



## West Greeley Conservation District Board of Supervisors Meeting Agenda

Monday, February 13, 2023  
Board Meeting 11:00 am

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

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

- Introduction of Guests: **Kayla Hladky, NE Regional Field Specialist**
- Approval of Board Meeting Minutes from Regular Meeting January 2023
  - ( ) ( )
- Approval of January 2023 Treasurers Report and Financial Statements
  - ( ) ( )
- Approval of Payable for January 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. **Closed Utility Trailer Purchase - \$ 8500**
2. **Hosting Ranching for Profit School**
3. **Reconstruction of Landscaping Feature at Houston Garden (\$12,680)**
4. **CCTA Recap**
5. **STAR – Larimer CD Inquiry to cross boundaries**
6. **USPWCWMA – Intercounty membership organization**

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**Unfinished Business**

1. **New Tractor Update**
2. **Greenhouse Project Update** – photos and payment completed (\$71,450)
3. **Virtual Fencing Consideration**
4. **Farm Show Recap**
5. **Audit Still Ongoing**

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**Weld County Referrals** ( ) ( )

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○ **Steven T. Wells Case Number: USR22-0035**

Project: A Site-Specific Development Plan and Use by Special Review Permit for an event facility (not agriculture-related) for up to 200 people located outside of a subdivision and/or historic townsite in the A (Agricultural) Zone District.

Parcel Number: 071325000019-R0150989 Legal: PART OF SECTION 25, T7N, R63W & PART OF

SECTION 30, T7N, R62W of the 6th P.M., Weld County, Colorado.

Location: East of and adjacent to State Highway 392 (Immediately east of the State Highway 392/County Road 71 intersection).

○ **Terry Grazing Association c/o Connell Resources, Inc. Case Number: 1MJUSR23-14-0005**

Project: A Site Specific Development Plan and First Major Amended Use by Special Review Permit, for Open Mining (sand, gravel and stone), materials processing, an asphalt batch plant, employee and equipment parking associated with operations, mine support infrastructure outside of subdivisions and historic townsites in the A (Agricultural) Zone District. (Carr East Pit) Parcel Number: 020121000002-R0067786 Legal: All of Section 21, T11N, R67W of the 6th P.M., Weld County, Colorado.

Parcel Number: 020122000003-R0068086 Legal: Section 21 and the SW4 & S2SE4 & NW4SE4 & SW4NE4 Section 22, T11N, R67W of the 6th P.M., Weld County, Colorado.

Location: North of and adjacent to County Road 126, east of and adjacent to County Road 17 and West of County Road 21

○ **Dorothy J Davis (50% Interest) Case Number: USR23-0007**

Project: A Site Specific Development Plan and Use by Special Review Permit for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.

Parcel Number: 105712000081-R4395486 Legal: Part of RE-446; N2SW4 Section 12, T4N, R66W of the 6th P.M., Weld County, Colorado. Location: EAST OF AND ADJACENT

○ **D-Dart Ranch Inc, c/o Lincoln Solar LLC Case Number: USR23-0002**

Project: A Site Specific Development Plan and Use by Special Review Permit for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.

Parcel Number: 070713000033-R08101 8 6 Legal: NE4 Section 13, T7N, R66W of the 6th P.M., Weld County, Colorado. Location: South of and adjacent to HWY 14 and west of and adjacent to CR 37

○ **WAYNE A SCHNORR FAMILY TRUST Case Number: FFD23-0002**

Project: FAMILY FARM DIVISION

Parcel Number: 070511400019-R8947166 Legal: PT SECTION 11, T7N, R67W of the 6th P.M., Weld County, Colorado. Location: NORTH OF AND ADJACANT TO HWY 14; APPROXIMATELY 0.16 MILES WEST OF COUNTY ROAD 23

○ **SHULL MIKE LIVING TRUST Case Number: ZPTT22-0007**

Project: 65 FOOT TALL TOWER Parcel Number: 046725000010-R0424186  
Weld County, Colorado. Legal: S2 SECTION 25, T9N, R60W of the 6th P.M.,  
Location: NORTH AND ADJACENT TO COUNTY ROAD 100; APPROXIMATELY 1 MILE  
EAST OF  
COUNTY ROAD 105

○ **Mary C Stevens Case Number: ZPTT23-0001**

Project: 65' TELECOMMUNICATION TOWER Parcel Number: 080534300012-R8943914  
Legal: PT SW4 Section 34, T6N, R66W of the 6th P.M., Weld County, Colorado.  
Location: SOUTH OF AND ADJACENT TO F STREET; APPROXIMATELY 0.25 MILES  
FROM NORTH 59TH AVENUE

○ **Paul Salveson, c/o Cowboy K9 Training, LLC Case Number: USR23-0001**

Project: A Site Specific Development Plan and Use by Special Review Permit for a Kennel in the A (Agricultural) Zone District. Parcel Number: 045535200014-R2113703 Legal: LOT A REC EXEMPT RE-3386, PART W2NW4 SECTION 35, T9N, R66W of the 6th P.M., Weld County, Colorado. Location: SOUTH OF AND ADJACENT TO CR 100; APPROXIMATELY 737 FEET EAST OF CR 33

○ **Applicant: T3 Land & Investment, c/o The Timmerman Industrial Park LLC Case Number: PUDF23-0001**

Project: A PUD (Planned Unit Development) Final Plan for four (4) lots with C-3 (Business Commercial), C-4 (Highway Commercial), I-1 (Industrial), I-2 (Industrial) and I-3 (Industrial) Uses along with along with two (2) non-buildable outlots (Tract A and Tract B). Tract B will contain a detention pond for the PUD. The PUD Change of Zone was approved under Case PUDZ19-0001. Parcel Number: 105513400013-R8961721 Legal: LOT A REC EXEMPT RECX19-0011; PART SE4 Section 13, T4N, R65W of the 6th P.M., Weld County, Colorado. Location: North of and adjacent to County Road 44 and west of and adjacent to County Road 49.

○ **Timothy & Laura Cook, c/o Pivot Solar 35, LLC Case Number: USR23-0006**

Project: A Site Specific Development Plan and Use by Special Review Permit for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.

Parcel Number: 105711200018-R8946702 Legal: LOT B REC EXEMPT RECX15-0103; PART SW4NW4 SECTION 11, T4N, R66W of the 6th P.M., Weld County, Colorado.

Location: East of and adjacent to CR 33, approximately 0.5 miles north of CR 46.

○ **Kenneth Harring, c/o CBEP Solar 6, LLC Case Number: USR23-0005**

Project: Site Specific Development Plan and Use by Special Review Permit for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.

Parcel Number: 070932200064-R4004106 Legal: LOT B REC EXEMPT RE-4163, BEING PART NW4 SECTION 32, T7N, R65W of the 6th P.M., Weld County, Colorado.

Location: Approximately 980-feet south of County Road 76 and approximately 1300-feet east of County Road 39.

○ **BHS Solar Energy Facility Town of Severance**

NRCS Referrals: None

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**NOTICE**

**Konig Borrow Pit M-2010-055 Surety Reduction Request Application SR 1**

**Consideration of 112C Construction Materials Reclamation Permit Application  
Sunset Industrial Pit, File No M-2023-001**

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**Annexation Notifications:**

- None

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**PUBLIC HEARING**

- None

**BIO SOLID PERMIT:**

- None

## REMINDERS

- Board Members should turn in mileage Reimbursements.
- Next Meeting is **Monday, March 13, 2023**, WGCD 4302 W 9<sup>th</sup> Street Rd, Greeley, CO 11:00 am
- Upcoming Holiday/Office Closures: February 20 – President’s Day

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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
- ( ) Tony Becker
- ( ) Allen Beloin
- ( ) Dale Souther

### Partners Present

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

### Staff Members Present

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

### Guests Present