

**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**WELD COUNTY, COLORADO**  
**WEDNESDAY, SEPTEMBER 11, 2019**  
**9:00 A.M.**

**2019-4043**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioner Barbara Kirkmeyer, Chair  
Commissioner Mike Freeman, Pro-Tem  
Commissioner Sean P. Conway  
Commissioner Scott K. James  
Commissioner Steve Moreno

**MINUTES:** Approval of minutes of September 9, 2019

**CERTIFICATION OF HEARINGS:** Hearings conducted on September 9, 2019: 1) USR19-0022 – Eduardo Salvador Rivera Torres

**AMENDMENTS TO AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**PUBLIC INPUT:**

Each individual speaker is allowed, and must strictly adhere to, a three-minute period of time in which to address the Board of County Commissioners on topics which are not on the Consent Agenda and not on the Board's regular Agenda. All comments must be directed to the Board. To accommodate the limited time available for Public Input, speakers are asked to restrict comments to topics which have not been previously addressed to the Board by the speaker. The Chair may immediately refer any comment to staff for resolution or for scheduling of a work session. Personal attacks against Board members, Administrative staff or Employees will not be recognized. The Board will not accept comments regarding matters which fall outside its jurisdiction or are likely to be considered at a future public hearing, such as a land use hearing. In that event, the speaker will be asked to give his or her testimony at that hearing, either in person or in writing. Combined public input on any topic shall be limited to 15 minutes. Persons who wish to submit written comments on any topic may do so any time by mailing such comments to the Weld County Clerk to the Board, P.O. Box 758, 1150 O Street, Greeley, CO 80632, or by email to: [ctb@weldgov.com](mailto:ctb@weldgov.com), either in person or in writing. Combined public input on any topic shall be limited to 15 minutes.

**WARRANTS:**

1) General Warrants – September 10, 2019 [2019-4045]

**NEW BUSINESS:**

1) Consider Temporary Closure of CR 19 Between CRs 22 and 24 [2019-4046]  
2) Consider Declaring Certain Equipment as Surplus Property, Approve Sale of Same at Auction with Roller Associates, and Delegate Authority to Controller to sign any necessary documents [2019-4047]

**PLANNING:**

1) Consider Vacation of Use by Special Review Permit, USR-1447 – Apryl and Manuel Gallegos-Herrera [2019-4048]

# CONSENT AGENDA

## SCHEDULE OF ADVISORY BOARD MEETINGS:

Sep 12 -	Weld Faith Partnership Council	7:30 AM
Sep 12 -	Area Agency on Aging Advisory Board	9:00 AM
Sep 17 -	911 Emergency Telephone Service Authority Board	12:00 PM
Sep 17 -	Planning Commission	12:30 PM
Sep 18 -	Weld County Emergency/Trauma Services Council	11:00 AM
Sep 19 -	Greeley-Weld County Airport Authority	3:30 PM
Sep 25 -	Board Meeting	CANCELLED

## 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.

- Sep 18 - Public Hearing to Consider MET19-0002, Service Plan for Proposed Platte River Metropolitan District
- Sep 18 - Public Hearing to Consider MET19-0001, Service Plan for Proposed Real Weld Metropolitan District
- Sep 23 - Final Reading of Code Ordinance #2019-14, In the Matter of Repealing and Reenacting, with Amendments, Chapter 19 Coordinated Planning Agreements, of the Weld County Code (*Berthoud*)

## HEARINGS:

- Sep 11 - Docket #2019-111, PL1703 - A Site Specific Development Plan and Use by Special Review Permit, USR19-0039, for a Home Business (transmission repair shop) and one (1) Single-Family Dwelling Unit per lot other than those permitted under Section 23-3-20.A. (second single-family dwelling unit) in the A (Agricultural) Zone District, Manuel Gallegos-Herrera and Apryl Herrera [located south of and adjacent to CR 48; approximately 500 feet west of CR 53] (Planner – Maxwell Nader) 10:00 AM
- Sep 11 - Docket #2019-112, PL2701 - A Change of Zone, COZ19-0001, from the R-1 (Low Density Residential) Zone District and A (Agricultural) Zone District to the A (Agricultural) Zone District, Global Asset Recovery, LLC [located east of and adjacent to N. Balsam Avenue (CR 4); south of and adjacent to E. C Street (CR 62); west of and adjacent to Cherry Avenue (CR 43)] (Planner – Kim Ogle) 10:00 AM
- Sep 11 - Docket #2019-119, PL1983 - A Site Specific Development Plan and Second Amended Use by Special Review Permit, 2MJUSR19-08-1660, for Mineral Resource Development Facilities including Open Pit Mining (sand, gravel and stone) and materials processing, stockpiling, recycling, and processing of demolition material (asphalt and concrete), and the importation of soil amendments (topsoil, peats, and compost) the A (Agricultural) Zone District, Global Asset Recovery, LLC [located east of and adjacent to N. Balsam Avenue (CR 4); south of and adjacent to E. C Street (CR 62); west of and adjacent to Cherry Avenue (CR 43)] (Planner – Kim Ogle) 10:00 AM
- Sep 18 - Docket #2019-122, PL2707 - A Site Specific Development Plan and Use by Special Review Permit, USR19-0036, for a Home Business that fabricates via sandblasting and carving stone monuments and headstones, and for one (1) Single-Family Dwelling Unit per lot other than those permitted under Section 23-3-20.A (Second Single Family Dwelling Unit) in the A (Agricultural) Zone District, Richard and Kathi Crooks [located west of an adjacent to Colorado Boulevard (CR 13); approximately 750 feet north of State Highway 60] (Planner – Kim Ogle) 10:00 AM

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**HEARINGS (CONT'D):**

- Sep 18 - Docket #2019-120, PL2705 - A Site Specific Development Plan and Use By Special Review Permit, USR18-0065, for a Solid Waste Disposal Site and Facilities, pursuant to Colorado State Statute and as defined and regulated by Colorado Department of Public Health and Environment, and obtain a Certificate of Designation, pursuant to C.R.S. §30-20-104, and continued use of existing facilities: site access, shop, office, scale, scale house, flare, and solid waste management of recyclable commodities, etcetera, associated with USR-895, in the A (Agricultural) Zone District, Waste Management Disposal Services of Colorado, Inc. [located approximately 0.5 miles north of State Highway 14; east of and adjacent to CR 25; south of and adjacent to CR 84] (Planner – Kim Ogle) 10:00 AM
- Sep 18 - Docket #2019-99, PL2475 - A Substantial Change Review, USR19-0040, of a previously denied application for land use, Use by Special Review Permit, USR17-0016 (denied June 21, 2017), for any Use permitted as a Use by Right, Accessory Use, or Use by Special Review in the Commercial or Industrial Zone Districts (RV and boat storage, a dump station, enclosed self-storage and the parking and staging of trash containers, roll-offs, and vehicles and/or equipment to pick up and deliver same and four (4) individual flex office buildings) provided that the property is not a lot in an 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, WW, LLC [located north of and adjacent to CR 2; approximately 0.5 miles east of CR 17] (Planner – Kim Ogle) – (Cont'd from 8/28/2019) 10:00 AM
- Oct 2 - Docket #2019-127, PL2711 - A Site Specific Development Plan and Use by Special Review Permit, USR19-0050, for a Small Scale Solar Facility (2MW) in the A (Agricultural) Zone District, Todd McCormick, c/o Oak Leaf Solar 40, LLC [located north of and adjacent to CR 36; west of and adjacent to CR 25] (Planner – Angela Snyder) 10:00 AM
- Oct 2 - Docket #2019-117, PL2138 - A Change of Zone, COZ19-0003, from the A (Agricultural) Zone District to the I-3 (Industrial) Zone District, Chester Thompson [located north of and adjacent to CR 30 and approximately 4,525 feet west of CR 49] (Planner – Chris Gathman) 10:00 AM
- Oct 2 - Docket #2019-115, PL2702 - A Site Specific Development Plan and Use by Special Review Permit, USR19-0045, for a Use permitted as a Use by Right, Accessory Use or Use by Special Review in the Commercial or Industrial Zone Districts (vehicle repair establishment including a shop and truck and equipment storage, and up to one [1] construction office trailer and five [5] conex containers), provided that the property is not a lot in an 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, Joel Velasco [located south of and adjacent to CR 36; west of and adjacent to CR 33] (Planner – Maxwell Nader) 10:00 AM
- Oct 2 - Docket #2019-94, PL0306 - A Site Specific Development Plan and Use by Special Review Permit, USR19-0032, for any Use permitted as a Use by Right, Accessory Use or Use by Special Review in the Commercial or Industrial Zone Districts (office and maintenance building along with fuel storage and fuel station for company vehicles, truck parking and storage [including dumpster and roll-off container storage], a container shop and a truck wash) provided that the property is not a lot in an 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, Front Range Landfill, Inc. [located west of and adjacent to CR 7; 0.5 miles south of CR 6] (Planner – Chris Gathman) – (Cont'd from 8/28/2019) 10:00 AM

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**HEARINGS (CONT'D):**

- Oct 16 - Docket #2019-108, PL2698 - A Site Specific Development Plan and Use by Special Review Permit, USR19-0035, for agricultural service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services on a fee or contract basis, including: Veterinary Clinics or hospitals and an additional building mounted sign in the A (Agricultural) Zone District, DVM Burros, LLC [located east of and adjacent to CR 1; approximately 0.1 miles north of Henson Drive] (Planner – Diana Aungst) - *(Cont'd from 9/4/2019)* 10:00 AM
- Jan 29, 2020 - Docket #2018-144.A, PL2619 - A Site Specific Development Plan and Use by Special Review Permit, USR18-0086, for a Home Business (parking of vehicles associated with a landscaping/snow removal business along with an office for paperwork) along with accessory buildings with gross floor area larger than four percent (4%) of the total lot area per building on lots in an 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, Jose Carbajal Castillo and Carolina Salinas Corona [located south of and adjacent to Casler Avenue, and east of and adjacent to Henry Street] (Planner – Chris Gathman) – *(Cont'd from 7/31/2019)* 10:00 AM
- Jul 15, 2020 - Docket #2019-48, PL2657 - A Site Specific Development Plan and Use by Special Review Permit, USR18-0130, for a greater than 16-inch domestic water pipeline (permanent 48-inch pipeline and associated appurtenances, including, but not limited to: buried valve assemblies, access manways, fiber optic cable and temporary construction easements) in the A (Agricultural) Zone District, City of Thornton [located starting at CR 2 and extending north following CR 17 to just north of State Highway 66] (Planner – Diana Aungst) – *(Cont'd from 7/10/2019)* 10:00 AM

**REPORTS:**

- 1) Department of Planning Services, Staff Approvals for August, 2019

**COMMUNICATIONS:**

- 1) Planning Commission, Minutes from September 3, 2019
- 2) Colorado Department of Local Affairs, Petition for Order and Certification of Dissolution of Legacy Park Metropolitan District No. 1, LGID No. 65457, dated May 6, 2019
- 3) Colorado Department of Local Affairs, Petition for Order and Certification of Dissolution of Legacy Park Metropolitan District No. 2, LGID No. 65458, dated May 6, 2019

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

- 1) Approve Lease for Classroom Space (917 10th Avenue, Greeley) – First United Methodist Church of Greeley [2019-4003]
- 2) Approve Lease for Chase Building (822 7th Street, Suite 330, Greeley) – Weld County Public Trustee [2019-4004]
- 3) Approve Contract ID #3106 Agreement for Crossing Closure and Maintenance for County Road 2.5 – Union Pacific Railroad Company and the Colorado Department of Transportation (CDOT) [2019-4005]
- 4) Approve Resubdivision, RES19-0007, to consolidate Lots 1-10, Block 23, and associated vacated right-of-way of the Gill Townsite, into four (4) lots – Herbies Homes, LLC [2019-4006]
- 5) Approve USR19-0022 – Eduardo Salvador Rivera Torres [2019-3557]

**MISCELLANEOUS:**

- \* 1) Contract ID #3100 Agreement for Purchase of OnBoard Module – Governmentjobs.com, Inc., dba NEOGOV [2019-4049]

**MISCELLANEOUS (CONT'D):**

- \* 2) Contract ID #3109 License Agreement and Support and Maintenance Agreement for TMA Systems Software – TMA Systems, LLC [2019-4050]
- \* 3) Contract ID #3110 Agreement Extension/Renewal for Public Works Infrastructure Design Software – Bentley Systems, Inc. [2015-2711]
- \* 4) Declaration of Pooling for Small Tract Oil and Gas Lease for Mineral Interests (Jodster North 25-2HZ and Jodster North 25-3HZ – N1/2 N1/2 S29, T5N, R67W) – Kerr-McGee Oil and Gas OnShore, LP [2019-4051]
- \* 5) Declaration of Pooling for Oil and Gas Lease for Mineral Interests (Jodster South 25-11HZ – NW1/4 NW1/4 S33, T5N, R67W) – Kerr-McGee Oil and Gas OnShore, LP [2019-4052]
- \* 6) Declaration of Pooling for Small Tract Oil and Gas Lease for Mineral Interests (Various Jodster North and South Wells – S29, T5N, R67W) – Kerr-McGee Oil and Gas OnShore, LP [2019-4053]
- \* 7) Contract ID #3104 Improvements and Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, USR18-0112 – Guttersen Ranch, LLC [2019-4054]
- \* 8) Contract ID #3114 Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, USR19-0017 – El Colorado View, LLC [2019-4055]
- \* 9) Contract ID #3115 Road Maintenance Agreement According to Policy Regarding Collateral for Improvements, 1MUSR19-80-441 – Ground Water Management Subdistrict of the Central Colorado Water Conservation District [2019-4056]
- \* 10) Contract ID #3117 Road Maintenance Agreement According to Requirements During the Construction Period, USR18-0077 – Cheyenne Connector, LLC [2019-4057]

\* **Signed this date**