

# Weld County Planning Commission Agenda Tuesday, April 7, 2026

11:30 a.m. – Weld County Planning Commission Luncheon – Events Center, 1150 O Street, Greeley, CO

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1:30 p.m. – Public Meeting of the Weld County Planning Commission, Weld County Administration Building, Hearing Room, 1150 O Street, Greeley, Colorado.

1. Pledge of Allegiance

2. Roll Call

Butch White  
Michael Wailes  
Michael Palizzi  
Virginia Guderjahn  
Michael Biwer  
Calven Goza  
Hunter Rivera  
Cole Ritchey

3. Approval of Minutes from the March 3, 2026 regular meeting

4. Hearing Items. Specific time for public input has been set aside for discussion on the following items:

- A. Case Number:            USR25-0011  
Applicant:                WETCO WCR 49 HWY 34, LLC  
Planner:                  Angela Snyder  
Request:                  Use by Special Review Permit for Open Mining (topsoil) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.  
Legal Description:        Lot B of Corrected Recorded Exemption RE-2623; being part of the N1/2 NE1/4 of Section 24, Township 5 North, Range 65 West of the 6th P.M., Weld County, Colorado.  
Location:                 South of and adjacent to U.S. Highway 34; west of and adjacent to County Road 49.  
Parcel Number:           096124100038
- B. Case Number:           COZ25-0011  
Applicant:                Amerin Family Trust  
Planner:                  Angela Snyder  
Request:                  Change of Zone from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District.  
Legal Description:        Two parcels both located in the W1/3 S1/2 of Section 3, Township 1 North, Range 67 West of the 6th P.M., Weld County, Colorado.  
Location:                 South of and adjacent to State Highway 52; east of and adjacent to County Road 19.  
Parcel Number:           146903000011; 146903000012

5. Public Comment

6. New Business

7. Adjourn

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Items scheduled for future hearings:

- May 5- Case Number:        USR25-0023  
Applicant:                Michael and Kerri Neal, c/o Renewable Earth Materials, LLC  
Planner:                  Molly Wright  
Request:                  Use by Special Review Permit for a Landscaping Business outside of subdivisions and historic townsites in the A (Agricultural) Zone District.  
Location:                 North of and adjacent to Highway 52; west of and adjacent to County Road 7.2.  
Parcel Number:           131334301007
- June 2- Case Number:       SIF26-0001  
Applicant:                Grover Ranch, LLC, HEH, LLC and Norma Ayers, c/o Triplains Energy Center, LLC  
Planner:                  Diana Aungst

Request: A State Interest Facility, SIF26-0001, for a 1041 Major Facility of a Public Utility, Solar Energy Facility (SEF), including solar arrays generating up to 140 MW-AC (177.8 MW-DC), a substation, and associated facilities, outside of subdivisions and historic townsites in the A (Agricultural) Zone District.

Location: North of and adjacent to County Road 128, approximately 0.5 miles south of County Road 132; west of and adjacent to County Road 71; east of and adjacent to County Road 67.

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Note: In accordance with the Americans with Disability Act, if special accommodations are required in order for you to participate in this hearing, please contact the Department of Planning Services at (970) 400-6100 prior to the day of the hearing