

Weld County Planning Commission Agenda  
Tuesday, July 7, 2026

12:30 p.m. – Weld County Planning Commission Luncheon – Training Center, 1104 H 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

Michael Wailes  
Michael Palizzi  
Virginia Guderjahn  
Michael Biwer  
Calven Goza  
Cole Ritchey  
Wendy Tucker  
Monica Ramirez

3. Approval of Minutes from the June 2, 2026 regular meeting

4. Item to be Continued:

A. Case Number: 1MJUSR26-05-1435  
Applicant: Tricycle Lane Texas, LLC, BURNCO Colorado, LLC, and Water Activity Enterprise of the Groundwater Management Subdistrict of the Central Colorado Water Conservancy District  
Planner: Angela Snyder  
Request: First Major Amended Use by Special Review Permit, 1MJUSR26-05-1435 (for Open Pit Mining and Materials Processing, a concrete and asphalt batch plant, a concrete recycling facility, and a landscape material sales yard) to add 32 acres and relocate the concrete and asphalt batch plant, outside of subdivisions and historic townsites and in the A (Agricultural) Zone District  
Legal Description: Part of the SE1/4 and the E1/2 SW1/4, and Lot B of Corrected Second Amended Recorded Exemption, RE-1053; being part of the SE1/4, all in Section 12, Township 5 North, Range 65 West of the 6th P.M., Weld County, Colorado  
Location: North of and adjacent to County Road 58; northeast of and adjacent to Weld County Parkway; west of and adjacent to County Road 49 section line.  
Parcel Numbers: 096112000130; 096112300016

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

A. Case Number: USR26-0001  
Applicant: Richard and Kathleen DeMatteo  
Planner: Diana Aungst  
Request: Use by Special Review Permit for an Event Facility, outside of subdivisions and historic townsites in the A (Agricultural) Zone District.  
Legal Description: Lot B of Recorded Exemption, RE-4766; being part of the NE1/4 of Section 30, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado.  
Location: Approximately 0.5 miles east of County Road 1; approximately 0.25 miles north of County Road 16.5.  
Parcel Number: 131330100091

- B. Case Number: 1MJUSR26-89-885  
 Applicant: Cactus Hill Ranch Company and North Weld County Water District  
 Planner: Diana Aungst  
 Request: First Major Amended Use by Special Review Permit, 1MJUSR26-89-885, for a Non-1041 Major Facilities of Public Utilities or Public Agency (two (2) water storage tanks) to add (2) additional potable water storage tanks, one (1) 7.5 million gallon tank and one (1) 5 million gallon tank, outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
- Legal Description: Part of the NE1/4 NE1/4 and Lots A and B of Family Farm Division, FFD21-0015, being part of the NE1/4 all located in Section 17, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado.
- Location: South of and adjacent to State Highway 14; approximately 640 feet west of State Highway 257.
- Parcel Numbers: 070517000059; 070517100001; 070517100002
- C. Case Number: Ordinance 2026-04  
 Planner: Jim Flesher  
 Request: In the Matter of Repealing and Reenacting, with Amendments, Chapter 2 Administration, Chapter 21 Areas and Activities of State Interest, and Chapter 23 Zoning of the Weld County Code (Power Plants and Battery Energy Storage Systems [BESS])

6. Public Comment

7. New Business

8. Adjourn

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Items scheduled for future hearings:

- Aug 4- Case Number: SIF26-0002  
 Applicant: Chalk Bluffs Wind, LLC  
 Planner: Diana Aungst  
 Request: A State Interest Facility, SIF26-0002, for a 1041 Major Facility of a Public Utility for a Wind Energy Facility (WEF) generating 380 megawatts (MWAC), two (2) Solar Energy Facilities (SEF) generating 425 megawatts (MWDC), two (2) substations, two (2) Battery Energy Storage Systems (BESS), a 10.8 miles of 115 kV transmission line, and 15.9 miles of 230 kV transmission line, outside of subdivisions and historic townsites in the A (Agricultural) Zone District.
- Location: The two (2) solar energy facilities, wind energy facility, and the transmission lines are located on 25,831 acres south of and adjacent to the Wyoming state line extending south to County Road 122; approximately 1 mile west of Interstate 25 extending east to County Road 59 section line right-of-way.

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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