

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, FEBRUARY 7, 2022**  
**9:00 A.M.**

**2022-0467**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

**MINUTES:** Approval of Minutes of January 19 and 24, 2022 [2022-0304 and 2022-0376]

**CERTIFICATION OF HEARINGS:** Hearings conducted on January 19, 2022:

- |   |             |
|---|-------------|
| 1) PUDZ21-0003 – DOB Farm, LLC, c/o Daryl and DeWayne Bohlender | [2022-0186] |
| 2) COZ21-0006 – Genell Hulstrom                                 | [2022-0153] |
| 3) RLDF21-0002 – Richard and Patricia Stahl                     | [2022-0367] |

**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:**

**WARRANTS:**

- |   |             |
|---|-------------|
| 1) General Warrants – February 1, and 4, 2022 | [2022-0451] |
|---|-------------|

**BIDS:**

- |  |             |
|--|-------------|
| 1) Present Bid #B2200042, Surface Gravel Supply – Department of Public Works         | [2022-0452] |
| 2) Present Bid #B2200048, Geotechnical Testing Services – Department of Public Works | [2022-0453] |
| 3) Present Bid #B2200010, Bobcat UW56 Toolcat (QTY 1) - Facilities Department        | [2022-0469] |

**NEW BUSINESS:**

- |   |             |
|---|-------------|
| 1) Consider Contract ID #5504 Acceptance of Purchase Order Funds for Colorado Works Subsidized Training and Employment Program (CW STEP) and authorize Employment Services of Weld County to Disburse Funds | [2022-0454] |
| 2) Consider Contract ID #5526 2022 American Rescue Plan Act (ARPA) Grant Funds for Area Agency on Aging (AAA) and authorize Chair to sign and submit electronically   | [2022-0455] |

**NEW BUSINESS (CONT'D):**

- 3) Consider Contract ID #5546 Equitable Sharing Agreement and Certification and authorize electronic submittal [2022-0456]
- 4) Consider Tax Incentive Agreement Pursuant to C.R.S. §30-11-123 and authorize Chair to sign – Hirsh Precision Products [2022-0470]

**PLANNING:**

- 1) Consider Cancellation and Full Release of Currently Held Warranty Collateral for Use by Special Review Permit, USR18-0029 – Expedition Water Solutions Colorado, LLC [2022-0471]
- 2) Consider Full Release of Project Collateral and Acceptance of Warranty Collateral for Use by Special Review Permit, USR20-0030 – L.G. Everist, Inc. [2022-0472]
- 3) Consider Vacation of Subdivision Exemption, SE-1010 – Vicki Hoecher [2022-0457]
- 4) Consider Vacation of Amended Recorded Exemption, 1AmRECX19-08-4518 – Timothy Gittlein [2022-0458]
- 5) Consider Partial Vacation of Four-Lot Recorded Exemption, RECX16-0180, for Removal of Lot D – Sharon Scheller [2022-0473]
- 6) Consider Partial Vacation of Four-Lot Recorded Exemption, RECX16-0192, for Removal of Lot D – Sharon Scheller [2022-0474]

**ADJOURN:**

**PUBLIC HEARINGS  
BOARD OF COUNTY COMMISSIONERS**

- 9:00 AM - Docket #2022-27, PL1630 - Probable Cause Hearing, PCSC22-0002, to consider setting a Show Cause Hearing to determine whether or not the applicant is in compliance with certain Conditions of Approval contained in Planned Unit Development Final Plan, PF-622, The Estates at Hill Lake PUD - Estates at Hill Lake HOA, c/o Stacy Kissam [2022-0447]

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Feb 7 -	Weld County Fair Board	6:00 PM
Feb 10 -	Weld Faith Partnership Council	7:30 AM
Feb 10 -	Area Agency on Aging Advisory Board	9:00 AM
Feb 14 -	Juvenile Community Review Board	12:00 PM
Feb 15 -	911 Emergency Telephone Service Authority Board	12:00 PM
Feb 15 -	Planning Commission	12:30 PM
Feb 15 -	Northern Colorado RETAC	2:00 PM
Feb 17 -	Extension Advisory Board	12:00 PM
Feb 17 -	Greeley-Weld County Airport Authority	3:30 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.

Feb 14 -	Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Daniela Flores and Paula Grado <i>(Cont'd from 11/15/2021)</i>
Feb 14 -	Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Lucina Flores <i>(Cont'd from 11/15/2021)</i>
Feb 14 -	Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Jesus Vega, Sr. <i>(Cont'd from 11/15/2021)</i>
Feb 14 -	Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Bruce Brotemarkle <i>(Cont'd from 11/15/2021)</i>
Apr 18 -	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 <i>(Cont'd from 10/18/2021)</i>
Jul 6 -	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.

Feb 9 -	Docket #2022-22, PL1619 - Show Cause Hearing, PCSC21-0039, to determine whether or not the applicant is in compliance with certain Development Standards contained in Use by Special Review Permit, USR-1371, for a Use Permitted as a Use by Right, Accessory Use, or Use by Special Review in the Commercial or Industrial Zone Districts (storage units) in the A (Agricultural) Zone District, Bennie Rodriguez [located south of and adjacent to County Road 52 (49th Street); 1/4 mile east of 47th Avenue] (Planner – Chris Gathman)	9:00 AM
Feb 9 -	Docket #2022-16, PL0589 - A Site Specific Development Plan and Major Amended Use by Special Review Permit, 1MJUSR21-76-298, for Open Mining (sand, gravel and stone) and processing of minerals, importation of aggregate (sand, gravel and stone) from off site, mine office with scale house and scale, a fueling/lubricating station, portable generators, mobile mining equipment parking and storage, and employee and vendor parking, and more than two (2) conex containers for storage of products and equipment associated with operations outside of subdivisions and historic townsites in the A (Agricultural) Zone District, North Weld Gravel, RLLP, c/o C and H Aggregate, LLC [located north of and adjacent to County Road 94; east of and adjacent to County Road 37; south of and adjacent to County Road 96; west of and adjacent to County Road 39] (Planner – Kim Ogle)	10:00 AM

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

- Feb 9 - Docket #2022-07, PL2810 - Rural Land Division Final Plan, RLDF21-0002, for the Creation of Two (2) Lots in the A (Agricultural) Zone District, Richard and Patricia Stahl [located east of and adjacent to County Road 33; and north of and adjacent to County Road 40] (Planner – Chris Gathman) (*Cont'd from 1/19/2022*) 10:00 AM
  
- Feb 16 - Docket # 2022-20, PL1677 - Amended Planned Unit Development Final Plan, PUDF21-0002, of Corrected Lakota Lakes (PF-594) to allow one (1) Second Single-Family Dwelling Unit per lot in the PUD, Landowners of Lakota Lakes Ranch PUD, Attn: Tanner Schwartz (Lot 5), [located south of and adjacent to County Road 54; east of and adjacent to County Road 15] (Planner – Diana Aungst) 10:00 AM

**REPORTS:**

- 1) Department of Planning Services, Staff Approvals for January 2022

**COMMUNICATIONS:**

- 1) Department of Oil and Gas Energy, Cancelled 1041 WOGLA Hearing Docket for February 3, 2022
- 2) Department of Planning Services, Addition to File PL2425, USR16-0010 – Justin Johnson
- 3) Colorado Department of Local Affairs, Division of Property Taxation, Final Determinations, re: Iglesia de Jesucristo Palabra Miel, Archway Adventures, Burmese Rohingya ASSN USA (Application Nos 21-203 and 21-215), and Zoar Congregational Church

**PUBLIC REVIEW:**

- 1) Aggregate Industries-WCR, Inc., Submittal of Additional Attachments, Pre-mining and Mining Plan Maps, M-2004-044 – Tucson South Resource [2022-0048]

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

- 1) Approve Tax Incentive Agreement Pursuant to C.R.S. §30-11-123 – Colorado Stud Company [2022-0438]
- 2) Approve Contract ID #5502 Contract and Statement of Work for First-In Fire Station Alerting System Interfacing – Low Voltage Installations, Inc. on behalf of Westnet, Inc. [2022-0439]
- 3) Approve Appointments to Regional Communications Advisory Board [2022-0441]

**MISCELLANEOUS:**

- \* 1) Contract ID #5523 Amendment #4 to Purchase of Service Agreement (Bid #B1900058) – Senior Resource Services, dba 60 Plus Ride [2019-2260]

\* Signed this date