



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, MARCH 9, 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 Samantha Mott, Samantha Lasher, and Ryane Oswandel, Community Development; Traci Shambo and David Pringle, Engineering; Ashton Brodahl and 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.

PUBLIC HEARING DISCUSSION ITEMS:

1. **HANSON APPEAL, FILE NO. 25-GNRL0580:** Samantha Lasher presented this discussion item. This item was tabled from the January 26, 2026, Land Use Hearing. Ms. Lasher explained that the three subject properties are located at 1057 Griffith Court, 1071 Griffith Court, and 1083 Alpaca Farm Way in Estes Park, Colorado, and are all zoned EV-A-1 – Estes Valley Low Intensity Accommodations. Each property contains one duplex, with a unique address per individual unit, for a total of six units. Three of the six units have received short-term rental (STR) approval or are in process of receiving approval, as noted below:

- 1055/1057 Griffith Court:
 - 1055 Griffith Court received STR approval for six total guests (File No. 22-ZONE3383).
- 1071/1073 Griffith Court:
 - 1073 Griffith Court is in process to receive a STR license for eight total guests (File No. 25-ZONE3795).
- 1083/1085 Alpaca Farm Way:
 - 1085 Alpaca Farm Way received STR approval for eight total guests (File No. 24-ZONE3707).

The applicant is requesting an appeal to Article 3.3.5.B.2.a. of the Larimer County Land Use Code (LCLUC), which only permits one STR per property, to allow for STRs on the other side of each of the three duplexes: 1057 and 1071 Griffith Court and 1083 Alpaca Farm Way. This would result in six total STRs amongst the three properties. Separate administrative approval through the Site Plan Review process is required for the subject units to be used as STRs, if this application is approved.

Ms. Lasher added that community notifications were sent to 49 properties within 500 feet of the properties. Comments in opposition were received from three community members, and comments in support were received from four community members. No referral agencies had any concerns with the proposal.

REVIEW CRITERIA:

Ms. Lasher outlined the review criteria. When considering whether to approve an appeal to deviate from the standards or requirements of the LCLUC, other than minimum lot size requirements, the Board of County Commissioners will consider each of the following factors and make findings pertaining to each one which, in their discretion, applies to the appeal (Article 6.7.2.B.5):

- a. Approval of the appeal will not subvert the purpose or standard of the requirement.
- b. Approval of the appeal will not be detrimental to the public health, safety, or property values in the neighborhood.
- c. Approval of the appeal is the minimum action necessary.
- d. Approval of the appeal will not result in increased costs to the general public.
- e. Approval of the appeal is consistent with the intent and purpose of the Code.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommend that the Board of County Commissioners approve the Hanson Appeal, File No. 25-GNRL0580, subject to the following conditions:

1. This approval shall automatically expire in three years if the proposed use has not commenced.
2. Use of the subject properties as STRs must receive approval through the Site Plan Review process.

The Board asked for clarification on what today's decision is regarding. Ms. Lasher confirmed that today's discussion is only for approval of the appeal, not for issuance of STR permits.

APPLICANT PRESENTATION: Seth Hanson gave a presentation. Mr. Hanson purchased the properties in 2018, prior to the dissolution of the intergovernmental agreement (IGA) between the Town of Estes Park and Larimer County. Mr. Hanson gave some background on the challenges that the Estes Valley faced in implementing code changes after the dissolution of the IGA.

Mr. Hanson requested that the zoning of his property be returned to its historical use, which did allow more than one STR per property. Mr. Hanson is a realtor and has advocated for restrictions in residential districts. However, these properties are in a commercial district and should not be treated with residential use in mind. Mr. Hanson shared a map that shows how having STRs on both sides of these duplexes is consistent with the use of other properties in the same area.

The Board asked if the properties were ever intended to accommodate affordable workforce housing in the Estes Valley. Mr. Hanson responded that to his knowledge this area was never

intended to be used as workforce housing. The Board asked if these properties are taxed as residential or commercial properties. Mr. Hanson responded that they are taxed as residential properties.

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

Joan Hooper offered online comments in opposition to this application, explaining that this is a residential neighborhood. Ms. Hooper did not agree that this should be characterized as a commercial or lodging district considering that all of the surrounding properties are residential. Ms. Hooper further explained that the Estes Valley is oversupplied with lodgings for visitors, and there should be more focus placed on increasing the availability of workforce housing.

Chair Shadduck-McNally closed public comment.

APPLICANT REBUTTAL: Mr. Hanson responded to public comment, explaining that the person who commented does not live near the subject properties. Mr. Hanson further described the properties in the area and reiterated that this is an accommodations zoning district. As a realtor, Mr. Hanson believes it is incumbent upon a buyer to know where they are buying. People who purchase property in an accommodations zone should not be upset that the properties around them are being used in that way.

DELIBERATION: The Board expressed concerns about this appeal being detrimental to the neighborhood and the STR density in the area. However, based on the information at hand and the recommendation of the Development Services Team, the Board was in favor of supporting this appeal. This is an area that promotes lodging uses, and it is important to respect the zoning that is in place.

M O T I O N

Commissioner Stephens moved that the Board of County Commissioners approve the Hanson Appeal, File No. 25-GNRL0580, subject to the conditions in the Staff report.

Motion carried 3-0.

2. MOUNTAIN WHITEWATER & PADDLER'S PUB APPEAL, FILE NO. 25-GNRL0583: Samantha Mott presented this discussion item, explaining that the property is located at 1329 U.S. Highway 287 in Fort Collins. It is located on the south side of Highway 287, approximately 1/2 mile west of North Shields Street. The property was rezoned to PD-Planned Development to allow for commercial uses. The lot is approximately 12.88 acres in size with access directly from U.S. Highway 287.

The applicant is requesting an appeal to Article 7 of the Larimer County Land Use Code (LCLUC) regarding special event requirements to allow more than three events in a calendar year, and to allow more than one event in a calendar month. Currently, the LCLUC limits the number of special events

to three per calendar year with a maximum of 30 days in a calendar year and no more than one event per month.

Ms. Mott explained that the current use of the property is a rafting business. An allowed accessory use is a bar/tavern for rafting patrons. The request for the appeal to the special event regulations is to allow the bar/tavern to be open to the general public along with some music events for a total of 30 days only on Fridays and Sundays from May 29, 2026, through September 6, 2026, with a maximum of 300 people per event. If the application is approved, the applicant will need to seek approval through the special event permit process. Approval of this appeal does not guarantee approval of the special event permits.

The application was sent to 28 properties within 500 feet of the subject property. Six community member comments were received in support of the application. Three referral agencies were also notified. The Larimer County Health Department did mention several items of concern, which are proposed with this application as conditions of approval.

REVIEW CRITERIA:

Ms. Mott outlined the review criteria. When considering whether to approve an appeal to deviate from the standards or requirements of the Code, other than minimum lot size requirements, the Board of County Commissioners may grant the appeal subject to safeguards and conditions with their findings concerning the following factors and make findings pertaining to each one which, in their discretion, applies to the appeal (Article 6.7.2.B.5.):

- a. Approval of the appeal will not subvert the purpose or standard of the requirement.
- b. Approval of the appeal will not be detrimental to the public health, safety, or property values in the neighborhood.
- c. Approval of the appeal is the minimum action necessary.
- d. Approval of the appeal will not result in increased costs to the general public.
- e. Approval of the appeal is consistent with the intent and purpose of the Code.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommend that the Board of County Commissioners approve the Mountain Whitewater & Paddler's Pub Appeal, File No. 25-GNRL0583, subject to the following conditions:

1. The appeal to apply for special event permits is only good for one year, through the 2026 season.
2. The applicant must submit a complete application for a special event permit through the special event permit procedure, which does not guarantee approval of the special event permit, at least 60 days prior to the start of the first or each event.
3. Special events are limited to Friday and Sunday from May 29th through September 6th, 2026, with the hours of operation limited to Fridays from 5-9 pm and Sundays from 3-6 pm with up to 300 people. One hour before and after (Friday 4-10 pm, and Sunday 2-7

pm) would be allowed for non-rafting patrons to arrive and music to set up, with one hour after to allow for departure of patrons and music event breakdown (unless the hours of the special event are requested to be for the entire day).

4. No non-rafting patrons are allowed on-site unless during the special event days and hours of Friday after 4pm and Sunday after 2pm between May 29th through September 6th, 2026, as required under the Special Exception (unless the hours of the special events are requested to be modified).
5. The existing residence built in 1854 cannot be used to support the events nor the rafting business (in 2020, the Larimer County Building Department noted that the existing house was never approved/upgraded for commercial occupancy and accessibility; therefore, it cannot be used as an office nor public restrooms).
6. For Friday and Sunday events of up to 6 hours with 300 people and alcohol service (and no residence restroom access), a minimum of five portable restrooms (with at least one restroom of accessible design) and at least one portable handwash station shall be provided. Portable restrooms shall be stocked with toilet paper and hand sanitizer, restocked as needed, and waste contents emptied daily by an approved wastewater hauler (or more frequently as needed). The handwash station shall be supplied with warm water, hand soap, dispensed paper towels, and trash receptacles.
7. As a special event, open food service shall be limited to 2026 licensed mobile food trucks only. Food served by Whitewater/Paddlers shall be limited to individually packaged, shelf-stable foods like bags of chips, jerky, candy, etc.
8. Beverage service shall be limited to cans and bottles or beverages dispensed into disposable cups. Ice shall not be provided for patron consumption.
9. As required under the Special Exception 01-BOA0229 Findings and Resolution, the applicant shall submit a site plan application to the Planning Department by June 1, 2026, to address the Special Exception concerns of the Health Department, Engineering Department and any Code requirements.
10. Within 6 months of the site plan being formally approved by the County, the applicant shall apply for the development/building permits to begin construction on the property improvements.

The Board asked how the conditions of approval can be enforced – specifically how the distinction can be made in condition number four between rafting and non-rafting patrons. Mr. Haug explained that special events in general can be difficult to enforce during the event, but this condition may have been intended to limit the number of people in attendance at the special events. The County can set a cap on the number of event attendees, and it is best to have a good idea before the event of the number expected.

Mr. Haug further explained that an eleventh condition of approval could be added to revoke an event permit if the terms are violated. However, Ms. Mott explained that there is language in the Land Use Code that already addresses suspension and revocation of a permit. Condition number four is intended to differentiate between operation of the regular business and operations during the special event, so that both the regular business and the special event are not running at the same time.

Ms. Mott also noted that condition of approval number one does state that this approval would only apply to the year 2026. Changes are being made to the Land Use Code regarding special events and will go into effect January 1, 2027.

APPLICANT PRESENTATION: Lindsey Modesitt gave a presentation. Ms. Modesitt and her husband and co-owner Brad Modesitt adamantly protest the conditions of approval, particularly conditions three, four, and five. These conditions of approval will ultimately lead to the closure of their seasonal microbusiness.

Ms. Modesitt gave some history on their purchase of the property and the efforts she and her husband have made to ensure that this property was legally compliant. Ms. Modesitt also explained the details of the Special Exception that was granted when they were approved for the rafting business. The understanding was that the existing building and the existing septic system would be used for the business along with supplemental portable restrooms. There was never a distinction between rafters versus non-rafters being allowed on the property, and there has never been any kind of sanitary issue with the existing septic system and supplemental portable restrooms.

Ms. Modesitt noted that in 2011, the business was granted a tavern liquor license. This type of license was chosen over a club license, which would have limited alcohol service to rafting guests only. Ms. Modesitt stated that a requirement of the State-issued liquor license is that they must be open for service to the public, meaning that condition of approval number four would cause their liquor license to be revoked.

Also in 2011, live music was added to the business on Fridays and Sundays, making Paddler's Pub an important community hub and gathering of families. The pub and the live music are important financial supplements since the rafting business can be heavily impacted by weather, fires, and other factors.

Ms. Modesitt explained that in 2014, County staff informed them that they could no longer use the on-site building for business operations, which forced them to move operations to a tent. In 2015, Ms. Modesitt tried to work with the County to ensure the future viability of their business, which would have included bringing sewer service to the property. Bringing sewer service from over 7,000 feet away would cost the owners at least \$4 million, which they cannot afford. Condition number five prevents the business from using their existing wastewater options, which leaves them with no path forward.

The Board asked if Ms. Modesitt is requesting that conditions of approval three, four, and five be removed. Ms. Modesitt explained that they cannot possibly afford to install sewer service. The condition regarding rafting versus non-rafting patrons would jeopardize their County- and State-approved liquor license, which requires them to serve the public.

The Board asked staff for clarification about the liquor license. Mr. Haug responded that the liquor license is a separate issue, and that condition four is not intended to limit who they can and cannot serve alcohol to. The purpose of condition four was to ensure that the number of people on-site is

limited. The issue at hand is not so much the liquor license, but the public health and safety aspects of the application such as how many bathrooms are required, how many parking spaces are needed, and how many people can safely be on-site at a given time.

The Board asked staff if the applicant is being required to install sewer service as part of this application. Ms. Schneider responded that the sewer installation does not apply to this application. That was an issue that had arisen as the applicant was discussing other expansions of the business such as food service and a building for the bar. Special events can be supplemented with portable restrooms. The rafting business and the tavern require more permanent facilities such as an additional septic tank or sewer service, but this application only applies to the request for additional special events.

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

The following members of the public spoke in favor of this application: Tom Weller, Mick Garrett, Tad Loader, Allen Miller, Jen Hayes, Candace Broden, Kelly O'Donnell, Mark Moorhouse, Carl Alexander, Thomas Martin, Gary Fisher, John Bower, Christopher Robinson, Jean Wheeler, Patrick Siglin, Justin Wagner, Adam Pearlstein, Gabriel Tower, Kaeden Fisher, and Jessica Morris. Tim O'Hara added comments from online. Commenters argued that Paddler's Pub is a family-friendly social gathering place that is a unique and iconic Northern Colorado fixture. The owners are an integral part of their community, and their rafting business is the backbone of local ecotourism. Commenters noted that rafting is a seasonal, weather-dependent business, so the business really relies on the tavern to supplement income. Many similar businesses throughout the County offer live music, so allowing live music at Paddler's Pub is necessary for them to remain competitive. Commenters also noted that historically, events at Paddler's Pub have been ticketed, and usually draw no more than 25-30 guests, so there should be no concern of the owners violating the limit on the number of guests.

Chair Shadduck-McNally closed public comment.

APPLICANT REBUTTAL: Brad Modesitt explained the many hurdles their business has faced over the years, with this being the final straw that could ultimately end their business. Mr. Modesitt also detailed the map and plans that were submitted when they were approved for a public liquor license. The Modesitts have tried to work with the County to find a solution for their business to move forward, and they are frustrated at the expenses and challenges that continue to arise.

The Board asked Ms. Mott to reiterate what is actually being decided today. Ms. Mott responded that the request is an appeal to apply for special event permits that do not fit into current regulations. There are issues that need to be resolved within the Special Exception that originally allowed the rafting business. Because this appeal could bring more visitors to the site, other concerns with the business have been raised, such as bathrooms and parking.

The Board asked what was allowed under the original Special Exception. Ms. Mott responded that a letter from the Community Development Director from 2019 specified that the tavern was an

allowed accessory use, but that it was to be for rafting patrons only. Use of the tavern for non-rafters was not allowed unless it was approved through either a special review process or a special event permit. The Board asked how the distinction can be made between rafting patrons and non-rafting patrons. Ms. Mott agreed that it could be difficult to enforce, but the intent of the letter was that the owners should not be advertising the tavern as being open to the general public until further approvals were obtained.

The Board commented that this business has operated for decades and is beloved by the community, and questioned if there is a way that this business that is so important to the economy and the community can continue to operate. The Board understood that some health concerns have come up, but it seems like the owners have been given conflicting information over the years regarding exactly what types of uses of the property are allowed. Ms. Mott responded that under a previous Special Review process, the house was never converted from residential to commercial use, and there was no building permit issued for the house to be used commercially. The liquor license process is handled by a different department, so that approval may not have included insight or approval from the Planning Department or Building Department.

There was some discussion between the Board and Staff regarding how the special event permits could be issued, and why the applicant decided to pursue this route of requesting special event permits instead of continuing to run their business as they have in the past.

The Board questioned if there would be a health concern if the rafting versus non-rafting patrons condition was stricken. Ms. Schneider responded that the rafting versus non-rafting patrons condition is not necessarily a health concern, but a requirement of the Special Exception. The health concern is making sure there are adequate facilities for sanitary purposes to support the business. Ms. Axmacher added that the restrooms in the building are not Americans with Disabilities Act (ADA) accessible, and the building was never permitted to operate commercially, so grandfathering it in as a non-conforming use would likely not apply. Ms. Schneider added that the existing septic system does not support the level of use at this time.

DELIBERATION: The Board commented that they were inclined to support the appeal. The Board was in favor of striking condition of approval number four and not adding any additional conditions of approval. The Board requested that Staff work with this applicant to help them to get into compliance so that a business that is so important to the community can continue to operate. The Board did believe that the review criteria had been met.

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Mountain Whitewater & Paddler's Pub Appeal, File No. 25-GNRL0583, subject to the conditions of approval in the Staff report, with condition number four removed.

Motion carried 3-0.

With there being no further business, the Board adjourned at 5:55 p.m.

TUESDAY, MARCH 10, 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.

Jeff Akkerman addressed the Board regarding Immigrations and Customs Enforcement (ICE). Mr. Akkerman requested that the Board remove all Flock Safety cameras in Larimer County, prevent ICE agents from wearing masks in Larimer County, and create a law or policy that specifically states that ICE agents who break the law in Larimer County will be arrested.

Paul Gessler addressed the Board as an advocate, veteran's advocate, and conscientious objector. Mr. Gessler wanted to speak out against militarism, war, and United States Secretary of War Pete Hegeseth. Mr. Gessler was also concerned about the threat of nuclear war.

Eric Sutherland addressed the Board regarding State budget issues and how they are affecting citizens of Larimer County. Mr. Sutherland stated that Poudre School District owes the property owners within the district over \$35 million, and has been raising mill levies higher than legally allowed. Mr. Sutherland requested that the Board address legal allegations and put the taxpayers of Larimer County above corruption and greed.

Chair Shadduck-McNally closed public comment.

The Board responded to the public comments.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF MARCH 2, 2026:

MOTION:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of March 2, 2026.

Motion carried 3-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF MARCH 16, 2026: Ms. Martin reviewed the upcoming schedule with the Board. The Board made several additions to the upcoming schedule.

Commissioner Kefalas was excused for the remainder of the meeting.

4. CONSENT AGENDA:

AGREEMENTS

1. **FEDERAL LANDS ACCESS PROGRAM PROJECT AMENDMENT – MOD #3**
2. **NON-EXCLUSIVE REVOCABLE LICENSE STORMWATER DRAINAGE IMPROVEMENTS**
3. **LEASE AGREEMENT – LEASE OF COLORADO-BIG THOMPSON UNITS**

APPOINTMENTS

1. **RESCIND APPOINTMENT TO THE PLANNING COMMISSION – Nick Casady**
2. **RESCIND APPOINTMENT FROM THE KORAL HEIGHTS PUBLIC IMPROVEMENT DISTRICT – Nancy Curtiss**

LETTERS OF SUPPORT

1. **CLIMATE SMART COMMUNITIES GRANT APPLICATION LETTER OF SUPPORT**
2. **LETTER OF SUPPORT FOR THE LARIMER COUNTY NATURAL RESOURCES DEPARTMENT FOR A 2027 NEGUSE COMMUNITY PROJECT FUNDING REQUEST**

LIQUOR LICENSES

1. **LIQUOR LICENSE RENEWAL – SWING STATION DBA SWING STATION – TAVERN LICENSE – LAPORTE, COLORADO**
2. **LIQUOR LICENSE RENEWAL – SEVEN KEYS LODGE LLC DBA SEVEN KEYS LODGE – HOTEL & RESTAURANT LICENSE – ESTES PARK, COLORADO**
3. **LIQUOR LICENSE RENEWAL – THE QUEEN’S CONCESSION DBA HOLIDAY TWIN DRIVE-IN – HOTEL & RESTAURANT LICENSE – FORT COLLINS, COLORADO**

4. LIQUOR LICENSE RENEWAL – MINI MART INC DBA LOAF N’ JUG #750817
– FERMENTED MALT BEVERAGE & WINE LICENSE – FORT COLLINS,
COLORADO
5. LIQUOR LICENSE RENEWAL – MINI MART INC DBA LOAF N’ JUG #750824
– FERMENTED MALT BEVERAGE & WINE LICENSE – FORT COLLINS,
COLORADO
6. LIQUOR LICENSE RENEWAL – MINI MART INC DBA LOAF N’ JUG #750821
– FERMENTED MALT BEVERAGE & WINE LICENSE – BELLVUE,
COLORADO

MISCELLANEOUS

1. LARIMER COUNTY NATURAL RESOURCES ADVISORY BOARD BYLAWS
2. REVOCABLE PERMIT FOR SOUTH FORT COLLINS SANITATION
DISTRICT FOR ACCESS ON CERTAIN CITY PROPERTY – FOSSIL CREEK
RESERVOIR NATURAL AREA
3. REQUEST FOR SUPPLEMENTAL GRANT FUNDING FROM THE
DEPARTMENT OF LOCAL AFFAIRS STRONG COMMUNITIES GRANT
PROGRAM
4. LARIMER COUNTY LEGISLATIVE POSITIONS
5. 2026 CCI PROXY FORM
6. L TRIPLE H B LP STIPULATION AS TO TAX YEAR 2023 & 2024 VALUE
7. 1321 OAKRIDGE LLC STIPULATION AS TO TAX YEAR 2023 VALUE
8. 4103 S MASON STREET LLC STIPULATION AS TO TAX YEAR 2023 VALUE
9. CENTERRA FLEX ONE LLC STIPULATION AS TO TAX YEAR 2025 VALUE
10. SAGE INVESTMENTS PROPERTIES LLC STIPULATION AS TO TAX YEAR
2025 VALUE
11. CINDUSTRIAL FIVE LLC STIPULATION AS TO TAX YEAR 2025 VALUE
12. FSB PARTNERS 1 LLC STIPULATION AS TO TAX YEAR 2025 VALUE
13. FRANCIS ROYALTIES LLC STIPULATION AS TO TAX YEAR 2025 VALUE
14. 1505 ROCKY LLC STIPULATION AS TO TAX YEAR 2025 VALUE

15. RLT LAND LLC STIPULATION AS TO TAX YEAR 2025 VALUE
16. HARMONY SUITS LLC STIPULATION AS TO TAX YEAR 2025 VALUE
17. SUSAN C OLSON STIPULATION AS TO TAX YEAR 2025 VALUE
18. SCOTT & MELIA WALKOWICZ STIPULATION AS TO TAX YEAR 2025 VALUE
19. AZTEC PLUMBING AND HEATING INC STIPULATION AS TO TAX YEAR 2025 VALUE
20. SOLITAIRE HOMES EAST LLC STIPULATION AS TO TAX YEAR 2025 VALUE
21. 305 SITZMAN LLC STIPULATION AS TO TAX YEAR 2025 VALUE
22. AMERICAN FURNITURE WAREHOUSE CO STIPULATION AS TO TAX YEAR 2025 VALUE
23. DAYTON HUDSON CORP STIPULATION AS TO TAX YEAR 2025 VALUE
24. DAYTON HUDSON CORP STIPULATION AS TO TAX YEAR 2025 VALUE
25. TARGET CORPORATION STIPULATION AS TO TAX YEAR 2025 VALUE
26. WAGNER EQUIPMENT CO STIPULATION AS TO TAX YEAR 2025 VALUE
27. 3528 PRECISION FC LLC STIPULATION AS TO TAX YEAR 2025 VALUE

RESOLUTIONS

1. RESOLUTION COMBINING THE OPEN LANDS AND PARKS ADVISORY BOARDS INTO THE LARIMER COUNTY NATURAL RESOURCES ADVISORY BOARD
2. FINDINGS AND RESOLUTION DENYING THE CAMPIE SHORT-TERM RENTAL SPECIAL REVIEW
3. FINDINGS AND RESOLUTION APPROVING THE 3653 HEARTHFIRE CELL TOWER EXPANSION AND APPEAL

Chair Shadduck-McNally noted that one correction needed to be made to the Consent Agenda regarding Resolution number three (Findings and Resolution Approving the 3653 Hearthfire Cell Tower Expansion and Appeal). The agenda packet mistakenly noted that the hearing for this item took place on March 10, 2026. The hearing actually took place on February 9, 2026.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Consent Agenda for March 10, 2026, under Resolutions changing the date for item number three for the public hearing that was held to February 9, 2026.

Motion carried 2-0.

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

6. DISCUSSION ITEMS: None requested.

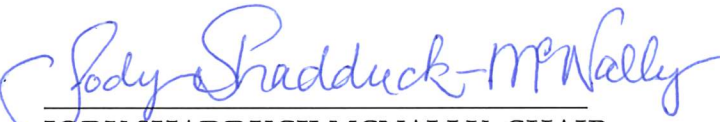
7. COUNTY MANAGER UPDATE: County Manager Volker updated the Board on various projects and activities.

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

9. LEGAL MATTERS: None requested.

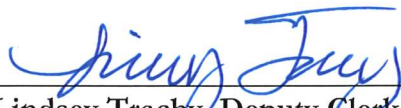
With there being no further business, the Board adjourned at 9:55 a.m.




JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER

ATTEST:


Lindsey Trachy, Deputy Clerk

