

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**WEDNESDAY, MARCH 22, 2023**  
**9:00 A.M.**

**2023-0814**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

**MINUTES:** Approval of Minutes of March 8, 2023 [2023-0653]

**CERTIFICATION OF HEARINGS:** Hearings conducted on March 8, 2023:

- 1) USR22-0033 – Christopher Gleason [2023-0675]
- 2) COZ22-0012 – Sunset Industrial, LLC [2023-0628]
- 3) PUDF22-0004 – Olson Bros, LP, and Spring Meadows Development, LLC,  
c/o Roger Olson [2023-0182]

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:** See Item #1 Under 'Consent Agenda-Miscellaneous' – Partial Vacation of a Recorded Exemption

**WARRANTS:**

- 1) General Warrants – March 21, 2023 [2023-0816]

**BIDS:**

- 1) Present Bid #B2300076, Custodial Supplies – Facilities Department [2023-0817]

**NEW BUSINESS:**

- 1) Consider Contract ID #6724 Revised Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home, authorize Chair to sign, and rescind Resolution #2023-0281, dated January 25, 2023 – Joseph Montoya and Tierra Glasmann [2023-0818]
- 2) Consider Contract ID #6757 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home and authorize Chair to sign – Scott Brink and Julie Gloer [2023-0819]
- 3) Consider Contract ID #6764 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home and authorize Chair to sign – Nicole Haskett [2023-0820]
- 4) Consider Contract ID #6754 Agreement for Professional Services for Alternative Transportation Services and authorize Chair to sign – HopSkipDrive, Inc. [2023-0821]
- 5) Consider Contract ID #6758 Agreement for Purchase of Out-of-Home Placement Services and authorize Chair to sign – Little Hills Healthcare, LLC, dba CenterPoint Hospital [2023-0822]
- 6) Consider Contract ID #6765 Educational Affiliation Agreement for Unpaid Internships, authorize Chair to sign, and Terminate Resolutions #2012-0148, and #2018-4160 – University of Northern Colorado [2023-0823]

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

- 7) Consider Modification Letter for Trade Adjustment Assistance (TAA) Case Management Grant Funds and authorize Department of Human Services to sign and submit electronically [2023-0824]
- 8) Consider Grant Application for Housing Navigator Program and authorize Department of Human Services to submit electronically [2023-0825]
- 9) Consider Grant Application for Homelessness Initiatives Innovations Program and authorize Department of Human Services to submit electronically [2023-0826]
- 10) Consider Contract ID #6774 Renewal #1 to Proposal of Insurance for Unmanned Aircraft Systems (Drones) and authorize Chair to sign – Arthur J. Gallagher Risk Management Services, LLC [2023-0827]
- 11) Consider Contract ID #6789 Grant Application for Energy and Mineral Impact Assistance Funds (EAIF) Program for Environmental Justice Plan (April Cycle – Tier I) and authorize electronic submittal [2023-0828]
- 12) Consider Contract ID #6790 Grant Application for Energy and Mineral Impact Assistance Funds (EAIF) for CR 77 Between SH 14 and CR 100 Improvements Project (April Cycle – Tier II) and authorize electronic submittal [2023-0829]
- 13) Consider Temporary Closure of CR 94 Between CRs 39 and 41 [2023-0830]
- 14) Consider Renewal Application for an Optional Premises (County) Liquor License and authorize Chair to sign – Fritzler Farms, Inc., dba Fritzler Farm Park [2023-0831]

**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**

- 10:00 AM - Docket #2023-22, PL2863 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0003, for an Events Facility, not agriculture-related, outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Jose and Marisela Avila [located east of and adjacent to County Road 51; north of and adjacent to County Road 80] (Planner – Kim Ogle) – *(Cont'd to 4/12/2023)* [2023-0728]
- 10:00 AM - Docket #2023-21, PL2862 - Site Specific Development Plan and Use by Special Review Permit, USR23-0005, for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Kenneth Haring, c/o CBEP Solar 6, LLC [located approximately 980 feet south of County Road 76; approximately 1,300 feet east of County Road 39] (Planner – Kim Ogle) – *(Cont'd to 5/3/2023)* [2023-0798]
- 10:00 AM - Docket #2023-16, PL2859 - A Site Specific Development Plan and Use by Special Review Permit, USR22-0033, for a Breeding and Boarding Kennel, limited to 14 dogs over the age of six (6) months, outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Christopher Gleason [located approximately 300 feet east of County Road 33; north of and adjacent to County Road 92 Section Line] (Planner – Kim Ogle) *(Cont'd from 3/8/2023)* [2023-0583]
- 10:00 AM - Docket #2023-19, PL2466 - Change of Zone, COZ22-0014, from the A (Agricultural) Zone District to the I-2 (Medium Industrial) Zone District, George L. Sandberg Irrevocable Trust, c/o Jeff Winter [located north of and adjacent to County Road 46; approximately 0.25 miles west of County Road 35.5] (Planner – Diana Aungst) [2023-0730]

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Mar 22 -	Greeley Housing Authority	4:30 PM
Mar 28 -	Board of Public Health	9:00 AM
Mar 28 -	Regional Communications Advisory Board	10:30 AM
Mar 28 -	Community Corrections Board	12:00 PM
Apr 3 -	Federal Mineral Lease Act Board	3:00 PM
Apr 3 -	Weld County Fair Board	6:00 PM
Apr 4 -	Planning Commission	1:30 PM
Apr 6 -	Island Grove Park Advisory Board	4:00 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.

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 ( <i>Miscellaneous Zoning</i> )	
Mar 29 -	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 ( <i>Miscellaneous Purchasing Policy</i> )	
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 ( <i>Miscellaneous Zoning</i> )	
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 ( <i>Miscellaneous Zoning</i> )	

## FUTURE PUBLIC HEARINGS:

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

Mar 29 -	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) - ( <i>Cont'd from 3/1/2023</i> )	9:00 AM
Mar 29 -	Docket #2023-27, PL2866 - Site Specific Development Plan and Use by Special Review Permit, USR22-0030, for Open Mining (sand, gravel, stone, and overburden) and processing of minerals, including the import of material from, and export of material to other sites, a drying and screening building and two (2) silos, a mine office with scale house and scale, a fueling/lubricating station, portable generators, mobile mining equipment parking and storage, and employee and vendor parking outside of subdivisions and historic townsites in the A (Agricultural) Zone District, HS Land and Cattle, LLC, c/o Monarch Mountain Minerals and Aggregates, LLC [located generally north of County Road 40.5, west of State Highway 60, south of County Road 46, and east of County Road 25] (Planner – Kim Ogle) – ( <i>TO BE CONT'D TBD</i> )	10:00 AM
Mar 29 -	Docket #2023-11, PL2857 - A Site Specific Development Plan and Use by Special Review Permit, USR22-0034, for a Campground outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Clarke and Kristine Stoesz [located west of and adjacent to County Road 5; approximately 0.5 miles north of County Road 38] (Planner – Kim Ogle)	10:00 AM

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

- Apr 5 - Docket #2023-24, PL2864 - Site Specific Development Plan and Use by Special Review Permit, USR23-0004, for a Doggie Daycare and Boarding Kennel limited to 45 dogs over the age of six (6) months in a subdivision in the A (Agricultural) Zone District, Shannon Kemp [located east of and adjacent to County Road 3; approximately 1,750 feet south of State Highway 66] (Planner – Kim Ogle) - *(TO BE CONT'D TBD)* 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
- Jun 7 - 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) - *(Cont'd from 3/1/2023)* 9:00 AM

**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) Federal Mineral Lease Act Board, Agenda for April 3, 2023
- 2) Department of Oil and Gas Energy, Cancelled 1041 WOGLA Hearing Docket for March 23, 2023
- 3) Department of Planning Services, Addition to File PL0630, USR-46, fka SUP 46, CD-23 – HP Properties, LTD, c/o John Pipe; and Raptor Materials, LLC, c/o Angela Kelley
- 4) Department of Planning Services, Addition to File PL2253, USR13-0018 – Name Change from Sterling Energy Investments, LLC, to Summit Midstream Partners, LP
- 5) Department of Planning Services, Addition to File PL2403, USR15-0069 – Name Change from Jerre Bradt and Billee Rosenthal, c/o Sterling Energy Investments, LLC, to Summit Midstream Partners, LP
- 6) Board of County Commissioners, Letter to Senators Michael Bennet, and John Hickenlooper, dated March 9, 2023, re: Congressional Direct Spending (CDS) request for the City of Evans Multiple Infrastructure Projects

**PUBLIC REVIEW:**

- 1) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Kaiser HZ Tank Battery, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 22WE0287 [2023-0804]
- 2) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Guttersen 6M-303, 423; 6R-243, 403, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 22WE0310 [2023-0805]
- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Peterson 14W-234, and 434; 14X-234, 304, 414, 434; 14Y-304, 414, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 22WE0311, 22WE0312, and 22WE0313 [2023-0806]
- 4) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Clark 14 Sec HZ; and J Clark 14 Sec HZ, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 19WE0186 [2023-0807]
- 5) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Guttersen 31Q-221, 401; 31T-301, 441, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 22WE0298 [2023-0808]

**PUBLIC REVIEW (CONT'D):**

- 6) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Cockroft 19 Sec Pad, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 22WE0286/22WE0268 [2023-0809]

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

- 1) Approve Contract ID #6748 Agreement for Professional Services for Court Holding Security Upgrade – CML Security, LLC [2023-0786]
- 2) Approve Contract ID #6668 Amendment #1 to Contract for Jail Based Behavioral Health Services [2023-0787]
- 3) Approve Temporary Closure of CR 42 Between CRs 13 and 15 [2023-0788]

**MISCELLANEOUS:**

- \* 1) Partial Vacation of Two-Lot Recorded Exemption, RE-3566, for Removal of Lot B – VIMA Partners, LLC, c/o Martin Lind [2023-0832]
- \* 2) Contract ID #6777 Agreement for Recreational/Education Services for Colorado Works Summer Activities Program – YMCA of Northern Colorado [2023-0833]
- \* 3) Contract ID #6778 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Kenneth and Rebecca Zetye [2023-0834]
- \* 4) Contract ID #6755 Agreement for Professional Services for Design Services for Courthouse Annex Roof Replacement (Informal Bid #B2300069) – Cairn Design, LLC [2023-0835]
- \* 5) Contract ID #6760 Agreement for Professional Services for Design Services for Dacono Household Hazardous Waste Building (Informal Bid #B2300062) – Robert Shreve Architects and Planners, Inc. [2023-0836]
- \* 6) Contract ID #6762 Agreement for Professional Services for Design Services for facilities Department Building Expansion (Bid #B2300055) – Cairn Design, LLC [2023-0509]
- \* 7) Contract ID #6763 Agreement for Professional Services for Design Services for Briggsdale Grader and Sand Shed (Bid #B2300067) – Robert Shreve Architects and Planners, Inc. [2023-0540]
- \* 8) Contract ID #6766 Agreement for Construction Services for Northern Colorado Regional Forensic Laboratory Heating, Ventilation, and Cooling (HVAC) Exhaust System Upgrade (Bid #B2300054) – Growling Bear Co, Inc. [2023-0508]
- \* 9) Contract ID #6767 Agreement for Services for Custodial Services (Business Park – Bid #B2300063) – Obands Janitorial Company [2023-0510]
- \* 10) Contract ID #6775 Road Maintenance Agreement According to Requirements During the Construction Period for Location Assessment for Pipeline Permit, LAP23-0004 – DCP Operating Company, LP [2023-0837]
- \* 11) Contract ID #6776 Road Maintenance Agreement According to Requirements During the Construction Period for Use by Special Review Permit, USR22-0025 – CBEP Solar 7, LLC [2023-0838]

\* **Signed this date**