



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

**Monday, January 8, 2024  
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: Alan Holmberg, CPA for Anderson & Whitney
- Approval of Board Meeting Minutes from Regular Meeting December 2023
  - ( ) ( )
- Approval of December 2023 Treasurers Report and Financial Statements
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- Approval of Payable for December 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
  - FSA Report: Shelley Woods, CED/FSA
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## New Business/Request for Financial Support

1. Cost Share Applications
    - o None
  2. Petition into the District:
    - o Mellor, Andrea L
  3. Proposed Soil Sampling Program Guideline
  4. COLA Increase 5.37%
  5. WGCD Staff 5% Salary Reviews
  6. Nomination for WGCD Vice President Vacancy
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## Unfinished Business

1. Small Grant Request – Park Ridge @ Hawkstone Association
  2. Scholarship Qualification Requirement
  3. 2024 Proposed Budget
  4. Building Lease Renewal – expires May 2024
  5. William’s Farm Purchase
    - Pivots Delivered
    - Generator Decision
    - Demo East Onsite Building – AB Dirtworks \$ 2750
    - Bonnell Fence Site visit – \$4985.50 quote
    - Sent Serial Numbers on Pivots to Crossroads for coverage
  6. Greenhouse Progress Update
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## Weld County Referrals

- **Applicant:** Cornish Plains Livestock, LLLP c/o Oriole Solar, LLC and Starling Solar, LLC **Case Number:** USR23-0047

**Project:** A Site Specific Development Plan and Use by Special Review Permit (USR) for a Solar Energy Facility in the A (Agricultural) Zone District. The facility will encumber approximately 82.23 acres. The USR is proposed in two (2) phases and will have a total capacity of 51,000 kW AC

**Location:** West of US Highway 392 and 0.5 mile south of County Road 74

- **Applicant:** Kelly Jones **Case Number:** USR23-0042

**Location:** East of and adjacent to County Road 49 and north of and adjacent to County Road 50.

- **Applicant:** Russell & Connie Moss **Case Number:** LLA23-0034

**Project:** LOT LINE ADJUSTMENT BETWEEN RECX17-0151 AND SE-578 **Location:** NORTH OF AND ADJACENT TO COUNTY ROAD 80; APPROXIMATELY 1,200 FEET EAST OF COUNTY ROAD 41

- **Applicant:** James Alan Frank **Case Number:** LLA23-0027

**Project:** LOT LINE ADJUSTMENT BETWEEN LOT A AND B OF RE-4376 **Location:** North of and adjacent to CR 40 1/2; 1/2 Mile West of CR 25 ½

- **Applicant:** Fryer Livestock, LLC **Case Number:** FFD23-0069

**Project:** FAMILY FARM DIVISION ON A METES AND BOUNDS DESCRIBED PROPERTY

**Location:** NORTH OF AND ADJACENT TO HIGHWAY 14; APPROXIMATELY 0.80 MILES WEST OF COUNTY ROAD 77

- **Applicant:** Phyllis C Nelson **Case Number:** FFD23-0068

**Project:** FAMILY FARM DIVISION ON LOT B OF RECX13-0032

**Location:** North of and adjacent to WCR 44; 0.17 Miles West of WCR 29

- **Applicant:** Brack Brothers, LLC c/o Buckeye Welding Supply CO, Inc  
**Case Number:** 1AMSPR24-85-48

**Project:** First Amendment to Site Plan Review, No. SPR-48, for a welding retail, rental, repair and delivery business (Buckeye Welding), to remove the 1,165 SF office and the two 500 SF storage buildings and replace them with a 2,200 SF building and add 1,000 SF outdoor display area

**Location:** South of and adjacent to 8th Street and west of and adjacent to Ash Avenue. (360 E. 8th Street

**NRCS Conservation Plans:**

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**NOTICE of Consideration of 112c Construction Materials Reclamation Permit Application**

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- Western Equipment & Truck Mine #1, File No. M 2023 042
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**NOTICE OF FILING APPLICATION FOR COLORADO MINED LAND RECLAMTION PERMIT**

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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 February 12, 2024
- Office closed for MLK, Jr Day on January 15, 2024
- Farm Show is January 23-25, 2024
- Office Closed for President's Day on February 19, 2024

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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 – ED/CSU Extension
- Shelley Woods – CED/FSA

**Staff Members Present**

- Jasen Kettle
- Kandee Nourse
- LeRoy Hall
- Liz Schneider
- Ryan Kapperman
- Taylor Webb
- Bruce Cameron
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**Guests Present**

- Alan Holmberg
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