing and vacate a portion of an existing thirty-foot wide and 80-foot-long utility and footpath easement located along the eastern property line of lot 61 and western property line of lot 67 of the Glacier View Subdivision. Applicants are pursuing the lot consolidation and easement vacation requests so they may be able to build between the two parcels after they've been formally consolidated. All applicable parties, including utility providers and the Glacier View Meadows Association have signed the utility check sheet or consented to the lot consolidation and easement vacations via email, indicating that they have no issues with the proposed easement vacation.

The subject existing utility easement is 30-feet wide and approximately 80 feet long, running along the common lot line for lots 61 and 67. The easement is not in use and was dedicated as part of the Glacier View Meadows Subdivision 2nd filing in the 1970's.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the Glacier View Subdivision, 2nd filing lots 61 and 67 Lot Consolidation and Easement Vacation, File #23-LAND4376, 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 Glacier View Subdivision, 2nd filing.

2. Any future uses on lots 61 and 67 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 Lot Consolidation and Easement Vacation approval.

2. 66 JUNIPER RIDGE RD. LLC, SIGN APPEAL, FILE NO. 24-GNRL0548:

PROJECT DESCRIPTION / BACKGROUND:

The property currently contains an existing monument sign at the main entrance of the property west of Hwy 287 and on the south side of Bonner Springs Ranch Rd. The location of the existing sign, the same as the proposed new one, is 130 feet west of Hwy 287 and the 6-foot sign is not very visible and could be partially, if not totally, obstructed by vegetation in the Colorado Department of Transportation (CDOT) right-of-way. There is also not a dedicated turn lane and no deceleration lanes so a larger than permitted sign could help give drivers advanced notice of the subdivision location and allow them to turn in a safe manner. The proposal is to upgrade the sign to improve its functionality and visibility for residents, visitors, delivery drivers and emergency vehicles. To do so the applicant plans to construct a new sign that would be just under 10-feet in height where 6 feet is the maximum height per the Land Use Code. The applicant concludes that allowing a taller sign than would otherwise be permitted would improve the visibility of the sign and therefore the safety at the entrance of the existing subdivision.

The next item that the applicant wishes to appeal is the code section that does not permit signs to be placed in Larimer County right-of-way or other access easements. Bonner Springs Ranch Rd. is a private access easement with a previously recorded sign easement. Since this is not a county right-of-way and it's outside of CDOT right-of-way, staff has no issue with the proposed sign location, as long as the road width does not go narrower than 20-feet.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of the 66 Juniper Ridge LLC Sign Appeal, File# 24-GNRL0548.

MOTION

Commissioner Shadduck-McNally moved the Board of County Commissioners to approve the items on the consent agenda subject to the conditions in the staff report and further moved to authorize the Chair to sign the Findings and Resolutions.

Motion carried 2-0.

PUBLIC HEARING DISCUSSION ITEMS: None requested.

With there being no further business, the Board adjourned at 3:06 p.m.

TUESDAY, MARCH 12, 2024

ADMINISTRATIVE MATTERS MEETING

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

Commissioner Kefalas opened the meeting with the Pledge of Allegiance.

1. **PUBLIC COMMENT:** There were no public comments made.

Chair Kefalas closed Public Comment

2. **APPROVAL OF THE MINUTES FOR THE WEEK OF MARCH 4, 2024:**

M O T I O N:

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of March 4, 2024.

Motion carried 3-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEKS OF MARCH 18, 2024: Ms. Martin reviewed the upcoming schedule with the Board.

4. CONSENT AGENDA:
*AGREEMENT 1. Amendment No. 4 to Agreement No. 00083439.0 (Amendment to Enterprise Agreement Between Larimer County and ESRI) *This item was pulled from Consent Agenda

*AGREEMENT 3. Amendment #6 to Agreement For Services *The Term(s) for this Agreement were not listed in the Consent Agenda, but are specified as 02/21/24 until the contract ends or until the contract is amended.

AGREEMENTS

1. **AMENDMENT NO. 4 TO AGREEMENT NO. 00083439.0 (AMENDMENT TO ENTERPRISE AGREEMENT BETWEEN LARIMER COUNTY AND ESRI) *PULLED FROM CONSENT AGENDA**

2. **HORSETOOTH RESERVOIR (INLET BAY) MARINA CONTRACT – LONG TERM CONCESSION LICENSE**

3. **AMENDMENT #6 TO AGREEMENT FOR SERVICES *TERM SPECIFIED AS: 02/21/24 UNTIL THE CONTRACT ENDS OR UNTIL THE CONTRACT IS AMENDED**

APPOINTMENTS

1. **RECOMMENDED APPOINTMENT TO THE POUDRE RIVER LIBRARY DISTRICT BOARD OF TRUSTEES – VICKI WOODS**

2. **RECOMMENDED REAPPOINTMENTS TO THE POUDRE RIVER LIBRARY DISTRICT BOARD OF TRUSTEES – JOSH FUDGE & COREY RADMAN**

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL-FORT COLLINS COUNTRY CLUB DBA FORT COLLINS COUNTRY CLUB FORT COLLINS COUNTRY CLUB**

2. **LIQUOR LICENSE RENEWAL-THE QUEEN'S CONCESSION LLC DBA HOLIDAY TWIN DRIVE-IN HOLIDAY TWIN DRIVE-IN**

3. **LIQUOR LICENSE RENEWAL-SWING STATION LLC DBA SWING STATION SWING STATION**

4. **LIQUOR LICENSE RENEWAL-LITTLE D LLC DBA MISHAWAKA AMPHITHEATRE MISHAWAKA AMPHITHEATRE**

MISCELLANEOUS

1. **DACHENG ZHOU, WENXIN YAN STIPULATION AS TO TAX YEAR 2023 VALUE**

2. **HARMONY HOTELS LLC STIPULATION AS TO TAX YEAR 2023 VALUE**

3. **LOVELAND CY LLC STIPULATION AS TO TAX YEAR 2023 VALUE**

4. **BOYD LAKE LODGING LLC STIPULATION AS TO TAX YEAR 2023 VALUE**

M O T I O N

Commissioner Stephens moved the Board of County Commissioners to approve the Consent Agenda for March 12, 2024 – minus the first Consent Agenda Agreement item (Amendment No. 4 to Agreement No. 00083439.0 (Amendment to Enterprise Agreement Between Larimer County and ESRI).

Motion carried 3-0.

5. COMMISSIONERS' GUESTS: There were no Commissioners' Guests present.

6. DISCUSSION ITEMS:

1. **GRANT AGREEMENT AWARDING $275,000 IN COUNTY FUNDS TO NEIGHBOR TO NEIGHBOR TO SUPPORT A RENTAL ASSISTANCE PROGRAM IN THE COMMUNITY IN ORDER TO ASSIST IN THE PREVENTION OF LOSS OF HOUSING.**

Alea Rodriguez, Larimer County Housing Stability Program Manager, introduced the contract for emergency rent assistance program dollars awarded to Neighbor to Neighbor to support the continuation and enhancement of their emergency rent assistance program. Ms. Rodriguez detailed that this grant will provide direct assistance to Larimer County households who are at risk of eviction – and, also provide those households with housing counseling services to support stability and access to other resources including renters who live in unincorporated areas of Larimer County.

Christy Hayes, Neighbor to Neighbor Director of Housing Programs, addressed the Board. She explained the mission of the Neighbor to Neighbor rental assistance and housing solution programs is to preserve housing and provide stability for short-term monetary losses. Ms. Hayes stated that assistance is provided directly to the landlord in order to avoid fraud situations. She went on to describe additional services provided, which include working with clients to create a budget – not only to help clients determine how/where they could be spending their money differently, but also to identify resources for them to utilize in the community. Ms. Hayes provided 2023 statistical data as well as a client success story – not only a personal success story for this client, but also for the program and the resources they leverage. She also explained how the partnership between the program and

Workforce Development (and other partnerships) provide value. Ms. Hayes detailed how community members are able to apply for assistance.

Collectively, the Board thanked Ms. Hayes, Ms. Rodriguez and all of those involved in this program for helping community members, and for the partnerships they establish that provide value as well.

Commissioner Stephens asked how the program is promoted. Ms. Hayes stated that partnerships and word of mouth are the main forms in which the program is promoted.

Chair Kefalas asked what the source of these funds ($275,000) for this grant was. Ms. Rodriguez stated that the funds are from the general fund. County Manager Volker clarified and further detailed the source of these funds for this grant.

County Manager Volker echoed the previous comments from the Commissioners – stating this is an important partnership - it's wonderful to be able to partner.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the grant agreement awarding $275,000 in county funds to Neighbor to Neighbor to support a rental assistance program in the community in order to assist in the prevention of loss of housing.

Motion Carried 3-0.

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

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

9. **LEGAL MATTERS:** None Requested

With there being no further business, the Board adjourned at 9:51 a.m.

John Kefalas

JOHN KEFALAS
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK AND RECORDER

ATTEST:

Heather Arment, Deputy Clerk

LARIMER COUNTY CLERK
SEAL
COLORADO