

Date: Tuesday, March 10, 2026

Time: 9:00 AM

Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins, CO 80521

Consent Agenda

Agreements

1. Document Title: Federal Lands Access Program Project Amendment – Mod #3
Submitted by: Jennifer Almstead, Larimer County Department of Natural Resources
Description: Larimer County Department of Natural Resources (DNR) was awarded a Federal Lands Access Program grant in 2020 for road and parking improvements at Horsetooth and Carter Lake reservoirs scheduled to occur in 2025, 2026, and 2027. This third amendment to the existing agreement with the Federal Highway Administration (FHWA) reflects additional financial commitments for the design and construction of a necessary bioswale to treat stormwater flows. Larimer County DNR committed an additional \$125,000, and the US Bureau of Reclamation committed \$175,000.
Term: August 19, 2020, to December 31, 2028
Named Parties: Larimer County, Federal Highway Administration- Central Federal Lands Highway Division, U.S. Bureau of Reclamation
Total Dollar Amount: \$14,975,000
2. Document Title: Non-Exclusive Revocable License Stormwater Drainage Improvements
Submitted by: Traci Shambo, Engineering Department
Description: Drainage Agreement for the Airgas USDA, LLC company. The agreement is intended to accompany the technical design memo and construction plans for a new private stormwater lift station at 305 Air Park Drive, Fort Collins, Co 80524.
Term: N/A
Named Parties: Board of County Commissioners and Airgas, USA, LLC
Total Dollar Amount: N/A
3. Document Title: Lease Agreement – Lease of Colorado-Big Thompson Units
Submitted by: Justin Core, Engineering
Description: Pursuant to the 2017 “Intergovernmental Agreement by and between the City and County of Broomfield and Larimer County for the Sale and Shared Use of Colorado-Big Thompson Units” (“2017 IGA”) the County conveyed 115 Colorado-Big Thompson (C-BT) Units to Broomfield (“115 Units”) and pursuant to the 2017 IGA, Broomfield and the County agreed that the County was reserving a first right of refusal to lease the 115 Units in years when Broomfield elects to lease the water attributable to the 115 Units. The purpose of the lease, which was not properly executed with the 2017 IGA as intended, is to set forth the terms and conditions of the County’s right of first refusal to lease the 115 Units. Upon execution, the Lease Agreement will bind the City and County of Broomfield and Larimer County and their successors and assigns.
Term: Signature to perpetual
Named Parties: City and County of Broomfield and Board of County Commissioners of Larimer County, Colorado
Total Dollar Amount: N/A

Appointments

1. Document Title: Rescind Appointment to the Planning Commission
Submitted by: Sarah Martin, Administrative Specialist II
Named Parties: Nick Casady
Description: Recommendation to rescind one appointment for Nick Casady from the Planning Commission, effective immediately.
2. Document Title: Rescind Appointment from the Koral Heights Public Improvement District
Submitted by: Sarah Martin, Administrative Specialist II
Named Parties: Nancy Curtiss
Description: Recommendation to rescind one appointment for Nancy Curtiss from the Koral Heights Public Improvement District, effective immediately.

Letters of Support

1. Document Title: Climate Smart Communities Grant Application Letter of Support
Submitted by: Heidi Pruess, Office of Sustainability and Climate
Subject Matter: Climate Resilience for Small Businesses in Larimer County
Description: Monarca Group is a local organization implementing the NoCoBiz Connects program. This grant application will strengthen the capacity for climate resilience within the small-business community in our region, specifically regarding hazard mitigation planning and vulnerability risks that may impact economic resilience. Larimer County will provide technical input and business outreach with expectations for this program to create a replicable model for our region.
2. Document Title: Letter of Support for the Larimer County Natural Resources Department for a 2027 Neguse Community Project Funding Request
Submitted by: Jennifer Almstead, Department of Natural Resources
Subject Matter: Letter of support for the Fiscal Year 2027 United States Congressman Joe Neguse Community Project Funding Application.
Description: Larimer County Department of Natural Resources is applying for the Fiscal Year 2027 United States Congressman Joe Neguse Community Project Funding to support the US Highway 34/Canyon Edge Open Space Safety & Access Improvement Project, which will construct a dedicated westbound turn lane, an eastbound acceleration lane, and associated safety features that separate turning vehicles from through traffic.

Liquor Licenses

1. Document Title: Liquor License Renewal – Swing Station
Submitted by: Deirdre O'Neill, Clerk and Recorder
Establishment Name: Swing Station
Location: Laporte
Named Parties: Larimer County and Heather C. Allshouse
License Type: Tavern
Request: Approval and Issuance
2. Document Title: Liquor License Renewal – Seven Keys Lodge LLC
Submitted by: Deirdre O'Neill, Clerk and Recorder
Establishment Name: Seven Keys Lodge
Location: Estes Park, Colorado
Named Parties: Larimer County and Meredith Powell
License Type: Hotel and Restaurant
Request: Approval and Issuance
3. Document Title: Liquor License Renewal – The Queen's Concession dba Holiday Twin Drive-In
Submitted by: Deirdre O'Neill, Clerk and Recorder
Establishment Name: Holiday Twin Drive-In
Location: Fort Collins, CO
Named Parties: Larimer County and Stephanie Webb
License Type: Hotel and Restaurant
Request: Approval and Issuance

4. Document Title: Liquor License Renewal – Mini Mart Inc
Submitted by: Deirdre O'Neill, Clerk and Recorder
Establishment Name: Loaf N' Jug #750817
Location: Fort Collins, CO
Named Parties: Larimer County and Wuentin Downey
License Type: Fermented Malt Beverage and Wine
Request: Approval and Issuance
5. Document Title: Liquor License Renewal – Mini Mart Inc
Submitted by: Deirdre O'Neill, Clerk and Recorder
Establishment Name: Loaf N' Jug #750824
Location: Fort Collins, CO
Named Parties: Larimer County and Christopher Fair
License Type: Fermented Malt Beverage & Wine
Request: Approval and Issuance
6. Document Title: Liquor License Renewal – Mini Mart Inc
Submitted by: Deirdre O'Neill, Clerk and Recorder
Establishment Name: Loaf N' Jug #750821
Location: Bellvue, CO
Named Parties: Larimer County and Kelli Norris
License Type: Fermented Malt Beverage & Wine
Request: Approval and Issuance

Miscellaneous

1. Document Title: Revocable Permit for South Fort Collins Sanitation District for Access on Certain City Property – Fossil Creek Reservoir Natural Area
Submitted by: Justin Core, Engineering
Description: Grants a temporary, revocable permit on a portion of Fossil Creek Reservoir Natural Area, which is co-owned by Larimer County and the City of Fort Collins, to the South Fort Collins Sanitation District (SFCSD) for the purpose of SFCSD's project planning related to an expansion of its existing sewer line facilities on the property. Although the property is co-owned by the City of Fort Collins and Larimer County, the City of Fort Collins acts as manager of the Natural Area; given the County's 50% ownership interest in the property, it is appropriate for the County to grant the permit along with the City of Fort Collins.
2. Document Title: Request for Supplemental Grant Funding from the Department of Local Affairs Strong Communities Grant Program
Submitted by: Rebecca Everette, Community Development
Description: A request to authorize the Board Chair to sign a letter requesting \$15,000 in additional grant funding from the Department of Local Affairs (DOLA) through the Strong Communities Grant Program. The supplemental funding would not be used to cover a funding gap but would instead expand the scope of work to include a Strategic Growth Analysis and Comprehensive Plan Amendment. DOLA has already awarded the additional funding, but an official letter from the Board of County Commissioners is required to amend the grant agreement.
3. Document Title: Larimer County Legislative Positions
Submitted by: Michelle Bird, Public Affairs Director
Description: Staff has vetted eleven bills in line with the Larimer County Legislative Agenda, and has recommended official position to the board, which will be logged on the Secretary of States website
4. Document Title: 2026 CCI Proxy Form
Submitted by: Michelle Bird, Public Affairs Director
Description: The provided document is a 2026 proxy designation form for Colorado Counties, Inc. (CCI) steering committees. It authorizes Michelle Bird, the Public Affairs Director for Larimer County, to vote on behalf of the Board of County Commissioners across several specific committees during the 2026 session
5. Document Title: L Triple H B LP Stipulation as to Tax Year 2023 & 2024 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. L Triple H B LP. Docket No. 2025BAA144

6. Document Title: 1321 Oakridge LLC Stipulation as to Tax Year 2023 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. 1321 Oakridge LLC. Docket No. 2025BAA143
7. Document Title: 4103 S Mason Street LLC Stipulation as to Tax Year 2023 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. 4103 S Mason Street LLC. Docket No. 2025BAA141
8. Document Title: Centerra Flex One LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Centerra Flex One LLC. Docket No. 2025BAA1289
9. Document Title: Sage Investments Properties LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Sage Investments Properties LLC. Docket No. 2025BAA1291
10. Document Title: Cindustrial Five LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Cindustrial Five LLC. Docket No. 2025BAA1297
11. Document Title: FSB Partners 1 LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. FSB Partners 1 LLC. Docket No. 2025BAA1285
12. Document Title: Francis Royalties LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Francis Royalties LLC. Docket No. 2025BAA1294
13. Document Title: 1505 Rocky LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. 1505 Rocky LLC. Docket No. 2025BAA1284
14. Document Title: RLT Land LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Off
Description: Larimer County v. RLT Land LLC. Docket No. 2025BAA752
15. Document Title: Harmony Suits LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Harmony Suits LLC. Docket No. 2025BAA958
16. Document Title: Susan C Olson Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Susan C Olson. Docket No. 2025BAA779
17. Document Title: Scott & Melia Walkowicz Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Scott & Melia Walkowicz. Docket No. 2025BAA2305
18. Document Title: Aztec Plumbing and Heating Inc. Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Aztec Plumbing and Heating Inc. Docket No. 2025BAA2203
19. Document Title: Solitaire Homes East LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Solitaire Homes East LLC Docket No. 2025BAA979
20. Document Title: 305 Sitzman LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. 305 Sitzman LLC Docket No. 2025BAA803
21. Document Title: American Furniture Warehouse CO Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. American Furniture Warehouse CO Docket No. 2025BAA997

22. Document Title: Dayton Hudson Corp Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Dayton Hudson Corp Docket No. 2025BAA996
23. Document Title: Larimer County Natural Resources Advisory Board Bylaws
Submitted by: Brenda Gimeson, Business Operations Manager
Description: Bylaws for the newly formed Natural Resources Advisory Board
24. Document Title: Dayton Hudson Corp Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Dayton Hudson Corp Docket No. 2025BAA995
25. Document Title: Target Corporation Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Target Corporation Docket No. 2025BAA994
26. Document Title: Wagner Equipment CO Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. Wagner Equipment CO Docket No. 2025BAA1363
27. Document Title: 3528 Precision FC LLC Stipulation as to Tax Year 2025 Value
Submitted by: Jessica Ryan, County Attorney's Office
Description: Larimer County v. 3528 Precision FC LLC Docket No. 2025BAA1275

Resolutions

1. Document Title: Findings and Resolution Denying the Campie Short-Term Rental Special Review
Submitted by: Denise Ruybal with Community Development
Description: Request approval of the Findings and Resolution Denying the Campie Short-Term Rental Special Review. This was a request for a four bedroom, plus one additional sleeping area, nine guest Short-Term Rental in an existing home. The public hearing for this item was held on January 9, 2026.
Named Parties: Larimer County, Meredith Campie and William Campie
2. Document Title: Findings and Resolution Approving the 3653 Hearthfire Cell Tower Expansion and Appeal
Submitted by: Denise Ruybal with Community Development
Description: Request approval of the Findings and Resolution Approving the 3653 Hearthfire Cell Tower Expansion and Appeal for a request to extend a 60-foot monopine tower by an additional 10 feet. This request also includes an appeal to Article 9.4.2 (concealment standards) of the Land Use Code to allow the tower to remain as a monopine if approved. This public hearing for this item was held on March 10, 2026.
Named Parties: Larimer County and WCG Legacy Trust
3. Document Title: Resolution combining the Open Lands and Parks Advisory Boards into the Larimer County Natural Resources Advisory Board
Submitted by: Brenda Gimeson, Business Operations Manager
Description: As part of the periodic review of all county boards and commissions and given the similar scope of the Open Lands and Parks Advisory Boards, the Board of County Commissioners desire is to combine the Open Lands and Parks Advisory Boards into one single advisory board to be known as the Larimer County Natural Resources Advisory Board.
Named Parties: Open Lands Advisory Board, Parks Advisory Board and Natural Resources Advisory Board

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least 7 business days' notice. Please [email us](#) or call (970) 498-7010 or Relay Colorado 711. "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.