

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, FEBRUARY 13, 2023**  
**9:00 A.M.**

**2023-0428**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioner Mike Freeman, Chair  
Commissioner Perry L. Buck, Pro-Tem  
Commissioner Scott K. James  
Commissioner Kevin D. Ross – EXCUSED  
Commissioner Lori Saine

**MINUTES:** Approval of Minutes of January 30, 2023 [2023-0302]

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:** See Item #3 Under 'Consent Agenda-Miscellaneous' – Partial Vacation of a Lot Line Adjustment

**COMMISSIONER COORDINATOR REPORTS:**

**WARRANTS:**

1) General Warrants – February 10, 2023 [2023-0430]

**BIDS:**

- 1) Present Bid #B2300049, Roof Safety Anchors, Access Hatch Guardrails, and Gates – Facilities Department [2023-0431]
- 2) Reject Bid #B2300050, Material Hauling Contract – Department of Public Works [2023-0432]
- 3) Present Bid #B2300061, 2023 Sign Material – Department of Public Works [2023-0433]

**NEW BUSINESS:**

- 1) Consider Contract ID #6682 Intergovernmental Agreement and Summary of Grant Award Terms and Conditions for Energy and Mineral Impact Assistance Fund (EIAF) Program for Bridge 54/13A Improvements Project (September Cycle – Tier II) [2023-0434]

**PLANNING:**

- 1) Consider Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Vince Holton (*Cont'd from 11/14/2022*) [2023-0435]
- 2) Consider Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Jerry Dill and Lynne Kelly (*Cont'd from 11/14/2022*) [2023-0436]
- 3) Consider Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Frank and Yrene Martinez (*Cont'd from 11/14/2022*) [2023-0437]
- 4) Consider Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Lucina Flores (*Cont'd from 11/14/2022, and Cont'd to 2/22/2023*) [2023-0438]

**PUBLIC COMMENT:**

Each individual speaker is allowed, and must strictly adhere to, a three-minute period of time in which to direct comments to the Board of County Commissioners. The Chair may immediately refer any comment to staff for resolution, schedule a work session, or limit the duration depending on the Board's schedule. Personal attacks against Board members, administrative staff, or employees will not be recognized. The Board will not accept comments regarding matters which are scheduled to be considered at a future public hearing, such as a land use hearing. In that event, the speaker will be asked to give their testimony at that hearing, either in person or in writing. Persons who wish to submit written comments on any topic may do so any time by emailing: [askthecommissioners@weld.gov](mailto:askthecommissioners@weld.gov), by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by emailing: [ctb@weld.gov](mailto:ctb@weld.gov).

**ADJOURN:**

**PUBLIC HEARINGS  
BOARD OF COUNTY COMMISSIONERS**

\* No Public Hearings Scheduled for February 13, 2023 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Feb 13 -	Juvenile Community Review Board	CANCELLED
Feb 16 -	Greeley-Weld County Airport Authority Board	3:30 PM
Feb 20 -	HOLIDAY	CLOSED
Feb 21 -	911 Emergency Telephone Service Authority Board	12:00 PM
Feb 21 -	Planning Commission	1:30 PM
Feb 21 -	Northern Colorado RETAC	2:00 PM
Feb 22 -	Greeley Housing Authority	4:30 PM
Feb 23 -	Extension Advisory Council	12:00 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 22 - First Reading of Code Ordinance #2023-04, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration and Chapter 5 Revenue and Finance of the Weld County Code (*Miscellaneous Purchasing Policy*)
- Feb 22 - Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Jose Mendoza (*Cont'd from 12/7/2022*)
- Mar 1 - Change in Boundary Lines of Commissioner Districts in Weld County, Colorado
- Mar 8 - Second Reading of Code Ordinance #2023-04, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration and Chapter 5 Revenue and Finance of the Weld County Code (*Miscellaneous Purchasing Policy*)
- Mar 22 - Final Reading of Code Ordinance #2023-04, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration and Chapter 5 Revenue and Finance of the Weld County Code (*Miscellaneous Purchasing Policy*)
- Mar 27 - First Reading of Code Ordinance #2023-03, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Miscellaneous Zoning*)
- Apr 19 - Second Reading of Code Ordinance #2023-03, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Miscellaneous Zoning*)
- May 8 - Final Reading of Code Ordinance #2023-03, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Miscellaneous Zoning*)

## FUTURE PUBLIC HEARINGS:

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

- Feb 22 - Docket #2022-63, PL0048 - Show Cause Hearing, PCSC22-0010, to determine whether or not the applicant is in compliance with certain Development Standards contained in Use by Special Review Permit, USR-413, for Aircraft Storage and Salvage, in the A (Agricultural) Zone District, Paul Page [located east of and adjacent to County Road 1.5; north of and adjacent to Cheesman Street] (Planner – Diana Aungst) 9:00 AM
- Feb 22 - Docket #2022-71, PL1882 - Show Cause Hearing, PCSC22-0013, to determine whether or not the applicant is in compliance with certain Development Standards contained in Minor Amended Use by Special Review Permit, MUSR14-0008, for a Kennel to increase the number of dogs allowed from 16 to 30 in the A (Agricultural) Zone District, Scott and Kristen Fisher [located east of and adjacent to County Road 23; approximately one-third of a mile south of State Highway 392] (Planner – Diana Aungst) 9:00 AM

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

- Feb 22 - Docket #2023-09, PL2856 - A Site Specific Development Plan and Use by Special Review Permit, USR22-0031, for a Kennel (cat rescue shelter) in the A (Agricultural) Zone District, Brenda Hart [located north of and adjacent to Caroline Avenue; east of and adjacent to Henry Street] (Planner – Maxwell Nader) 10:00 AM
- Feb 22 - Docket #2023-03, PL1595 - A Site Specific Development Plan and Planned Unit Development Final Plan, PUDF22-0004, for four (4) residential lots for E (Estate) Zoned Uses and one (1) lot for A (Agricultural) Zoned Uses, Olson Bros, LP, and Spring Meadows Development, LLC, c/o Roger Olson [located west of and adjacent to County Road 15; south of, and east of, and adjacent to County Road 42] (Planner – Chris Gathman) – *(Rescheduled from 1/18/2023)* 10:00 AM
- Feb 22 - Docket #2023-18, PL2861 - Change of Zone, COZ22-0013, from the A (Agricultural) Zone District to the I-3 (Heavy Industrial) Zone District, Sasaki Family Holdings, LLC, c/o NGL Water Solutions DJ, LLC [located west of and adjacent to County Road 27 (North Main Street); approximately 650 feet south of County Road 6 (East Crown Prince Boulevard)] (Planner – Kim Ogle) 10:00 AM
- Mar 1 - Docket #2023-15, PL2858 - Zoning Permit, ZPSF22-0004, for a Solar Energy Facility in the A (Agricultural) Zone District, Janssen Farms, LLC, c/o SunShare LLC, dba Grizzly Solar, LLC [located south of and adjacent to County Road 72; east of and adjacent to County Road 39] (Planner – Maxwell Nader) – *(Cont'd from 2/8/2023)* 10:00 AM
- Apr 19 - Docket #2022-68, PL2539 - Show Cause Hearing, PCSC22-0003, to determine whether or not the applicant is in compliance with certain Permit Conditions for Zoning Permit for a Home Occupation Class II, ZPHB16-0015, Santos Vega and Luz Yadira Vega [located north of and adjacent to East 16th Street; west of and adjacent to Birch Avenue] (Planner – Maxwell Nader) – *(Cont'd from 1/25/2023)* 9:00 AM
- Jul 12 - Docket #2023-10, PL0674 - Probable Cause Hearing, PCSC22-0021, to consider setting a Show Cause Hearing to determine whether or not the applicant is in compliance with certain Development Standards contained in Use by Special Review Permit, USR11-0004, for an Oil and Gas Support Facility (water hauling) and any Use Permitted as a Use by Right, Accessory Use, or Use by Special Review in the Commercial or Industrial Zone Districts (maintenance and fabrication of new and existing trucks) in the A (Agricultural) Zone District, Donn Foster and Mary Lee Hardy, dba Foster Trucking, Inc. [located south of and adjacent to State Highway 263 (8th Avenue); approximately 0.5 miles east of County Road 47] (Planner – Kim Ogle) – *(Cont'd from 2/1/2023)* 9:00 AM

### REPORTS:

- 1) Department of Planning Services, Staff Approvals for January 2023

### COMMUNICATIONS:

Persons who wish to submit written comments on any topic may do so any time by emailing: [askthecommissioners@weld.gov](mailto:askthecommissioners@weld.gov), by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by emailing: [ctb@weld.gov](mailto:ctb@weld.gov).

- 1) Department of Human Services, Five (5) Emails dated January 30, 2023, re: Closure of Individual Provider Contracts for Purchase of Foster Care Services in a Foster Care Home – Andrew and Chelsey Grover, Susan Skov, Brian and Shelby Wilson, Nicolas and Celine Deutsch, and Wyatt Barnes and Amy Tisdale
- 2) Board of County Commissioners, Letter to Colorado Housing and Finance Authority, dated January 31, 2023, re: Letter of Support for North Weld Village Project – High Plains Housing Development Corporation

**COMMUNICATIONS (CONT'D):**

- 3) Colorado Department of Local Affairs, Division of Property Taxation, Final Determinations, re: New Horizons Christian Church and Northern Ridge Baptist Church

**PUBLIC REVIEW:**

- 1) Colorado Department of Natural Resources, Division of Reclamation, Mining and Safety, Regular 112 Construction Materials Operation Reclamation Permit Application Amendment No. 2, Permit #M-2015-030 – Asphalt Specialties Co., Inc. – Chavers Mining Resource [2022-3334]
- 2) Colorado Department of Natural Resources, Division of Reclamation, Mining and Safety, Notice of Application for Regular 112c Construction Materials Reclamation, Permit #M-2023-001 – J-2 Contracting Company – Sunset Industrial Pit, Developed Water Resource [2023-0272]
- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bonanza Creek Energy Operating Company, LLC – Mustang U-22 Production Facility, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 18WE0824 [2023-0417]
- 4) Colorado Department of Public Health and Environment, Air Pollution Control Division – Great Western Operating Company, LLC – Kodak South LD Pad, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 22WE0239 and 22WE0240 [2023-0418]

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

- 1) Approve Contract ID #6635 Agreement for Professional Services for One-Time Psychological Evaluation – Stonebridge Behavioral Health, P.A. [2023-0401]
- 2) Approve Contract ID #6644 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Lewis and Maureen Sevestre [2023-0402]
- 3) Approve Contract ID #6650 Revised Memorandum of Understanding for Precertification Process for Foster and Adoptive Family Requirements and FamiliesCare Program, and Rescind Resolution #2022-2749, dated September 28, 2022 – Project 1.27 [2023-0403]
- 4) Approve Contract ID #6657 Memorandum of Understanding for Colorado Works Program/Temporary Assistance for Needy Families (TANF) [2023-0404]
- 5) Approve Consent to Enforcement of 2018 International Fire Code, with Amendments, within Certain Areas of Unincorporated Weld County lying within Eaton Fire Protection District [2023-0405]
- 6) Approve Temporary Closure of CR 72 Between CRs 31 and 33 [2023-0406]
- 7) Approve Renewal Application for a Retail Liquor Store (County) License – Crow Valley, Ltd., dba Crow Valley Liquors [2023-0407]
- 8) Approve Application for County Dance Hall License No. 2023-01 – RM, Inc., dba Room 119 [2023-0408]
- 9) Approve Reassignment and Appointment to Board of Public Health [2023-0409]
- 10) Approve Appointment to Workforce Development Board [2023-0410]
- 11) Action of the Board Concerning ZPSF22-0004 – Janssen Farms, LLC, c/o SunShare LLC, dba Grizzly Solar, LLC [2023-0419]

**MISCELLANEOUS:**

- \* 1) Contract ID #6608 Agreement for Construction Services for Intrusion System Upgrade Project (Bid #B2200170) – Security Alarm Systems, Inc., dba DictoGuard Security Alarm Systems, Inc. [2022-3536]
- \* 2) Contract ID #6640 Change Order to Agreement for Household Hazardous Waste Building Heating, Ventilation, and Air Conditioning (HVAC), and Alarm Upgrades (Bid #B2200105) – Growling Bear Co., Inc. [2022-2271]

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**MISCELLANEOUS (CONT'D):**

- \* 3) Partial Vacation of Two-Lot Lot Line Adjustment, LLA22-0027, for Removal of Lot B – James R. Clark Revocable Trust, c/o Halden Clark [2023-0439]
- \* 4) Equipment Transfer Agreement and Amendment to Equipment Transfer Agreement – Sprint Spectrum Realty Company, LLC [2023-0440]
- \* 5) Division Order to Bayswater Exploration and Production, LLC (Schlotthauer 23E-20-12N – API 05-123-49343 and Schlotthauer 23E-20-13C – API 05-123-49347) [2023-0441]
- \* 6) Division Order to Kerr-McGee Oil and Gas Onshore (Ranger 7-1HZ CODL – API 05-123-49367, Ranger 7-3HZ NBRR – API 05-123-49375, Ranger 7-2HZ CODL – API 05-123-49359, Ranger 7-4HZ CLCDFH – API 05-123-49370, Ranger 7-5HZ NBRR – API 05-123-49373, Ranger 7-6HZ NBRR – API 05-123-49358, Ranger 7-12HZ NBRR – API 05-123-49371, Ranger 7-13HZ NBRR – API 05-123-49366, Ranger 7-14HZ NBFHC – API 05-123-49362, Ranger 7-16HZ NBRR – API 05-123-49368, Ranger 7-17HZ NFCC – API 05-123-49374, Ranger 7-18HZ NBRR – API 05-123-49372, Ranger 7-19HZ NBRR – API 05-123-49356, Ranger 7-20HZ NBFHC – API 05-123-49357, and Ranger 7-11HZ NFCC – API 05-123-49365) [2023-0442]
- \* 7) Revised Division Order to Bayswater Exploration and Production, LLC (COT West M-30-25HN – API 05-123-50498, COT West N-30-25HC – API 05-123-50503, COT West O-30-25HN – API 05-123-50422, COT West P-30-25HN – API 05-123-50419, COT West QA-30-25HN – API 05-123-50404, COT West R-30-25HN – API 05-123-50414, COT West S-30-25HN – API 05-123-50421, COT West T-30-25HC – API 05-123-50405, COT West U-30-25HN – API 05-123-50407, COT West V-30-25HN – API 05-123-50413, COT West W-30-25HC – API 05-123-50501, and COT West X-30-25HN – API 05-123-50497) [2023-0443]

\* **Signed this date**