

Weld County Planning Commission Agenda Tuesday, September 2, 2025

12:30 p.m. – Weld County Planning Commission Luncheon – Events Center, 1150 O Street, Greeley, CO
Staff will provide a presentation on Ordinance 2025-11

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
Barney Hammond
Michael Biber
Calven Goza
Hunter Rivera
Cole Ritchey

3. Approval of Minutes from the August 5, 2025 regular meeting

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

- A. Case Number: USR25-0014
Applicant: Lembke Family Preserve, LLC
Planner: Molly Wright
Request: Use by Special Review Permit for Keeping of Exotic Animals outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
Legal Description: Part of Section 33, township 5 North, Range 62 West of the 6th P.M., Weld County, Colorado.
Location: Approximately 4 miles east of County Road 69; approximately 3.5 miles north of U.S. Highway 34.
Parcel Number: 096733100004
- B. Case Number: USR23-0041
Applicant: DCP Operating Company, LP
Planner: Molly Wright
Request: Use by Special Review Permit for Oil and Gas Support and Service (compressor station) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
Legal Description: Part of the SW1/4 of Section 25, Township 4 North, Range 66 West of the 6th P.M., Weld County, Colorado.
Location: Approximately 0.25 miles east of County Road 35; approximately 0.25 miles north of County Road 40.
Parcel Number: 105725300019
- C. Case Number: COZ25-0005
Applicant: Sheldon and Jeanne Kyne
Planner: Angela Snyder
Request: Change of Zone from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District.
Legal Description: Part of the E1/2 SE1/4 of Section 14, Township 6 North, Range 65 West of the 6th P.M., Weld County, Colorado.
Location: North of and adjacent to State Highway 392; west of and adjacent to County Road 47.
Parcel Number: 080314400013

- D. Case Number: COZ25-0006
Applicant: Affordable Owner, LLC
Planner: Diana Aungst
Request: Change of Zone from the A (Agricultural) Zone District to the I-2 (Medium Industrial) Zone District.
Legal Description: Lot A of LLA25-0013; being part of the SW1/4 of Section 25, Township 1 North, Range 68 West of the 6th P.M., Weld County, Colorado.
Location: East of and adjacent to County Road 11; approximately 0.25 miles north of County Road 4.
Parcel Number: 146725000020
- E. Case Number: Ordinance 2025-11
Planner: Jim Flesher/Maxwell Nader
Request: In the Matter of Repealing and Reenacting with Amendments, Chapter 23 Zoning of the Weld County Code (Miscellaneous)

5. Public Comment

6. New Business

7. Adjourn

Items scheduled for future hearings:

- Oct 7- Case Number: USR24-0019
Applicant: NGL Water Solutions DJ, LLC
Planner: Diana Aungst
Request: Use by Special Review Permit for Uses similar to organic composting (Biochar processing), outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
Legal Description: Lots A and B of Recorded Exemption RECX17-0182; being part of the N1/2 of Section 28, Township 1 North, Range 66 West of the 6th P.M., Weld County, Colorado.
Location: South of and adjacent to County Road 6; approximately 0.25 miles west of County Road 31.
- Oct 7- Case Number: USR25-0010
Applicant: Guttersen Ranches, LLC, c/o DCP Operating Company, LP
Planner: Chris Gathman
Request: Use by Special Review for an Oil and Gas Support and Service facility (natural gas compressor station) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
Location: Approximately 4.25 miles north of access onto County Road 59; east of and adjacent to County Road 65 Section Line.
- Oct 7- Case Number: USR25-0015
Applicant: Paragon Service Dogs
Planner: Matthew VanEyll
Request: Use by Special Review Permit for a Kennel (dog training and boarding facility for up to 8 dogs) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
Location: Approximately 310 feet west of County Road 3; approximately 730 feet south of County Road 32 section line..
- Oct 7- Case Number: USR25-0016
Applicant: Patricia Buxman, c/o Pivot Energy Inc.
Planner: Matthew VanEyll
Request: Use by Special Review Permit for a Solar Energy Facility (SEF) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
Location: North of and adjacent to County Road 66; approximately 0.25 miles west of County Road 31.

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.