

AGENDA
BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO
MONDAY, AUGUST 14, 2023
9:00 A.M.

2023-2375

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 July 31, 2023 [2023-2168]

AMENDMENTS TO AGENDA:

APPROVAL OF CONSENT AGENDA: See Items #2, and #3, Under 'Consent Agenda-Miscellaneous' – Partial Vacation of Recorded Exemptions

PRESENTATIONS:

1) Recognition of Services, Human Services Advisory Commission – Melanie Woolman [2023-2377]

WARRANTS:

1) General Warrants – August 11, 2023 [2023-2378]

BIDS:

1) Present Bid #B2300154, Recycled Asphalt Product (RAP) – Department of Public Works [2023-2379]

NEW BUSINESS:

- 1) Consider Acceptance of Assignment of Contract to Buy and Sell Real Estate, Known as 2139 East 8th Street, Greeley, Colorado 80631, and authorize Chair to sign all necessary documents [2023-2380]
- 2) Consider Temporary Closure of CR 22 Between CRs 37 and 41 [2023-2381]
- 3) Consider Appointment to Human Services Advisory Commission [2023-2382]
- 4) Consider Appointment to Planning Commission [2023-2383]
- 5) Consider Cancellation of Board of County Commissioners Meeting Scheduled for September 13, 2023 [2023-2384]
- 6) 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*) [2023-2385]
 - Legals.....[2023-2091]
 - Correspondence.....[2023-2092]

PLANNING:

- 1) Second Reading of Code Ordinance #2023-13, In the Matter of Repealing and Reenacting, with Amendments, Chapter 21 Areas and Activities of State Interest, Chapter 23 Zoning, and Chapter 29 Building Regulations of the Weld County Code (*Oil and Gas Equipment/Telecommunication Towers*) [2023-2386]
 - Legals.....[2023-2141]
 - Correspondence.....[2023-2142]

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 August 14, 2023 *

CONSENT AGENDA

SCHEDULE OF ADVISORY BOARD MEETINGS:

Aug 15 -	911 Emergency Telephone Service Authority Board	12:00 PM
Aug 15 -	Northern Colorado RETAC	2:00 PM
Aug 17 -	Extension Advisory Council	12:00 PM
Aug 17 -	Greeley-Weld County Airport Authority	3:30 PM
Aug 22 -	Board of Public Health	9:00 AM
Aug 22 -	Regional Communications Advisory Board	10:30 AM
Aug 22 -	Community Corrections Board	12:00 PM
Aug 23 -	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.

- Aug 16 - Partial Vacation, VAC23-0041, of Three-Lot Recorded Exemption, RE-2352, for Removal of Lot C – Foe Front Range Farms, LLC, c/o Roger Klingenberg
- Aug 21 - Partial Vacation, VAC23-0042, of Three-Lot Recorded Exemption, RE-2146, for Removal of Lot C – Theodore Buderus, Daniel Buderus, Julie Ann Buderus, and Susan Buderus
- Aug 21 - Partial Vacation, VAC23-0043, of Two-Lot Recorded Exemption, RE-1733, for Removal of Lot B – Theodore Buderus, Daniel Buderus, Julie Ann Buderus, and Susan Buderus
- 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*)
- Aug 28 - Final Reading of Code Ordinance #2023-13, In the Matter of Repealing and Reenacting, with Amendments, Chapter 21 Areas and Activities of State Interest, Chapter 23 Zoning, and Chapter 29 Building Regulations of the Weld County Code (*Oil and Gas Equipment/Telecommunication Towers*)
- 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*)
- 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.

- Aug 16 - Docket #2023-53, PL2153 - A Site Specific Development Plan and Second Major Amended Use by Special Review Permit, 2MJUSR23-11-0027, (an office/repair shop with outdoor vehicle/equipment storage and vehicle staging area associated with an excavation business) to construct a new building for additional storage space of equipment and/or trucks being repaired or waiting for repair parts, along with an additional outdoor storage area, in the A (Agricultural) Zone District, M & M Excavation Company, LLC [located south of and adjacent to County Road 58; 0.25 mile east of County Road 51] (Planner – Chris Gathman) 10:00 AM

FUTURE PUBLIC HEARINGS (CONT'D):

- Aug 16 - Docket #2023-44, PL2879 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0002, for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, D-Dart Ranch, Inc., c/o SunShare, LLC, dba Lincoln Solar, LLC [located south of and adjacent to State Highway 14; west of and adjacent to County Road 37] (Planner – Diana Aungst) 10:00 AM
- Aug 16 - Docket #2023-56, PL2883 - Resubdivision, RES23-0001, of Lot 11 in Enchanted Hills Subdivision, resulting in three (3) lots, Steve Maas [located east of and adjacent to County Road 15; approximately 600 feet north of Maple Street] (Planner – Maxwell Nader) 10:00 AM
- Aug 23 - Docket #2023-40, PL2877 - Change of Zone, COZ23-0001, from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District, PV East, LLC [located north of and adjacent to County Road 20; approximately 0.30 mile east of County Road 19] (Planner – Maxwell Nader) 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
- 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 Planning Services, Staff Approvals for July and August 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) Department of Planning Services, Addition to File RECX18-0070 – Firestone Cattle Ranch, LP
- 2) Department of Planning Services, Addition to File RECX18-0071 – Firestone Cattle Ranch, LP
- 3) Department of Planning Services, Addition to File RECX18-0072 – Firestone Cattle Ranch, LP
- 4) Department of Planning Services, Addition to File RECX18-0073 – Firestone Cattle Ranch, LP
- 5) Sheriff’s Office, Email dated July 27, 2023, Re: Notice of Termination of Contract for Inmate Medical Services – Turn Key Health Clinics, LLC

PUBLIC REVIEW:

- 1) City of Greeley, Seeley Lake Annexation Nos. 1-5, Impact Report, and Maps [2023-2073]
- 2) City of Greeley, Schneider Annexation, Impact Report, and Maps [2023-2372]
- 3) Colorado Department of Regulatory Agencies, Public Utilities Commission, Public Comment Hearing Re: Amendments to Rules Regulating Towing Carriers [2023-2371]

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

- 1) Approve Application and Statement of Assurance Form for Case Management Agency Transition Support Start-Up Grant [2023-2329]
- 2) Approve Contract ID #7258 Grant Application and Agreement for the Workforce Symposium – The Weld Trust [2023-2330]
- 3) Approve Contract ID #7274 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Daniel and Kayleigh Banks [2023-2331]
- 4) Approve Contract ID #7276 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Michael Wolf and Selen Burciaga [2023-2332]
- 5) Approve Contract ID #7283 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Alberta Mendias [2023-2333]
- 6) Approve Contract ID #7284 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Armand and Delfina Robles [2023-2334]
- 7) Approve Contract ID #7292 Memorandum of Understanding for Service Delivery Agreements Pursuant to Workforce Innovation and Opportunity Act (WIOA) [2023-2335]
- 8) Approve Contract ID #7295 Memorandum of Understanding for Translation Services – Immigrant and Refugee Center of Northern Colorado, dba Sunrise Community Health [2023-2336]
- 9) Approve Contract ID #7180 Master Services Agreement and Statement of Work for Dependent Eligibility Verification Program Regarding Benefit Plans – Consova Corporation [2023-2337]
- 10) Approve Contract ID #7291 Intergovernmental Agreement for Local Match Funding Regarding Mobility Management Activities in Weld County Outside of North Front Range Metropolitan Planning Organization (NFRMPO) Boundaries – North Front Range Transportation and Air Quality Planning Council [2023-2338]
- 11) Approve Renewal Application for an Optional Premises (County) Liquor License – IHRF, Inc. [2023-2339]
- 12) Approve USR23-0015 – Steven and Katherine Bingley [2023-2204]
- 13) Approve USR23-0014 – Lazaro Lara Adame, c/o L&M Trucking, LLC [2023-2269]
- 14) Approve COZ23-0002 – Robert L. Seltzer Family Trust, c/o Jack Seltzer, Trustee, c/o Brighton Outdoor Storage [2023-2218]

ORDINANCES:

- 1) 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*) [2023-2385]
- 2) Second Reading of Code Ordinance #2023-13, In the Matter of Repealing and Reenacting, with Amendments, Chapter 21 Areas and Activities of State Interest, Chapter 23 Zoning, and Chapter 29 Building Regulations of the Weld County Code (*Oil and Gas Equipment/Telecommunication Towers*) [2023-2386]

MISCELLANEOUS:

- * 1) Recognition of Services, Human Services Advisory Commission – Melanie Woolman [2023-2377]
- * 2) Partial Vacation, VAC23-0040, of Two-Lot Recorded Exemption, RE-142, for Removal of Lot A – Yolks on You Chicken Farms, LLC, c/o Ryan Hostetler [2023-2387]
- * 3) Partial Vacation, VAC23-0045, of Two-Lot Recorded Exemption, RECX15-0087, for Removal of Lot B – Leslie Gelvin and Jeanne Gelvin [2023-2388]
- * 4) Contract ID #7298 Individual Provider Contract for Purchase of Foster Care Services in a Foster Care Home – Jennifer Tupper [2023-2389]
- * 5) Contract ID #7307 Memorandum of Understanding for School Stability for Students in Foster Care – Weld County School District RE-7, Platte Valley [2023-2390]
- * 6) Contract ID #7308 Memorandum of Understanding for School Stability for Students in Foster Care – Weld County School District RE-6, Evans-Greeley [2023-2391]
- * 7) Contract ID #7309 Memorandum of Understanding for School Stability for Students in Foster Care – Weld County School District RE-9, Ault-Highland [2023-2392]
- * 8) Contract ID #7234 Agreement for Construction Services for Courthouse Annex Sanitary Sewer Line Project (Bid #B2300132) – Dream Builders, Inc. [2023-1820]
- * 9) Contract ID #7271 Agreement for Construction Services for Security Camera Installation Project (Bid #B2300138) – Walcom Integration [2023-1978]
- * 10) Contract ID #7303 Service Agreement for South Buildings Flooring Maintenance (Informal Bid #B2300150) – Graham Brothers, LLC [2023-2393]
- * 11) Contract ID #7288 Extension/Renewal #1 for 2023 Crack Filler Material Supply (Bid #B2200125) – Crafc0, Inc. [2022-2573]
- * 12) Contract ID #7306 Main Services Agreement and Order Forms for Tableau Software Viewer and Creator for the Department of Public Health and Environment – Salesforce, Inc. [2023-2394]

* **Signed this date**