

**WEST GREELEY CONSERVATION DISTRICT  
BOARD of SUPERVISORS**

**MEETING AGENDA**

February 9, 2015

**11:00 a.m.**

WGCD  
4302 W 9<sup>th</sup> Street Rd  
Greeley, CO 80634

**ORDER OF BUSINESS**

**( ) INTRODUCTION OF GUESTS**

- **Mark Cronquist**, Conservation Specialist/CSCB

**( ) EXECUTIVE SESSION**

- **None**

**( ) MINUTES FROM SPECIAL BOARD MEETING**

- **None**

**( ) MINUTES AND TREASURER'S REPORT**

**( ) BILLS FOR THE MONTH**

**( ) OLD BUSINESS**

1. Farm Show Report ( Pam Wright )
2. Tree Planting Workshop January 21 ( Megan Lowery )
3. Annual Meeting Report ( Pam Wright )
4. DCT Grant for NRCS and WGCD ( Ray Mowery/Kandee Nourse )
5. CCTA Conference ( Megan Lowery )
6. Paul Conklin / Manager of Houston Garden ( Stan Cass/Richard Foose )
- 7.

**( ) UNFINISHED BUSINESS**

1. SWIIM Facility (Leafgren Farm) Lease Consideration (John Leone)
  - Payment (\$4200) from Producer's
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2. Children's Water Festival Update ( Pam Wright )
3. Tree Sale Update ( Megan Lowery )
4. Houston Garden (Richard Foose/Paul Conklin )
5. Seed Planting Update ( Jasen Kettle )
6. Colorado Foundation for Ag Reminder ( Pam Wright )
7. Scholarship Updates ( Pam Wright )
  - a. High School Status
  - b. Continuing Ed Status
8. Building Rent Status ( John Leone )
9. WGCD Audit Status ( Kandee Nourse )
- 10.

( ) **NEW BUSINESS**

1. Vice Presidency Vacancy Election ( Stan Cass )
2. Conservation Message of the Month Compilation ( Megan Lowery-Printing Budget )
3. Shop Equipment Inventory
4. USPWS Meeting ( Richard Foose )
5. Worker's Compensation Coverage for Board Members
- 6.

( ) **NRCS REPORT**

**Ray Mowery/DC-NRCS**

( ) **CSU EXTENSION REPORT**

**None**

**APPROVE APPLICATIONS AND AGREEMENTS**

( ) **BIOSOLIDS/LIQUID WASTE NEW APPLICATIONS**

- **NONE**

( ) **BIOSOLIDS AMENDMENTS/USE AND DISTRIBUTION**

- **NONE**

( ) **APPLICATION FOR COLORADO MINED LAND RECLAMATION**

- NONE

( ) **NOTICE OF FILING APPLICATION FOR A COLORADO MINED LAND RECLAMATION PERMIT**

Applicant:	<b>TIMMERMAN/WELLS PIT</b>
LOCATION:	WELD COUNTY APPROX 7 MI NE OF KEOTA AND 12 MI NW OF NEW RAYMER

( ) **EXPANSION OF MINED LAND**

- None

( ) **NOTICE OF 112c CONSTRUCTION MATERIALS RECLAMATION PERMIT**

<b>PERMIT</b>	<a href="#">M-1996-060</a>
Applicant:	<b>BESTWAY CONCRETE CO</b>
Legal Description:	SECT 31 T6N R66W
Request:	PARTIAL ACREAGE RELEASE REQUEST CONSIDERATION

( ) **NOTIFICATION OF 112c CONSTRUCTION MATERIALS FINANCIAL WARRANTY REDUCTION REQUEST CONSIDERATION**

<b>PERMIT</b>	<a href="#">M-2002-120</a>
Applicant:	<b>BESTWAY CONCRETE CO</b>
Request:	FINANCIAL WARRANTY REDUCTION

## (X) REFERRALS

<b>CASE NUMBER</b>	USR15-0004
APPLICANT:	TERESA SCHWARTZKOPF
PLANNER:	D. AUNGST
LOCATION:	N OF AND ADJ TO CR 44; APPROX 0.5 MI EAST OF CR 51
REQUEST:	SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW PERMIT AS A USE BY RIGHT, ACCESSORY USE OR A USE BY SPECIAL REVIEW IN THE COMM OR IND ZONE DISTRICTS (40X80 SQ' SHOP AND PARKING FOR ABOUT 20 SEMI TRUCKS)
LEGAL:	PART S2SE4 SECT 17 T4N R64W LOT B REC EXEMPT RE-2400 OF THE 6PM WELD CTY COLO

<b>CASE NUMBER</b>	PUDF15-0001
APPLICANT:	ROBERT AND KAREN NOLAN
PLANNER:	K OGLE
LOCATION	N OF CR 74; E OF AND ADJ TO HANNAH WAY IN THE HOME RANCH PUD
REQUEST:	MINOR AMENDMENT TO PF-1129 TO REMOVE THE BLDG ENVELOPE ON LOT 2 BLOCK 1 OF THE HOME RANCH PUD
LEGAL:	LOT 2 BLK 1 HOME RANCH; PART OF SECT 32, T7N, R67W OF THE 6PM WELD CTY COLORADO

<b>CASE NUMBER</b>	SUBX15-0002
APPLICANT	GERALD & MICHAEL BLEHM
PLANNER:	S ELKINS
LOCATION:	NONE GIVEN
REQUEST:	SUBDIV EXEMPTION FOR LOT LINE ADJUSTMENT WITH PARCEL NUMBER 095926000017 ( APPROX 786 ACRES)

<b>CASE NUMBER</b>	SUBX15-0004
APPLICANT:	NGL WATER SOLUTIONS DJ LLC

PLANNER:	K OGLE
LOCATION:	W OF CR 47 N OF AND ADJ TO CR 74
REQUEST:	SUBDIV EXEMPTION FOR THE TEMP USE FO A PARCEL FOR O/G SUPPORT AND SERVICE FACILITIES C-10 FACILITY (BOOTH)
LEGAL:	14620 PT S2 SECT 35 T7N R65W

<b>CASE NUMBER</b>	<a href="#">SUBX15-0003</a>
APPLICANT	NGL WATER SOLUTIONS DJ LLC
PLANNER:	K OGLE
LOCATION:	APPROX 0.5 MI N OF CR 50 W OF AND ADJ TO CR 69 SECTION LINE
REQUEST:	SUBDIV EXEMPTIONF OR THE TEMP USE OF A PARCEL FOR O/G SUPPORT AND SERVICE FACILITIES C-12 FACILITY ( 70 RANCH)
LEGAL:	PT SECT 27 T5N R63W

<b>CASE NUMBER</b>	<a href="#">USR14-0083</a>
APPLICANT	AGFINITY
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	NE4 SECT 9 T6N R63W
REQUEST:	SITE SPECIFIC DEVELOP PLAN AND USE BY SRP FOR A USE PERMITTED AS A USE BY RIGHT AN ACCESSORY USE OR A USE BY SPECIAL REVIEW IN THE COMMERCIAL AND IND ZONE DIST (PROPANE LOADOUT FACILITY) PROVIDED THAT THE PROPERTY IS NOT A LOT IN AN APPROVED OR RECORDED SUBDIV PLAT OR LOTS PART OF A MAP OR PLAN FILED PRIOR TO ADOPTION OF ANY REGUALTIONS CONTROLLING SUBDIVISIONS IN THE AG Z DIST
LOCATION:	W OF AND ADJ TO CR 67 AND S OF AND ADJ TO HWY 392

<b>CASE NUMBER</b>	<a href="#">RECX15-0006</a>
APPLICANT	CITY OF THORNTON C/O HERVEY SMITH
PLANNER:	S ELKINS
LEGAL DESCRIPTION:	14728 SW4 OF SECT 30 T8N R65W (4.5D) OF
REQUEST	TWO LOT RECORDED EXEMPTION

LOCATION:	E OF AND ADJ TO CR 39 S OF AND ADJ TO CR 88
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<b>CASE NUMBER</b>	<a href="#">RECX15-0007</a>
APPLICANT	CITY OF THORNTON C/O HERVEY SMITH
PLANNER:	S ELKINS
LEGAL DESCRIPTION:	14728 SW4 OF SECT 30 T8N R65W (4.5D)
REQUEST:	TWO LOT RECORDED EXEMPTION/SUP FOR A DAIRY ENCUMBERS A PORTION OF THIS LAND
LOCATION:	E OF AND ADJ TO CR37 N OF AND ADJ TO CR 88

<b>CASE NUMBER</b>	<a href="#">USR14-0087</a>
APPLICANT	TIMBRO RANCH & CATTLE LLC C/O WHITING OIL AND GAS
PLANNER:	C GATHMAN
LEGAL DESCRIPTION:	ALL OF SECT 26 T10N R58W EXC SW4SW4 EXC OG&M
REQUEST:	SITE SPECIFIC DEVELOPMENT PLAND AND SPECIAL REVIEW PERMIT FOR MINERAL RESOURCE DEVEL FACILITIES, O/G SUPPORT AND SERVICE (CLASS II OILFIELD WASTE DISPOSAL FACILITY – SALTWATER INJECTION FACILITY) IN THE AG ZONE DIST
LOCATION:	1 MI S OF CR 116 AND ONE MI E OF CR 127

<b>CASE NUMBER</b>	<a href="#">USR14-0068</a>
APPLICANT	LaSALLE RENTAL PROPERTY ONE LLC C/O HERSCHEL HOLOWAY
PLANNER:	K OGLE
LEGAL DESCRIPTION:	PART NW4NW4 SECT 8 T4N R65W LOT C REC EXEMPT RE-4419
REQUEST:	SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPEC REVIEW...TRUCKING AND TRUCK REPAIR, OUTSIDE EQUIP, VEHICLE STORAGE AND STAGING; MATL ASSOCIATED W/THE CONSTRUCTION BUSINESS
LOCATION:	APPROX 1 MI S OF CR 50; E OF AND ADJ TO CR 39

<b>CASE NUMBER</b>	<a href="#">RECX15-0002</a>
APPLICANT	ARTHUR AND JENNIFER GARZA

PLANNER:	C GATHMAN
LEGAL DESCRIPTION:	PT NW4 SECT 35 T8N R65W LOT B REC EXEMPT RE-2202 (.19R)
REQUEST:	AMENDED RECORDED EXEMPTION TO AMEND THE BOUNDARIES OF LOT B OF RE-2202 IN CONJUNCTION WITH RECX15-0003
LOCATION:	S OF AND ADJ TO CR 88 AND APPROX 1300 FEET EAST OF CR 45

<b>CASE NUMBER</b>	<a href="#">RECX15-0003</a>
APPLICANT	LONGS PEAK DAIRY LLC
PLANNER:	C GATHMAN
LEGAL DESCRIPTION:	PT N2 SECT 35 T8N R65W LOT D REC EXEMPT RE-4693
REQUEST:	AMENDED RECORDED EXEMPTION TO AMEND THE BOUNDARIES OF LOT D OF RE-4693
LOCATION:	S OF AND ADJ TO CR 88 AND EAST OF AND ADJ TO CR 45

<b>CASE NUMBER</b>	<a href="#">SUBX14-0024</a>
APPLICANT	DOUGLAS L AND DAWN R DETIENNE
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	PT OF NE4 SECT 12 T5N R67W
REQUEST:	LOT LINE ADJ IN CONJUNCTION WITH RECX14-0160
LOCATION:	S OF AND ADJ TO US HWY 34 AND W OF AND ADJ TO 95 <sup>TH</sup> AVE

<b>CASE NUMBER</b>	<a href="#">RECX14-0161</a>
APPLICANT	DOUGLAS LK AND DAWN R DETIENNE
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	PT SE4 SECT 12 T5N R67W
REQUEST:	TWO LOT RECORDED EXEMPTION TO SPLIT LOT B OF RECX14-0160
LOCATION:	S OF AND ADJ TO US HWY 34 AND W OF AND ADJ TO 95 <sup>TH</sup> AVE ( LOT B OF RECX14-0160)

<b>CASE</b>	<a href="#">USR14-0160</a>
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<b>NUMBER</b>	
APPLICANT	DOUGLAS L AND DAWN R DETIENNE
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	PT SE4 SECT 12 T5N R67W
REQUEST:	LOT LINE AMENDMENT TO LOT B OF RE 3076 (WITH SUBX14-0024)
LOCATION:	S OF AND ADJ TO US HWY 34 AND W OF AND ADJ TO 95 <sup>TH</sup> AVE ( LOT B OF RE-3076)

<b>CASE NUMBER</b>	<a href="#">USR15-0002</a>
APPLICANT	ZABKA FARMS INC C/O NOBLE ENERGY
PLANNER:	C GATHMAN
LEGAL DESCRIPTION:	W2NE4 SECT 36 T6N R65W
REQUEST:	SITE SPECIFIC DEV PLAN AND USE BY SPECIAL REVIEW PERMIT FOR A MINERAL RESOURCE DEVELOPMENT FACILITY INCLUDING O/G SUPPORT FACILITY (EQUIP STORAGE YARD AND OFFICE) IN THE AG ZONE DIST
LOCATION:	S OF AND ADJ TO CR 64 0.5 MI EAST OF CR 47

<b>CASE NUMBER</b>	<a href="#">ZPHO15-0001</a>
APPLICANT	DEAN AND CHERYL ODOM
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	AHP-5 L5 ANTELOPE HILLS PUD
REQUEST:	ZONING PERMIT FOR A HOME OCCUPATION CLASS I GARAGE DOOR BUSINESS
LOCATION:	W OF AND ADJ TO SIASCONSET RD AND APPROX ¼ MI S OF CR 76

<b>CASE NUMBER</b>	<a href="#">RECX15-0010</a>
APPLICANT	DRAKE FAMILY PARTNERSHIP LLLP C/O LINDA BLEHM
PLANNER:	K OGLE
LEGAL DESCRIPTION:	PT W2 SECT 4 T7N R66W
REQUEST:	2 LOT RECORDED EXE,[TOPM
LOCATION:	N OF AND ADJ TO CR 84 E OF CR 29



<b>CASE NUMBER</b>	<a href="#">RECX15-0005</a>
APPLICANT	CITY OF THORNTON C/O HERVEY SMITH
PLANNER:	S ELKINS
LEGAL DESCRIPTION:	13960 S2NW4 SECT 7 T7N R65W EXC UPRR RES (5L)
REQUEST:	TWO LOT RECORDED EXEMPTION
LOCATION:	E OF ADJ TO CR 37 APPROX 0.25 MI S OF CR 86

<b>CASE NUMBER</b>	<a href="#">SUBX15-0001</a>
APPLICANT	L & S CAPITAL LTD
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	ALL OF SECT 7 75N R61W
REQUEST:	SUBDIV EXEMPTION FOR THE TEMP USE OF A PARCEL FOR O/G PRODUCTION FACILITIES O/G STORAGE FACILITY OR O/G SUPPORT SERVICE FACILITIES W/ USR15-0001
LOCATION:	S OF AND ADJ TO CR 60 APPROX 2 MI W OF CR 89

<b>CASE NUMBER</b>	<a href="#">MUSR15-0003</a>
APPLICANT	Todd & Rhonda Amen c/o West Gunter
PLANNER:	S Elkins
LEGAL DESCRIPTION:	Part NE4NE4NE4 Sect 35 T5N R66W of the 6PM
REQUEST:	Amend to a site specific development plan and use by special review permit No USR -1163 – to allow for an addition to an existing bldg. in the AG zone dist
LOCATION:	W of and adj to 35 <sup>th</sup> Ave; S of 49 <sup>th</sup> St

<b>CASE NUMBER</b>	<a href="#">ZPHO15-0002</a>
APPLICANT	Bonny Everhart
PLANNER:	D AUNGST
LEGAL DESCRIPTION:	18022-B PT NW4NW4 Sect 35 T6N R66W
REQUEST:	Zoning permit for home occupation Class I daycare
LOCATION:	S of and adj to CR 64 (O Street) and approx. 1 mi W of N 35 <sup>th</sup> Ave (4704 W. O Street)

<b>CASE NUMBER</b>	<a href="#">USR14-0063</a>
APPLICANT	Mariano Gonzalez c/o Ignacio Gallegos
PLANNER:	T Johnson
LEGAL DESCRIPTION:	Pt SW4 Sect 36 T5N R64W Lot A Rec Exempt RE-1117
REQUEST:	Site Specific Development Plan for any use...truck parking for two tractor trailers and outside equipment provided the property is not a lot in an approved or recorded subdiv plat
LOCATION:	E of and adj to CR59 approx 550' north of CR 50

<b>CASE NUMBER</b>	<a href="#">USR14-0074</a>
APPLICANT	Enrique & Myrna Carrillo
PLANNER:	T Johnson
LEGAL DESCRIPTION:	PT NE4 SECT 35 T5N R66W & SECT 26 T5N R66W
REQUEST:	SITE SPECIFIC...EMPLOYEE AND COMMERCIAL PARKING AND MACHJINERY/TOOL STORAGE
LOCATION:	S OF AND ADJ TO 49 <sup>TH</sup> STREET; WEST OF AND ADJ TO 35 <sup>TH</sup> AVE

<b>CASE NUMBER</b>	<a href="#">SPR15-0003</a>
APPLICANT	SCHWINDT GREELEY LLC
PLANNER:	S ELKINS
LEGAL DESCRIPTION:	12121B PT PARCEL B OF L2 SW4NW4 SECT 4 T5N R65W
REQUEST:	SITE PLAN REVIEW FOR NEW AND EXISTING BLDG FOR H-S TESTING COMPANY
LOCATION:	APPROX 0.1 MI EAST OF 1 <sup>ST</sup> AVE. PRIVATE ACCESS NEEDS AN ACCESS EASEMENT AGREEMENT N OF E 4 <sup>TH</sup> STREET RD

<b>CASE NUMBER</b>	<a href="#">RECX15-0014</a>
APPLICANT	WSW INC
PLANNER:	K OGLE
LEGAL DESCRIPTION:	PT W2 SECT 29 T6N R65W
REQUEST:	TWO LOT RECORDED EXEMPTION

LOCATION:	S OF AND ADJ TO CR 66 E OF HWY 85
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( ) CONSERVATION PLANS FOR REVIEW

( ) CORRESPONDENCE

( ) CLOSED SESSION

\* REMINDERS\*

**Board members should turn in mileage reimbursement requests for all district related travel.**

ADJOURN