

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**MONDAY, JANUARY 8, 2024**  
**9:00 A.M.**

**2024-0055**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

**READ ORDINANCE BY AUDIO:** Read Code Ordinance #2024-02 by audio

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:** See Items #1, #2, and #3 Under 'Consent Agenda-Miscellaneous' – Partial Vacations of Recorded Exemptions

**WARRANTS:**

- 1) General Warrants – January 3, and 5, 2024 [2024-0057]
- 2) Commissioner Warrants (Kevin D. Ross) – January 5, 2024 [2024-0058]

**BIDS:**

- 1) Present Bid #B2300209, Aerial Imagery – Department of Information Technology [2024-0059]

**NEW BUSINESS:**

- 1) Consider Temporary Closure of CR 54 Between CRs 13 and 15 [2024-0060]
- 2) Consider Temporary Closure of CR 41 Between CRs 50.5 and 52 [2024-0061]
- 3) Consider Acceptance of Property Transfer (0 CR 17, Fort Lupton, Colorado) [2024-0062]
- 4) Consider Appointment of Elizabeth Relford as Interim Director of Weld County Department of Planning Services [2024-0063]
- 5) Final Reading of Code Ordinance #2023-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Planning and Zoning Matters, Hearings, and Addressing*) [2024-0064]
  - Legals.....[2023-3496]
  - Correspondence.....[2023-3497]
- 6) Final Reading of Code Ordinance #2023-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code [2024-0065]
  - Legals.....[2023-3499]
  - Correspondence.....[2023-3500]

**PLANNING:**

- 1) First Reading of Code Ordinance #2024-02, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code (*Amendments to Appendix 19-G – Eaton and Appendix 19-I – Kersey*) [2024-0066]
  - Legals.....[2024-0067]
  - Correspondence.....[2024-0068]

**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**

\* No Public Hearings Scheduled for January 8, 2024 \*

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Jan 8 -	Juvenile Community Review Board	12:00 PM
Jan 8 -	Weld County Fair Board	6:00 PM
Jan 9 -	Workforce Development Board	11:45 AM
Jan 11 -	Weld Faith Partnership Council	7:30 AM
Jan 11 -	Area Agency on Aging Advisory Board	9:00 AM
Jan 15 -	Holiday	CLOSED
Jan 16 -	911 Emergency Telephone Service Authority Board	12:00 PM
Jan 16 -	Planning Commission	1:30 PM
Jan 16 -	Northern Colorado RETAC	2:00 PM
Jan 16 -	Federal Mineral Lease Act Board	3:00 PM
Jan 17 -	Weld County Emergency Medical/Trauma Services Council	11:00 AM
Jan 18 -	Greeley-Weld County Airport Authority ( <i>Rescheduled from 1/16/2024</i> )	3:30 PM
Jan 19 -	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.

Jan 22 -	Second Reading of Code Ordinance #2024-02, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code ( <i>Amendments to Appendix 19-G – Eaton and Appendix 19-I – Kersey</i> )
Feb 5 -	Final Reading of Code Ordinance #2024-02, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code ( <i>Amendments to Appendix 19-G – Eaton and Appendix 19-I – Kersey</i> )
Feb 26 -	First Reading of Code Ordinance #2024-01, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code ( <i>Appendix 8-O – Functional Classification Map</i> )
Mar 4 -	Second Reading of Code Ordinance #2023-18, In the Matter of Repealing and Reenacting, with Amendments, Chapter 27 Planned Unit Development of the Weld County Code
Mar 13 -	Second Reading of Code Ordinance #2024-01, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code ( <i>Appendix 8-O – Functional Classification Map</i> )
Mar 27 -	Final Reading of Code Ordinance #2024-01, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code ( <i>Appendix 8-O – Functional Classification Map</i> )
May 20 -	Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Consuelo Hernandez ( <i>Cont'd from 11/20/2023</i> )
Aug 5 -	Certification to Weld County Treasurer of Zoning Violation Penalties as Special Assessment – Bruce Olson and Suzanne Brunstrom ( <i>Cont'd from 11/8/2023</i> )

## FUTURE PUBLIC HEARINGS:

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

Jan 10 -	Docket #2023-95, PL2902 - Resolution of Illegal Land Division, ILD23-0001, created in 2009, William and Debra Senseney [located south of and adjacent to U.S. Highway 34; approximately 1.45 miles east of County Road 91] (Planner – Maxwell Nader) – ( <i>Cont'd from 12/18/2023</i> )	9:00 AM
----------	--	---------

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

- Jan 10 - 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 - 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
- Jan 17 - Docket #2024-02, PL0529 - A Site Specific Development Plan and Rural Land Division Final Plan, RLDF23-0002, for the Creation of Three (3) Lots in the A (Agricultural) Zone District, Sharp Trust [located south of and adjacent to County Road 52; west of and adjacent to County Road 45] (Planner – Diana Aungst) 10:00 AM
- Jan 17 - 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 12/6/2023)* 10:00 AM

**REPORTS:**

- 1) Department of Planning Services, Staff Approvals for December 2023 [2024-0032]

**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) County Council, Minutes from March 20, 2023 [2024-0029]
- 2) County Council, Minutes from July 17, 2023 [2024-0030]
- 3) County Council, Agenda for April 17, 2023 [2024-0027]
- 4) County Council, Agenda for May 15, 2023 [2024-0028]
- 5) Department of Planning Services, Addition to File PL2874, FFD23-0008 – David Dewey [2024-0031]
- 6) Department of Public Works, Email dated December 19, 2023, Re: U.S. Department of Energy, Western Area Power Administration, Rocky Mountain Customer Service Region, Letter dated December 1, 2023, Requesting Public Input Concerning the Environmental Analysis of the Proposed Janus Solar Project [2024-0026]

**PUBLIC REVIEW:**

- 1) Town of Hudson, Pilot Annexation, Notice, Maps, Resolution, Petition, Affidavit, and Impact Report [2024-0033]

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

- 2) Colorado Department of Public Health and Environment, Air Pollution Control Division – Bayswater Exploration and Production, LLC – Almont-Dotsero 6 South Production Facility, Public Notice, Preliminary Analysis, Air Pollutant Emission and Draft Permit Nos. 23WE0016, 23WE0017, 23WE0018, 23WE0019, and 23WE0020 [2024-0034]
- 3) Colorado Department of Natural Resources, Division of Reclamation, Mining and Safety, Notice of Consideration of 112(c) Construction Materials Reclamation Permit Application, Permit #M-2023-042 – Western Equipment and Truck, Inc. – Western Equipment and Truck Mine #1 [2023-3806]

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

- 1) Approve Election of Chair of the Board for 2024 [2024-0003]
- 2) Approve Election of Chair Pro-Tem of the Board for 2024 [2024-0004]
- 3) Approve Assignments of Commissioners to Coordinate Departments for 2024 [2024-0005]
- 4) Approve Scheduling of Regular Meetings of the Board for 2024 [2024-0009]
- 5) Approve Authorizing Publication of Proceedings for 2024 [2024-0010]
- 6) Approve Designation of Particular Public Place for Posting of Public Notices [2024-0011]
- 7) Approve Designation of Particular Public Place for Posting of Notices of Tax Lien Sales and Notices of Properties Going to Deed [2024-0012]
- 8) Approve Appointment of Commissioner Perry L. Buck to Certain Advisory Boards [2024-0013]
- 9) Approve Appointment of Commissioner Mike Freeman to Certain Advisory Boards [2024-0014]
- 10) Approve Appointment of Commissioner Scott K. James to Certain Advisory Boards [2024-0015]
- 11) Approve Appointment of Commissioner Kevin D. Ross to Certain Advisory Boards [2024-0016]
- 12) Approve Contract ID #7711 Amendment #8 for Nurse Home Visitor Program (NHVP) [2024-0017]
- 13) Approve Partial Vacation of Two-Lot Amended Recorded Exemption, AMRE-644, for Removal of Lot D – Perkins Land and Livestock V, LLC, c/o David Perkins [2024-0018]

**ORDINANCES:**

- \* 1) Final Reading of Code Ordinance #2023-15, In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration of the Weld County Code (*Planning and Zoning Matters, Hearings, and Addressing*) [2024-0064]
  - Legals.....[2023-3496]
  - Correspondence.....[2023-3497]
- \* 2) Final Reading of Code Ordinance #2023-16, In the Matter of Repealing and Reenacting, with Amendments, Chapter 8 Public Works of the Weld County Code [2024-0065]
  - Legals.....[2023-3499]
  - Correspondence.....[2023-3500]
- 3) First Reading of Code Ordinance #2024-02, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements of the Weld County Code (*Amendments to Appendix 19-G – Eaton and Appendix 19-I – Kersey*) [2024-0066]

**MISCELLANEOUS:**

- \* 1) Partial Vacation, VAC23-0054, of Four-Lot Recorded Exemption, RECX16-0085, for Removal of Lot D – Michael McCrery [2024-0069]
- \* 2) Partial Vacation, VAC23-0055, of Four-Lot Recorded Exemption, RECX17-0170, for Removal of Lot D – Michael McCrery [2024-0070]
- \* 3) Partial Vacation, VAC23-0056, of Four-Lot Recorded Exemption, RECX18-0055, for Removal of Lot D – Chris and Anne Pursley [2024-0071]
- \* 4) Contract Bid Documents and Specifications for Legal Newspaper Service for 2024 (Bid #B2300211) – The Greeley Tribune [2023-3604]

**MISCELLANEOUS (CONT'D):**

- \* 5) Extension/Renewal #2 to Agreement for Vending Machine at Alternative Sentencing Programs Facility (Bid #B2100136) – Compass Group USA, Inc. [2021-3303]
- \* 6) Contract ID #7736 Amendment #1 to Sales Quotation for Professional Services for Image and Data Conversion Services – Tyler Technologies, Inc. [2021-0591]
- \* 7) Contract ID #7699 Road Maintenance Agreement During Construction for Multiple Access Permits, AP23-00252, AP23-00260-AP23-00268, AP23-00291-AP23-00306, and AP23-00367, for Thornton Water Project Pipeline Segment B – City of Thornton [2024-0072]
- \* 8) Contract ID #7704 Amendment #1 to Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements for Use by Special Review Permit, USR18-0119 – EWS #8 DJ Basin, LLC [2024-0073]
- \* 9) Division Order to Chevron U.S.A., Inc. – Johnson D06 Unit [2024-0074]
- \* 10) Division Order to PDC Energy, Inc. (Stugart State 01N – API 05-123-51265, Stugart State 02C – API 05-123-51273, Stugart 03N – API 05-123-51272, Stugart 04N – API 05-123-51276, Stugart 05NA – API 05-123-51277, Stugart 06N – API 05-123-51269, Stugart 07N – API 05-123-51263, Stugart 08N – API 05-123-51256, Stugart 09C – API 05-123-51266, Stugart 10N – API 05-123-51275, Stugart 11N – API 05-123-51278, Stugart 12N – API 05-123-51271, Stugart 13NA – API 05-123-51261, Stugart 14N – API 05-123-51270, Stugart 15N – API 05-123-51255, Stugart 16N – API 05-123-51264, Stugart 17C – API 05-123-51268, Stugart 18N – API 05-123-51274, Stugart 19N – API 05-123-51267, Stugart 20N – API 05-123-51260, Stugart 21NA – API 05-123-51262, Stugart 23N – API 05-123-51257, Stugart 24N – API 05-123-51258, and Stugart 22N – API 05-123-51259) [2024-0075]
- \* 11) Division Order to PDC Energy, Inc. (Schneider HD 11-339HN – API 05-123-41749, Schneider HD 11-262HC – API 05-123-41743, Schneider HD 11-259HNX – API 05-123-42005, Schneider HD 11-222HC – API 05-123-41742, Schneider HD 11-342HNX – API 05-123-44684, Schneider HD 11-299HN – API 05-123-41745, Schneider HD 11-259HN – API 05-123-41741, Schneider HD 11-399HC – API 05-123-41751, Schneider HD 11-299HNX – API 05-123-44683, and Schneider HD 11-262HN – API 05-123-41750) [2024-0076]
- \* 12) Division Order to PDC Energy, Inc. (Vega 14N – API 05-123-48473, Elkhead 7N – API 05-123-48478, Vega 5N – API 05-123-48463, Elkhead 2N – API 05-123-48483, Elkhead 12N – API 05-123-48487, Vega 10N – API 05-123-48475, Elkhead 5N – API 05-123-48479, Elkhead 10N – API 05-123-48485, Elkhead 14N – API 05-123-48486, Vega 3N – API 05-123-48466, Vega 8N – API 05-123-48467, Vega 12N – API 05-123-48472, Elkhead 1N – API 05-123-48489, Elkhead 4N – API 05-123-48484, Elkhead 6N – API 05-123-48480, Elkhead 9N – API 05-123-48477, Elkhead 11N – API 05-123-48481, Elkhead 13N – API 05-123-48490, Elkhead 15N – API 05-123-48488, Vega 2N – API 05-123-48464, Vega 4N – API 05-123-48461, Vega 7N – API 05-123-48465, Vega 13N – API 05-123-48469, Vega 16N – API 05-123-48476, Elkhead 3N – API 05-123-48492, Vega 6N – API 05-123-48468, and Vega 15N – API 05-123-48471) [2024-0077]

\* **Signed this date**