

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

2023-2007

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

AMENDMENTS TO AGENDA:

APPROVAL OF CONSENT AGENDA:

COMMISSIONER COORDINATOR REPORTS:

PRESENTATIONS:

- 1) Life Saving Awards, Sheriff's Office – Taylor Allsup and Hayden Vigueria [2023-2009]

WARRANTS:

- 1) General Warrants – July 12, and 14, 2023 [2023-2010]

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 July 17, 2023 *

CONSENT AGENDA

SCHEDULE OF ADVISORY BOARD MEETINGS:

Jul 18 -	911 Emergency Telephone Service Authority Board	12:00 PM
Jul 18 -	Northern Colorado RETAC	2:00 PM
Jul 19 -	Weld County Emergency Medical/Trauma Services Council	11:00 AM
Jul 20 -	Greeley-Weld County Airport Authority	3:30 PM
Jul 21 -	Human Services Advisory Commission	8:00 AM
Jul 25 -	Board of Public Health	9:00 AM
Jul 25 -	Regional Communications Advisory Board	10:30 AM
Jul 25 -	Community Corrections Board	12:00 PM
Jul 26 -	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.

- Jul 19 - First Reading of Code Ordinance #2023-09, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Limited Event Permits*)
- Jul 19 - First Reading of Code Ordinance #2023-10, In the Matter of Repealing and Reenacting, with Amendments, Chapter 3 Human Resources of the Weld County Code (*Concealed Carry*)
- Jul 19 - Partial Vacation, VAC23-0038, of Two-Lot Recorded Exemption, RECX19-0136, for Removal of Lot B – Michael Coan
- Jul 19 - Partial Vacation, VAC23-0039, of Two-Lot Corrected Recorded Exemption, RECX16-0039, for Removal of Lot B – Michael Coan
- Jul 24 - First Reading of Code Ordinance #2023-11, In the Matter of Repealing and Reenacting, with Amendments, Chapter 7 Emergency Medical Services of the Weld County Code (*Ambulances*)
- Jul 31 - Final Reading of Code Ordinance #2023-06, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning and Chapter 29 Building Regulations of the Weld County Code (*Agricultural Buildings*) – (*Rescheduled from 6/29/2023*)
- Aug 7 - Second Reading of Code Ordinance #2023-09, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Limited Event Permits*)
- Aug 7 - Second Reading of Code Ordinance #2023-10, In the Matter of Repealing and Reenacting, with Amendments, Chapter 3 Human Resources of the Weld County Code (*Concealed Carry*)
- Aug 14 - Second Reading of Code Ordinance #2023-11, In the Matter of Repealing and Reenacting, with Amendments, Chapter 7 Emergency Medical Services of the Weld County Code (*Ambulances*)
- Aug 23 - Final Reading of Code Ordinance #2023-09, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Limited Event Permits*)
- Aug 23 - Final Reading of Code Ordinance #2023-10, In the Matter of Repealing and Reenacting, with Amendments, Chapter 3 Human Resources of the Weld County Code (*Concealed Carry*)
- Sep 6 - Final Reading of Code Ordinance #2023-11, In the Matter of Repealing and Reenacting, with Amendments, Chapter 7 Emergency Medical Services of the Weld County Code (*Ambulances*)
- Sep 27 - First Reading of Code Ordinance #2023-12, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain Regulations*)

ITEMS SCHEDULED FOR FUTURE BOARD MEETINGS (CONT'D):

- Oct 16 - Second Reading of Code Ordinance #2023-12, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain Regulations*)
- Nov 8 - Final Reading of Code Ordinance #2023-12, In the Matter of Repealing and Reenacting, with Amendments, Chapter 23 Zoning of the Weld County Code (*Floodplain Regulations*)

FUTURE PUBLIC HEARINGS:

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

- Jul 19 - Docket #2023-54, FI0078, Hearing to allow public input concerning the 2023 Annual Action Plan, which is a 1-Year plan that identifies needs of the community and develops a strategy to address the needs of the County, in order to receive Community Development Block Grant (CDBG) Entitlement funds (Staff – Elizabeth Relford, CDBG Program Manager) 9:00 AM
- Jul 19 - Docket #2023-41, PL2878 - A Site Specific Development Plan and Rural Land Division Final Plan, RLDF23-0001, for the Creation of Four (4) Lots in the A (Agricultural) Zone District, 2936, LLC [located south of and adjacent to County Road 36; west of and adjacent to County Road 29] (Planner – Maxwell Nader) 10:00 AM
- Jul 19 - Docket #2023-42, PL2275 - A Site Specific Development Plan and First Major Amended Use by Special Review Permit, 1MJUSR23-14-0005, for Open Mining (sand, gravel and stone), materials processing, an asphalt batch plant, employee and equipment parking associated with operations, and mine support infrastructure outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Terry Grazing Association, c/o Connell Resources, Inc. [located north of and adjacent to County Road 126; east of and adjacent to County Road 17; west of and adjacent to County Road 21] (Planner – Kim Ogle) 10:00 AM
- Aug 9 - Docket #2023-47, PL2882 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0015, for a Campground (up to ten [10] RV spaces) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Steven and Katherine Bingley [located west of and adjacent to County Road 29; 0.5 mile north of County Road 90] (Planner – Chris Gathman) 10:00 AM
- Aug 9 - Docket #2023-46, PL2881 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0014, for Oil and Gas Support and Service (truck parking) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Lazaro Lara Adame, c/o L&M Trucking, LLC [located north of and adjacent to County Road 20; approximately 0.5 mile west of County Road 23] (Planner – Diana Aungst) 10:00 AM
- Aug 9 - Docket #2023-45, PL2880 - Change of Zone, COZ23-0002, from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District, Robert L. Seltzer Family Trust, c/o Jack Seltzer, Trustee, c/o Brighton Outdoor Storage [located east of and adjacent to County Road 19; approximately 890 feet north of County Road 2] (Planner – Diana Aungst) 10:00 AM
- Aug 23 - Docket #2023-38, PL2875 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0012, for a Commercial Recreation Facility and Event Facility outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Regional Transportation District, and Jeffrey and Rachel Rummer, c/o Colorado Railbike Adventures, LLC, c/o Robert Rummer [located west of and adjacent to County Road 3; approximately 0.25 mile south of County Road 10.5] (Planner – Maxwell Nader) – (*Cont'd from 6/28/2023*) 10:00 AM

FUTURE PUBLIC HEARINGS (CONT'D):

- Sep 6 - Docket #2023-33, PL1373 - A Site Specific Development Plan and Use by Special Review Permit, USR22-0018, for Open Mining (sand, gravel and stone), employee and equipment parking associated with operations outside of subdivisions and historic townsites, in the A (Agricultural) Zone District, Loveland Ready-Mix Concrete, Inc. [located north of and adjacent to County Road 48.5; west of and adjacent to State Highway 257] (Planner – Kim Ogle) – *(Cont'd from 6/7/2023)* 10:00 AM
- Dec 6 - 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 6/7/2023)* 9:00 AM
- Jan 10, 2024 - 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, c/o Foster Trucking, Inc., [located south of and adjacent to State Highway 263 (8th Avenue); approximately 0.5 mile east of County Road 47] (Planner – Kim Ogle) – *(Cont'd from 7/12/2023)* 9:00 AM

REPORTS:

- 1) Department of Public Works, Emergency Road Closures for Less than 72 Hours, June 2023

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 April 17, 2023, and May 15, 2023; and Agenda for July 17, 2023
- 2) Federal Mineral Lease Act Board, Minutes from April 3, 2023
- 3) Department of Human Services, Email dated June 30, 2023, Re: Colorado Department of Human Services, Division of Health Care Policy and Financing, Option Letter #1 to Intergovernmental Agreement for County Incentives Program
- 4) Weld County League of Women Voters, Letter dated June 11, 2023, Re: Cindy Bullard's Attendance and Observation of the Board of Commissioners Meetings
- 5) U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), Region VIII, Letter dated June 13, 2023, Re: Letter of Map Revision (LOMR) Determination Document for the Flood Insurance Study (FIS) Report and Flood Insurance Rate Map (FIRM)

PUBLIC REVIEW:

- 1) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bonanza Creek Energy Operating Company, LLC – North Platte Section 34 P-T-34HZ, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 13WE1363 [2023-1926]
- 2) Colorado Department of Public Health and Environment, Air Pollution Control Division – Extraction Oil and Gas, Inc. – Rinn Valley Production Facility, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 19WE0256 and 19WE0258 [2023-1927]

PUBLIC REVIEW (CONT'D):

- 3) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – Lightning 3 Sec HZ, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 22WE0441, 22WE0442, and 22WE0443 [2023-1928]
- 4) Colorado Department of Public Health and Environment, Air Pollution Control Division – Noble Energy, Inc. – D22-13-A Econode T3N-R64W-S22 L01, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit No. 19WE0964 [2023-1929]
- 5) Colorado Department of Public Health and Environment, Air Pollution Control Division – PDC Energy, Inc. – High Plains 25 Sec HZ; LaSalle 25 Sec HZ, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 22WE0294 and 23WE0216 [2023-1930]

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

- 1) Approve Assessed Valuation of All Taxable Property and Master Protest Log – Real and Personal Property [2023-1980]
- 2) Approve Contract ID #7174 Fiscal Agent Agreement for Workforce Innovation and Opportunity Act (WIOA) Grant Funds [2023-1981]
- 3) Approve Contract ID #7175 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Cameron and Alicia Rausch [2023-1982]
- 4) Approve Contract ID #7190 Agreement for Professional Services for National Training and Development Curriculum (NTDC) for Foster and Kinship Family Pre-Service Training Interpreter Services – Rubyann Markworth [2023-1983]
- 5) Approve Extension to Temporary Closure of CR 44 between CR 33 and U.S. HWY 85 [2023-1984]
- 6) Approve Contract ID #7185 Agreement for Placement of Temporary Wind Monitoring Towers, and Accept Form of Collateral – Chalk Bluffs Wind, LLC [2023-1985]
- 7) Action of the Board Concerning Probable Cause, PCSC22-0021 – Donn Foster and Mary Lee Hardy, c/o Foster Trucking, Inc. [2023-1872]
- 8) Approve USR23-0004 – Shannon Kemp [2023-1579]

MISCELLANEOUS:

- 1) Life Saving Awards, Sheriff’s Office – Taylor Allsup and Hayden Vigueria [2023-2009]
- * 2) Contract ID #7207 Agreement to Purchase Out-of-Home Placement Services – Nightlight Christian Adoption [2023-2012]
- * 3) Contract ID #7217 Agreement to Purchase Out-of-Home Placement Services – Third Way Center [2023-2013]
- * 4) Contract ID #7227 Agreement to Purchase Out-of-Home Placement Services – Shiloh House, Inc. [2023-2014]
- * 5) Contract ID #7228 Agreement to Purchase Out-of-Home Placement Services – Brad’s House [2023-2015]
- * 6) Contract ID #7229 Agreement to Purchase Out-of-Home Placement Services – Kairos Family Services, LLC [2023-2016]
- * 7) Contract ID #7230 Agreement to Purchase Out-of-Home Placement Services – Bethany Christian Services of Colorado [2023-2017]
- * 8) Contract ID #7221 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Joshua and Alana Johnson [2023-2018]
- * 9) Contract ID #7141 Agreement for Construction Services for Southeast Annex Building Project (Bid #B2300112) – Roche Constructors, Inc. [2023-1531]
- * 10) Contract ID #7166 Agreement for Construction Services for Law Administration Elevator Modernization Project (Bid #B2300120) – Peak Elevator, LLC [2023-1629]
- * 11) Contract ID #7191 Agreement for Construction Services for Jail R-Pod Skylights Replacement Project (Bid #B2300126) – Growling Bear Company, Inc. [2023-1749]

MISCELLANEOUS (CONT'D):

- * 12) Contract ID #7178 Two (2) Assignment and Assumption Contracts for Improvement and Road Maintenance Agreement for Use by Special Review Permit, USR15-0068 – Platte River Midstream, LLC, to Platte River Holdings, LLC; and Platte River Holdings, LLC, to PRM Real Estate Holdings, LLC [2023-2019]
- * 13) Contract ID #7197 Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements for Site Plan Review Permit, SPR23-0005 – George L. Sandberg Irrevocable Trust, c/o Big Bend Boat and RV Storage, LLC [2023-2020]
- * 14) Contract ID #7211 Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements for Use by Special Review Permit, USR15-0065 – National Western Holdings, LLC [2023-2021]
- * 15) Contract ID #7218 Road Maintenance Agreement According to Requirements during the Construction Period for Use by Special Review Permit, USR21-0018 – Public Service Company of Colorado [2023-2022]

* **Signed this date**