

**Weld County Planning Commission Agenda
Tuesday, May 5, 2026**

12:00 p.m. – Weld County Planning Commission Luncheon – Events Center, 1150 O Street, Greeley, CO
PC Training Presentation by Maxwell Nader

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
 - Michael Wailes
 - Michael Palizzi
 - Virginia Guderjahn
 - Michael Biwer
 - Calven Goza
 - Hunter Rivera
 - Cole Ritchey
 - Wendy Tucker
3. Approval of Minutes from the April 7, 2026 regular meeting
4. Hearing Items. Specific time for public input has been set aside for discussion on the following items:
 - A. Case Number: USR25-0023
Applicant: Michael and Kerri Neal, c/o Renewable Earth Materials, LLC
Planner: Molly Wright
Request: Use by Special Review Permit for a Landscaping Business inside historic townsites in the A (Agricultural) Zone District.
Legal Description: Lot 14 of Puritan Subdivision; being part of the SW1/4 of Section 34, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado.
Location: North of and adjacent to Highway 52; west of and adjacent to County Road 7.2.
Parcel Number: 131334301007
5. Public Comment
6. New Business
7. Adjourn

Items scheduled for future hearings:

- 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.
- June 2- 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

June 2- Case Number: COZ26-0001

Applicant: Joann Frick

Planner: Angela Snyder

Request: Change of Zone from the A (Agricultural) Zone District to the C-3 (Business Commercial) Zone District.

Location: South of and adjacent to County Road 6; approximately 0.25 miles east of Colorado Boulevard (County Road 13).

June 2- Case Number: USR26-0002

Applicant: Dixie Water, LLC

Planner: Angela Snyder

Request: Use by Special Review Permit for a Solar Energy Facility (St. Vrain Resource Campus) outside of subdivisions and historic townsites in the A (Agricultural) Zone District.

Location: East of and adjacent to County Road 17; north of and adjacent to State Highway 66.

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