

AGENDA
BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO
WEDNESDAY, OCTOBER 25, 2023
9:00 A.M.

2023-3160

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

MINUTES: Approval of Minutes of October 11, 2023 [2023-3026]

AMENDMENTS TO AGENDA:

APPROVAL OF CONSENT AGENDA:

WARRANTS:

1) General Warrants – October 24, 2023 [2023-3162]

BIDS:

- 1) Present Bid #B2300187, Chase Building (822 7th ST, Greeley) Renovation Cabling – Department of Information Technology [2023-3163]
- 2) Present Bid #B2300188, Fort Lupton Annex Building (Southeast Substation) Cabling – Department of Information Technology [2023-3164]

NEW BUSINESS:

1) Consider Temporary Closure of CR 40 Between CRs 15 and 17 [2023-3165]

PLANNING:

1) Consider Request to Withdraw Application for a Site Specific Development Plan and Use by Special Review Permit, USR18-0023, for any Use Permitted as a Use by Right, Accessory Use or Use by Special Review Permit in the Commercial or Industrial Zone Districts (truck and equipment parking and storage for construction businesses) provided that the property is not a lot in any approved or recorded subdivision plat or part of a map or plan filed prior to adoption of any regulations controlling subdivisions in the A (Agricultural) Zone District, and Rescind Resolution #2018-2843, dated September 19, 2018 – Les Matson Construction, Inc., c/o Brian Hartman [2023-3166]

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 October 25, 2023 *

CONSENT AGENDA

SCHEDULE OF ADVISORY BOARD MEETINGS:

- Oct 25 - Greeley Housing Authority 4:30 PM
Oct 27 - Human Services Advisory Commission 8:00 AM

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.

- Nov 6 - Partial Vacation, VAC23-0048, of Two-Lot Recorded Exemption, RECX19-0052, for Removal of Lot B – Joshua and Holly Lehman
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.

- Nov 8 - Docket #2023-77, PL0181 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0033, for a 1.5 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, John Scott Byrnes Trust, c/o CBEP Solar 28, LLC [located east of and adjacent to County Road 13; approximately 2,600 feet south of County Road 96] (Planner – Chris Gathman) 10:00 AM
- Nov 8 - Docket #2023-76, PL2734 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0032, for a 7.5 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, McKee Ranch, LLLP, c/o CBEP Solar 16, LLC [located south of and adjacent to State Highway 392; west of and adjacent to County Road 37] (Planner – Chris Gathman) 10:00 AM
- Nov 8 - Docket #2023-69, PL2884 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0025, for Event Facilities (not agriculture-related) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Sandra Strobel [located north of and adjacent to, and east of and adjacent to, County Road 8; approximately 3,500 feet east of County Road 17] (Planner – Chris Gathman) 10:00 AM
- Nov 22 - Docket #2023-78, PL2895 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0034, for a 5.8 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, Barry James Reider Living Trust and Julie Ann Nelson Living Trust, c/o CBEP Solar 17, LLC [located east of and adjacent to County Road 39; approximately 1,300 feet south of County Road 86] (Planner – Chris Gathman) – (*Rescheduled from 11/15/2023*) 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
- Dec 6 - Docket #2023-66, PL2889 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0023, for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District, Thomas and Marjorie Brown, c/o CBEP Solar 27, LLC [located north of and adjacent to County Road 54; west of and adjacent to County Road 47] (Planner – Kim Ogle) – (*Cont'd from 10/4/2023*) 10:00 AM

FUTURE PUBLIC HEARINGS (CONT'D):

- Dec 20 - Docket #2023-75, PL2894 - A Site Specific Development Plan and Use by Special Review Permit, USR23-0031, for a 5.7 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District, Louis and Gina Fabrizius, and Stanley and Carolyn Heinze, c/o CBEP Solar 32, LLC [located north of and adjacent to State Highway 392; approximately 1,600 feet east of County Road 41] (Planner – Chris Gathman) – *(Cont'd from 10/18/2023)* 10:00 AM
- Dec 20 - 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) – *(Cont'd from 8/23/2023)* 10:00 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
- Jan 10, 2024 - 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 9/6/2023)* 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) Planning Commission, Minutes from October 3, 2023 [2023-3144]
- 2) Community Corrections Board, Agenda for October 24, 2023 [2023-3141]
- 3) Department of Oil and Gas Energy, 1041 WOGLA Hearing Docket for October 26, 2023 [2023-3142]
- 4) Department of Public Works, Email dated October 16, 2023, Re: Surface Transportation Block Grant (STBG) Project Application for CRs 74 and 33 Intersection Roundabout Project [2023-3146]
- 5) Department of Human Services, Email dated October 17, 2023, Re: Award Letter and Instructions for Executing Grant Agreement In Regard to Grant Application for Case Management Retention Phase Two and Statement of Assurance Form through Colorado Department of Health Care Policy and Financing [2023-3143]

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

- 1) Approve Contract ID #7477 Memorandum of Agreement for Vaccine Storage for Mobile Public Health Clinic (MPHC) Program [2023-3131]
- 2) Approve Contract ID #7500 Memorandum of Understanding for Hepatitis C Virus (HCV) Confirmatory Testing Program [2023-3132]
- 3) Approve Contract ID #7504 Education Affiliation Agreement for Nurse Clinical Training – University of Colorado [2023-3133]

RESOLUTIONS (CONT'D):

- 4) Approve Renewal Application for a Hotel and Restaurant (County) Liquor License with One (1) Optional Premises – Ion, LLC, dba McCarty’s Eaton [2023-3134]
- 5) Approve Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, and Accept Collateral for Planned Unit Development Final Plan, PUDF22-0004 – Olson Bros, LP, and Spring Meadows Development, LLC, c/o Roger Olson [2023-3136]

MISCELLANEOUS:

- * 1) Recognition of Services, Department of Public Works – Jeff Moore [2023-3167]
- * 2) Contract ID #7560 Renewal Order Form #1 to Libris by Photoshelter Account Service Agreement – PhotoShelter, Inc. [2019-4610]

* **Signed this date**