



**West Greeley Conservation  
District Board of Supervisors  
Meeting Agenda**

**Monday, August 14, 2023**

**11:00 AM  
HOUSTON GARDEN  
515 23<sup>rd</sup> Ave  
Greeley, CO 80631**

**Welcome, roll call, and meeting called to order:**

- Introduction of Guests: Alan Holmberg, CPA/Anderson & Whitney
- Approval of Board Meeting Minutes from Regular Meeting July 2023
  - ( ) ( )
- Approval of July 2023 Treasurers Report and Financial Statements
  - ( ) ( )
- Approval of Payable for July 2023
  - ( ) ( )

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**Staff Reports**

- Liz Schneider, Conservation Technician
- Jasen Kettle, Houston Garden Coordinator
- LeRoy D. Hall, Conservation Technician
- Taylor Webb, Community Engagement Specialist
- Ryan Kapperman, Field Technician
- Bruce Cameron, Seasonal Technician

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**Partner Reports**

- NRCS Report: Will Owsley, Resource Team Leader
  
- CSU Extension Report: Hannah Swanbom ED/CSU Extension

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**New Business/Request for Financial Support**

1. **2023 WGCD Financial Statements Approval**
2. **Project Proposal for Cheri Bashor Cross Fencing up to \$10,000**
3. **Cost Share Proposal from WC Public Works on Biocontrol for Toadflax**
4. **Petition For the Inclusion of Lands into WGCD**
  - **Long Pork, Inc/John Long, Eaton, CO**
5. **Land Purchase Information for Demo Farm**
6. **Stipend / Salary Increase for T. Webb**
7. **New Computer for Security Cameras**
8. **Update Loss of Sage Bookkeeping Data**
9. **Website/ADA Compliance Standards Update Work in Progress Billing to GMan Graphics \$33,737.50**
10. **2023 Community BBQ Recap**

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### Unfinished Business

1. **RT QAR August 15<sup>th</sup> (Ft Collins)**
2. **Ranching for Profit Workshop – status quo still accepting registrants**
3. **Blowing Dust Remediation Program Draft Consideration**
4. **Greenhouse Update – pour completion and erection of walls**
5. **Houston Garden Assistant to Programs Manager Job Description Draft**
6. **Expiring CD Discussion – Current best rate is a 5.25% APY for 3/6/12 months**

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### Weld County Referrals

- **Applicant:** Barry James Reider and Julie Ann Nelson Trust, c/o CBEP Solar 17, LLC **Case Number:** USR23-0034 Living

**Project:** A Site Specific Development Plan and Use by Special Use Permit for a 5.8MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District **Location:** East of and adjacent to County Road 39; approximately 1,300 feet south of County Road 86.

- **Applicant:** John Scott Byrnes Trust c/o CBEP Solar 28, LLC **Case Number:** USR23-0033

**Project:** A Site Specific Development Review and Use by Special Review Permit for a 1.5MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District **Location:** East of and adjacent to County Road 13 and approximately 2,600 feet south of County Road 96

- **Applicant:** McKee Ranch, LLLP, c/o CBEP Solar 16, LLC **Case Number:** USR23-0032

**Project:** A Site Specific Development Plan and Use by Special Review Permit for a 7.5 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District **Location:** South of and adjacent to State Highway 392 and west of and adjacent to County Road 37

- **Applicant:** Louis & Gina Fabrizio; c/o CBEP Solar 30, LLC **Case Number:** USR23-0030

**Project:** A Site-Specific Development Plan and Use by Special Review Permit for a 3.6 MW Solar Energy Facility (SEF) in the A (Agricultural) Zone District **Location:** Approximately 0.5 miles north of State Highway 14; west of and adjacent to County Road 41 Section Line

- **Applicant:** Mark Gable **Case Number:** LLA23-0017

**Project:** LOT LINE ADJUSTMENT BETWEEN LOT A OF RE-354 AND CORRECTED LOT B OF RE-3089 **Location:** North of and adjacent to CR 50; 0.71 miles East of CR 41

- **Applicant:** Fundare Redtail LLC **Case Number:** LLA23-0016

**Project:** LOT LINE ADJUSTMENT OF LOTS A AND B OF 1AMREX20-13-0014 **Location:** WEST OF AND ADJACENT TO COUNTY ROAD 127; APPROXIMATELY 0.15 MILES SOUTH OF COUNTY ROAD 116

- **Applicant:** VIMA PARTNERS LLC **Case Number:** LLA23-0015

**Project:** Lot Line Adjustment between 3 (three) parcels. End result will be two (2) parcels greater than 35 acres in size **Location:** South of and adjacent to County Road 62 (Crossroads Boulevard) and east of and adjacent to County Road 13 (Colorado Boulevard)

- **Applicant:** CMH Homes, Inc.  
**Case Number:** FFD23-0032

**Project:** FAMILY FARM DIVISION ON METES AND BOUNDS 40 ACRE PARCEL **Location:** East of and Adjacent to WCR 81; South of and Adjacent to WCR 86

- **Applicant:** JIM ROTH  
**Case Number:** FFD23-0029

**Project:** FAMILY FARM DIVISION **Location:** North of and adjacent to WCR 46, East of and adjacent to WCR 41

- **Applicant:** Kevin Brown  
**Case Number:** FFD23-0027

**Project:** FAMILY FARM DIVISION **Location:** EAST OF AND ADJACENT TO COUNTY ROAD 45; APPROXIMATELY 0.50 MILES NORTH OF COUNTY ROAD 92

- **Applicant:** NATHAN GIBSON  
**Case Number:** FFD23-0025

**Project:** FAMILY FARM DIVISION **Location:** SOUTH OF AND ADJACENT TO COUNTY ROAD 92; APPROXIMATELY 0.50 MILES EAST OF COUNTY ROAD 15

- **Applicant:** Danny Perdew, Faith Tabernacle Ministries  
**Case Number:** FFD23-0019

**Project:** FAMILY FARM DIVISION ON 38 ACRE PARCEL **Location:** North side CR 86, half-mile west of CR 29

- **Applicant:** Faith Tabernacle Ministries Inc  
**Case Number:** FFD23-0018

**Project:** FAMILY FARM DIVISION ON 39 ACRE PARCEL **Location:** North side CR 86, half-mile west of CR 29

- **Applicant:** CBEP Land 2, LLC, c/o CBEP Solar 9, LLC and ECA CO Lead  
**Case Number:** 1MJUSR23-22-0027

**Project:** A Site Specific Development Plan and Use by Amended Special Review Permit for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District **Location:** South of and adjacent to County Road 64, approximately 1320 feet east of County Road 43

**NRCS Referrals:** None

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### **NOTICE Consideration of Construction Materials Reclamation Permit Acreage Release Request Application**

- IHC Scott, Inc, to reclaim the affected land to Developed Water Resource use.  
Operation Name: Bernhardt Sand and Gravel Pit, 111.01 acres, S24 T4N R67W NE Quarter Section, approximately 1 mile south of The Town of Milliken

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### **Annexation Notifications:**

- **City of Greeley, Schneider Annexation Northwest Corner of 10<sup>th</sup> Street at 83<sup>rd</sup>**

**Ave, 170.573 acres, Comprehensive Plan is within City of Greeley's Long-Range Expected Growth Area (LREGA)**

- **Town of Windsor Planning, Haas Annexation, 15.8 acres adjacent to Town boundaries with a property address of 6330 WCR 68 ½ to promote more housing opportunities, which in turn supports commercial and retail growth**

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## **PUBLIC HEARING**

- **Fort Lupton City Hall proposed Sunrise Metropolitan District generally affected property lies at the intersection of CR 12 and CR 29 1/2**
- **High Plains Estates Metropolitan District, Town of Johnstown, 101 acres located East of High Plains Blvd, South of Veterans Parkway/East CR 14 and North of Rocksbury Ridge subdivision**
- **Town of Mead, in regard to the organization of Buffalo Highlands Metropolitan District No's 1-3**
- **Town of Johnstown, High Plains Estates Metropolitan District, for consideration of a Service Plan and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan -**

## **BIO SOLID PERMIT:**

- None

## **REMINDERS**

- Board Members should turn in mileage Reimbursements.
- Next Meeting is **Monday, September 11, 2023**
- Labor Day is **Monday, September 3, 2023** – Office Closed
- Ranching for Profit is **September 12 & 13, 2023**, Eaton Rec Center

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**Executive Session:** Time is set aside to adjourn the open meeting and go into executive session in accordance with (CRS 24-6-402 (4) (f)).

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## **1:00 pm Adjournment**

### Board Members Present

- ( ) John Leone
- ( ) Lenny Simpson
- ( ) Allen Beloin
- ( ) Dale Souther
- ( ) John Long

### Partners Present

- ( ) Will Owsley - NRCS
- ( ) Hannah Swanbom

### Staff Members Present

- ( ) Jasen Kettle
- ( ) Kandee Nourse
- ( ) LeRoy Hall
- ( ) Liz Schneider
- ( ) Ryan Kapperman
- ( ) Taylor Webb
- ( ) Bruce Cameron

### Guests Present

- ( ) Alan Holmberg, CPA/Anderson & Whitney