

AGENDA
BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO
MONDAY, APRIL 17, 2023
9:00 A.M.

2023-1079

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 April 3, 2023

[2023-0914]

AMENDMENTS TO AGENDA:

APPROVAL OF CONSENT AGENDA: See Items #1-5 Under 'Consent Agenda-Miscellaneous' – Partial Vacations of Recorded Exemptions – Pull #5 from Consent Agenda and Move to Planning

COMMISSIONER COORDINATOR REPORTS:

WARRANTS:

1) General Warrants – April 14, 2023

[2023-1081]

BIDS:

- 1) Approve Bid #B2300085, Department of Public Safety Communications Emergency Call Center Expansion Design and Engineering Services – Facilities Department [2023-0919]
- 2) Present Bid #B2300095, Public Relations for Government Issues and Legislative Communications – Administrative Services [2023-1082]

NEW BUSINESS:

- 1) Consider Contract for Electric Service and Granting Permanent Right-of-Way Utility Easement for Missile Silo Park and authorize Chair to sign – Bhate Environmental Associates, Inc., and Poudre Valley Rural Electric Association, Inc. [2023-1083]
- 2) Consider Contract ID #6820 Agreement for Purchase of Certain Property for Public Road Improvements for Reconstruction of Bridge 54/13A and authorize Chair to sign any necessary documents – Croissant Family Farm, LLC [2023-1084]
- 3) Consider Appointment to Greeley Housing Authority [2023-1085]

PLANNING:

- 1) Consider Partial Vacation, VAC23-0021, of Four-Lot Recorded Exemption, RE-4883, for Removal of Lot D – William and Noblet Danks [2023-1090]

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, 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.

ADJOURN:

**PUBLIC HEARINGS
BOARD OF COUNTY COMMISSIONERS**

* No Public Hearings Scheduled for April 17, 2023 *

CONSENT AGENDA

SCHEDULE OF ADVISORY BOARD MEETINGS:

Apr 17 -	Building Trades Advisory Committee	4:30 PM
Apr 18 -	911 Emergency Telephone Service Authority Board	12:00 PM
Apr 18 -	Planning Commission	CANCELLED
Apr 18 -	Northern Colorado RETAC	2:00 PM
Apr 20 -	Extension Advisory Council	12:00 PM
Apr 20 -	Greeley-Weld County Airport Authority	3:30 PM
Apr 21 -	Human Services Advisory Committee	8:00 AM
Apr 25 -	Board of Public Health	9:00 AM
Apr 25 -	Regional Communications Advisory Board	10:30 AM
Apr 25 -	Community Corrections Board	12:00 PM
Apr 26 -	Greeley-Weld County Airport 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.

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>)	
Apr 24 -	First Reading of Code Ordinance #2023-05, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code (<i>Town of Gilcrest</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>)	
May 15 -	Second Reading of Code Ordinance #2023-05, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code (<i>Town of Gilcrest</i>)	
Jun 5 -	Final Reading of Code Ordinance #2023-05, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code (<i>Town of Gilcrest</i>)	

FUTURE PUBLIC HEARINGS:

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

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) – (<i>Cont'd from 1/25/2023</i>)	9:00 AM
Apr 19 -	Docket #2023-28, PL2867 - A Site Specific Development Plan and Use by Special Review Permit, USR22-0035, for an Events Facility, not agriculture-related, for up to 200 people, located outside of subdivisions or historic townsites in the A (Agricultural) Zone District, Steven Wells [located east of and adjacent to State Highway 392 (immediately east of the State Highway 392/County Road 71 intersection)] (Planner – Chis Gathman)	10:00 AM
Apr 19 -	Docket #2023-26, PL2865 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0001, for a Kennel in the A (Agricultural) Zone District, Paul Salvesson [located south of and adjacent to County Road 100; approximately 737 feet east of County Road 33] (Planner Maxwell Nader)	10:00 AM

FUTURE PUBLIC HEARINGS (CONT'D):

- Apr 26 - 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) – *(Cont'd from 3/29/2023)* 9:00 AM
- Apr 26 - 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) – *(Cont'd from 3/29/2023)* 10:00 AM
- May 3 - 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 from 3/22/2023)* 10:00 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
- Jun 7 - 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) – *(Cont'd from 4/5/2023)* 10:00 AM

COMMUNICATIONS:

Persons who wish to submit written comments on any topic may do so any time by emailing: 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.

- 1) County Council, Minutes from February 27, 2023, and Agenda for March 20, 2023
- 2) Department of Oil and Gas Energy, Cancelled 1041 WOGLA Hearing Docket for April 20, 2023
- 3) Department of Planning Services, Addition to File PL0936, PUDF21-0001 – Lot Owners 1 to 23 of Martin Brothers PUD
- 4) Department of Planning Services, Addition to File RE-4543, LLA22-0030 – Drieth Family Trust, c/o Cynthia Reddington, Trustee
- 5) Department of Planning Services, Addition to File RECX17-0072 – St. NoCo Acquisitions, LLC
- 6) U.S. Department of Defense and Department of the Air Force, Letter dated March 31, 2023, re: Final Environmental Impact Statement (EIS) and Proposed Action to Replace Land-Based Aging Minuteman III ICBM Weapon System with Sentinel System

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

- 1) Approve Contract ID #6817 Amendment #1 to Agreement for Bright Futures Program –
The Weld Trust and The Weld Legacy Foundation [2023-1052]
- 2) Action of the Board Concerning USR23-0003 – Jose and Marisela Avila [2023-0750]

MISCELLANEOUS:

- * 1) Partial Vacation, VAC23-0008, of Two-Lot Recorded Exemption, RECX17-0065, for
Removal of Lot B – BTZ Land, LLC, and Donna Mast [2023-1086]
- * 2) Partial Vacation, VAC23-0009, of Two-Lot Recorded Exemption, RECX17-0066, for
Removal of Lot B – BTZ Land, LLC, and Donna Mast [2023-1087]
- * 3) Partial Vacation, VAC23-0011, of Four-Lot Recorded Exemption, RECX15-0084, for
Removal of Lot D – 3T, LLC, c/o Trevor Thiel [2023-1088]
- * 4) Partial Vacation, VAC23-0020, of Four-Lot Corrected Recorded Exemption, RE-4882, for
Removal of Lot D – William and Noblet Danks [2023-1089]

* **Signed this date**