

**FOR IMMEDIATE RELEASE**

**Contact:** David Kisker  
President, CLR-34 Neighborhoods Assn.  
(720) 979-6786  
[dave.kisker@gmail.com](mailto:dave.kisker@gmail.com)

## **WELD COUNTY RESIDENTS HEARD BOARD OF COUNTY COMMISSIONERS REJECTS REZONING APPLICATION**

GREELEY, Colo., November 20, 2015—After a 5-hour hearing before the Weld County Board of County Commissioners on Wednesday, November 18th, an application for the rezoning of 135 acres located in western Weld County was denied by a 3-2 vote. The application, submitted by Weld 34 LLC, a joint venture between Envirotech Services and McWhinney, would have changed the zoning at this site from Agriculture to the I-2 classification, which allows industrial activities that may have substantial impact to the surrounding environment, community residents and businesses.

Although the Weld County Planning Department had recommended approval of this application, the Planning Commission did not concur and failed to pass a motion to recommend approval at a hearing on October 20, 2015.

The multi-neighborhood citizens' group, CLR-34 Neighborhoods Association, led the organized presentations before the County Commissioners, exploring the application's compliance with the Comprehensive Plan as well as whether or not the proposal could be compatible with the surrounding uses, especially the Indianhead Estates subdivision, which directly abuts the parcel under consideration. Questions regarding the Weld County Code's requirement for protection of the health, safety and welfare of residents were raised, as well as whether this use would reflect the best potential handling of the land, given its close proximity to Johnstown, Windsor and Greeley, all of which supplied letters objecting to this application.

After listening to the concerns voiced by 21 speakers from CLR-34 as well as other nearby residents, several of the Commissioners expressed concerns about the rezoning process, which would have left the County with little control over the implementation of the uses that would be allowed on an I-2 property, including high-impact activities such as crude oil transloading and heavy manufacturing, as well as extensive rail activities. In voting against the application, Commissioner Sean Conway said, "I have to take the worst case scenario... I can't go to I-2 without the ability to insure that the very legitimate issues that have been raised by the residents here today [can be mitigated]."

CLR-34 spokesperson, Dave Kisker, commented "We are extremely gratified that the Commissioners listened to our substantial concerns about this land use application, which would have put a rail spur within 150 feet from several of the Indianhead Estates homes. In this case, the very high bar for rezoning

-more-

was not met because of its incompatibility with the existing uses. We hope that this decision will prompt a new, regional approach to land use planning for the area including Johnstown, Windsor, Weld and Larimer Counties, and potentially Greeley. CLR-34 would support and actively participate in a process for developing up-to-date comprehensive land use plans to guide future land use decisions.”

Many of the same property owners that appeared at the rezoning hearing in opposition to the application are presently challenging an earlier decision of the Weld County Commissioners’ approving the conversion of a nearby alfalfa field to a massive asphalt and concrete production and transloading facility, which at full buildout is slated to bring to the area more than 2,200 truck trips per day. The landowners filed an action in Weld County District Court to block this action in September 2015, and that lawsuit remains ongoing.

**About the CLR-34 Neighborhoods Association**

The CLR-34 Neighborhoods Association is a Colorado non-profit corporation, organized for the purpose of participating in, and educating the public regarding land use decisions in Weld County. For more information about CLR-34 Neighborhoods Associations, please visit <http://www.clr-34.org>.

###