

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, OCTOBER 18, 2021**  
**9:00 A.M.**

**2021-2917**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioner Steve Moreno, Chair  
Commissioner Scott K. James, Pro-Tem  
Commissioner Perry L. Buck  
Commissioner Mike Freeman  
Commissioner Lori Saine

**MINUTES:** Approval of Minutes of October 4, 2021

[2021-2811]

**READ ORDINANCE BY AUDIO:** Read Code Ordinances #2021-14 and #2021-16 by audio

**PUBLIC INPUT:**

Each individual speaker is allowed, and must strictly adhere to, a three-minute period of time in which to address the Board of County Commissioners on topics which are not on the Consent Agenda and not on the Board's regular Agenda. All comments must be directed to the Board. To accommodate the limited time available for Public Input, speakers are asked to restrict comments to topics which have not been previously addressed to the Board by the speaker. The Chair may immediately refer any comment to staff for resolution or for scheduling of a work session. Personal attacks against Board members, Administrative staff or Employees will not be recognized. The Board will not accept comments regarding matters which fall outside its jurisdiction or are likely to be considered at a future public hearing, such as a land use hearing. In that event, the speaker will be asked to give his or her testimony at that hearing, either in person or in writing. Combined public input on any topic shall be limited to 15 minutes. Persons who wish to submit written comments on any topic may do so any time by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by email to: [ctb@weldgov.com](mailto:ctb@weldgov.com), either in person or in writing. Combined public input on any topic shall be limited to 15 minutes.

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**COMMISSIONER COORDINATOR REPORTS:**

**WARRANTS:**

- |  |             |
|--|-------------|
| 1) General Warrants – October 15, 2021                               | [2021-2919] |
| 2) Greeley-Weld County Airport Authority Warrants – October 15, 2021 | [2021-2920] |
| 3) Commissioner Warrants – October 15, 2021                          | [2021-2921] |
| 4) Commissioner Warrants – October 15, 2021                          | [2021-2922] |

**BIDS:**

- |  |             |
|--|-------------|
| 1) Present Bid #B2100116, Sheriff's Office Training Site and Shooting Range – Facilities Department      | [2021-2923] |
| 2) Present Bid #B2100120, Inmate Commissary Services and Accounting System – Sheriff's Office            | [2021-2924] |
| 3) Present Bid #B2100124, Inmate Food Services – Sheriff's Office and the Department of Justice Services | [2021-2925] |
| 4) Present Bid #B2100131, Demolition of Storage Building (38854 CR 37) – Department of Public Works      | [2021-2926] |

**NEW BUSINESS:**

- 1) Consider Contract ID #5293 Agreement for Purchase of Certain Property for CRs 41 and 66 Intersection Improvements Project and authorize Chair to sign – Five M Farm Co. [2021-2927]
- 2) Consider Agreement for Road and Intersection Improvements at CR 18 (aka CR 59) and Market Street Near Keenesburg, Colorado, and authorize Chair to sign – Various Entities [2021-2928]
- 3) Consider Temporary Closure of CR 17 Between CRs 4 and 6 [2021-2929]
- 4) Consider Temporary Closure of CR 23.75 Between CRs 64.75 and 66 [2021-2930]
- 5) First Reading of Code Ordinance #2021-14, In the Matter of Repealing and Reenacting, with Amendments, Chapter 20 Impact Fees, of the Weld County Code [2021-2931]
  - Legals.....[2021-2932]
  - Correspondence.....[2021-2933]

**PLANNING:**

- 1) Consider Request to Extend Time to Record the Map or Recission of Resolution #2018-3253, dated October 17, 2018, for Use by Special Review Permit, USR18-0028 – Dittmer Farm, LLC, c/o Timothy Dittmer, and Blue Pill, LLC, c/o Kendal Dittmer (Cont'd from 6/16/2021) [2021-2934]
- 2) Consider Two-Lot Subdivision Exemption, SUBX19-0020 – Deanna Swetzig [2021-2935]
- 3) First Reading of Code Ordinance #2021-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning, of the Weld County Code (Sign Code Update) [2021-2936]
  - Legals.....[2021-2937]
  - Correspondence.....[2021-2938]

**ADJOURN:**

**PUBLIC HEARINGS  
BOARD OF COUNTY COMMISSIONERS**

\* No Public Hearings Scheduled for October 18, 2021 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Oct 18 -	Federal Mineral Lease Act Board	3:00 PM
Oct 19 -	911 Emergency Telephone Service Authority Board	12:00 PM
Oct 19 -	Northern Colorado RETAC	2:00 PM
Oct 20 -	Building Trades Advisory Committee	5:30 PM
Oct 21 -	Extension Advisory Council	12:00 PM
Oct 21 -	Greeley-Weld County Airport Authority	3:30 PM
Oct 22 -	Human Services Advisory Commission	8:00 AM
Oct 26 -	Board of Public Health	9:00 AM
Oct 26 -	Regional Communications Advisory Board	10:30 AM
Oct 26 -	Community Corrections Board	12:00 PM
Oct 27 -	Greeley Housing Authority	4:30 PM

## ITEMS SCHEDULED FOR FUTURE BOARD MEETINGS:

This is not a complete listing of items scheduled for future Board Meetings; however, it is a listing of those items which are deemed to have interest to various citizens. All Board Meetings begin at 9 AM.

Oct 25 -	Second Reading of Code Ordinance #2021-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning and Chapter 24 Subdivisions, of the Weld County Code ( <i>Bulk Requirements and Public Water</i> )	
Nov 3 -	Second Reading of Code Ordinance #2021-14, In the Matter of Repealing and Reenacting, with Amendments, Chapter 20 Impact Fees, of the Weld County Code	
Nov 10 -	Final Reading of Code Ordinance #2021-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning and Chapter 24 Subdivisions, of the Weld County Code ( <i>Bulk Requirements and Public Water</i> )	
Nov 15 -	Second Reading of Code Ordinance #2021-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning, of the Weld County Code ( <i>Sign Code Update</i> )	
Nov 17 -	Final Reading of Code Ordinance #2021-14, In the Matter of Repealing and Reenacting, with Amendments, Chapter 20 Impact Fees, of the Weld County Code	
Dec 6 -	Final Reading of Code Ordinance #2021-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning, of the Weld County Code ( <i>Sign Code Update</i> )	
Jul 6, 2022 -	Request for Vacation of Use by Special Review Permit, USR12-0065 – Bruce Sandau and Bartels Family, LLC, c/o A&W Water Service, Inc. ( <i>Cont'd from 7/7/2021</i> )	

## FUTURE PUBLIC HEARINGS:

All future Hearings are publicly noticed and will begin following the adjournment of the regular Board Meeting.

Oct 20 -	Docket #2021-52, PL2800 - A Site Specific Development Plan and Use by Special Review Permit, USR21-0012, for six (6) semi-trailers outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Camila Lopez and Yoemni Ortega Marrero [located south of and adjacent to County Road 12; approximately 0.50 miles east of County Road 37] (Planner – Maxwell Nader)	10:00 AM
Oct 20 -	Docket #2021-54, PL2801 - A Site Specific Development Plan and Use by Special Review Permit, USR21-0011, for a Home Business (machine shop) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Robert Borum [located east of and adjacent to County Road 17; approximately 0.2 miles north of County Road 6] (Planner – Michael Hall)	10:00 AM

**FUTURE PUBLIC HEARINGS (CONT'D):**

Oct 27 - Docket #2021-58, PL2267 - Change of Zone, COZ21-0003, from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District, Highpoint Operating Corporation, c/o JSB Interests, LLLP [located west of and adjacent to County Road 33; approximately 35 feet north of State Highway 392] (Planner – Maxwell Nader) 10:00 AM

**COMMUNICATIONS:**

- 1) Little Thompson Water District, Notice of Meeting and Notice of Filing Petitions for Exclusion and Inclusion, dated October 5, 2021
- 2) Wildrose Appraisal, Inc., Audit Division, 2021 Colorado Property Assessment Study, dated September 15, 2021
- 3) Colorado Department of Human Services, Office of Children, Youth, and Families, Division of Child Welfare, Letter dated October 8, 2021, re: 2021-2022 Core Services Program Allocation Funding Approval
- 4) Colorado Department of Local Affairs, Division of Property Taxation, Final Revocation, re: Trinity Housing Corp of Greeley

**PUBLIC REVIEW:**

- 1) Town of Severance, BHS Solar Annexation Nos. 1-5, Petition, Affidavit, Resolution, Notice, Maps, and Impact Report [2021-2866]
- 2) Town of Ault, Poudre Valley Coop Annexation, Notice and Maps [2021-2898]
- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division – Spindle Hill Energy, LLC – Spindle Hill Energy Center, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 08OPWE311 [2021-2899]
- 4) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bayswater Exploration and Production, LLC – Booth 8-7HZ Tank Battery, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 19WE0580 [2021-2900]

**RESOLUTIONS (Please see document for signature and/or execution date):**

- 1) Approve Contract ID #5260 Expenditure Authorization for Dislocated Worker (DW) Re-Allotment Work Plan [2021-2908]
- 2) Approve Contract ID #5261 Expenditure Authorization for Colorado Workforce Development Council (CWDC) Upskilling Grant Work Plan [2021-2909]
- 3) Approve Contract ID #5262 Expenditure Authorization for Innovation Grant Work Plan [2021-2910]
- 4) Approve Contract ID #5286 Agreement for Purchase of Certain Property for CRs 41 and 66 Intersection Project – Moro Farms, Inc. [2021-2911]
- 5) Approve Consent to Assignment of Non-Exclusive License Agreement from Front Range Resources, LLC, to Tallgrass Colorado Water, LLC [2021-2912]
- 6) Approve PUDZ21-0002 – Erik and Tammy Anglund, and Johnny and Nancy Frits [2021-2829]

**ORDINANCES:**

- 1) First Reading of Code Ordinance #2021-14, In the Matter of Repealing and Reenacting, with Amendments, Chapter 20 Impact Fees, of the Weld County Code [2021-2931]
- 2) First Reading of Code Ordinance #2021-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning, of the Weld County Code (*Sign Code Update*) [2021-2936]

**MISCELLANEOUS:**

- \* 1) Recognition of Services, Clerk and Recorder’s Office – Kathy Olson [2021-2939]
- \* 2) Acceptance of Deed of Dedication for Public Road Right-of-Way (CRs 80 and 37 Intersection Improvements Project – SE1/4, S13, T7N, R66W) – City of Thornton [2021-2674]
- \* 3) Acceptance of Deed of Dedication for Public Road Right-of-Way (CRs 80 and 37 Intersection Improvements Project – NE1/4, S24, T7N, R66W) – City of Thornton [2021-2674]
- \* 4) Contract ID #5300 Amendment #1 to Communications Tower and Site License Agreement for Grover Tower (62999 CR 105, Grover) – Northern Colorado Amateur Radio Club and Amateur Radio Emergency Services [2021-0962]
- \* 5) Division Order to Great Western Operating Company, LLC (Schneider HD 11-369HC – API 05-123-41746) [2021-2940]
- \* 6) Division Order to Great Western Operating Company, LLC (Schneider HD 11-369HN – API 05-123-41744) [2021-2941]
- \* 7) Amendment #1 to Small Tract Oil and Gas Lease for Mineral Interests (0.6103 acres – S16, T5N, R65W – Extraction Oil and Gas, Inc. [2020-3388]
- \* 8) Amendment #1 to Small Tract Oil and Gas Lease for Mineral Interests (0.6087 acres – S16, T5N, R65W – Extraction Oil and Gas, Inc. [2020-3389]
- \* 9) Amendment #1 to Small Tract Oil and Gas Lease for Mineral Interests (2.3679 acres – S17, T5N, R65W – Extraction Oil and Gas, Inc. [2020-3390]
- \* 10) Amendment #1 to Small Tract Oil and Gas Lease for Mineral Interests (1.019 acres – S13, T5N, R66W – Extraction Oil and Gas, Inc. [2020-3391]
- \* 11) Amendment #1 to Small Tract Oil and Gas Lease for Mineral Interests (2.8746 acres – S17, T5N, R65W – Extraction Oil and Gas, Inc. [2020-3392]
- \* 12) Amendment #1 to Small Tract Oil and Gas Lease for Mineral Interests (14.449 acres – S17, T5N, R65W – Extraction Oil and Gas, Inc. [2020-3393]

\* **Signed this date**