



Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Kristin Zasada
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence
Greeley promotes a
healthy, diverse economy
and high quality of life
responsive to all its
residents and
neighborhoods,
thoughtfully managing its
human and natural
resources in a manner
that creates and sustains
a safe, unique, vibrant
and rewarding
community in which to
live, work, and play.

City Council Agenda

January 21, 2020 at 6:30 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognitions and Proclamations
5. Citizen Input
6. Approval of the Agenda
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council or staff may request an item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. Approval of the City Council Proceedings of January 7, 2020
10. Consideration of a resolution of the Greeley City Council declaring its official intent to reimburse itself with the proceeds of one or more tax-exempt financings for certain capital expenditures undertaken or to be undertaken by the City in connection with its water system; identifying said capital expenditures; and providing certain other matters in connection therewith
11. Consideration of a resolution of the Greeley City Council declaring its official intent to reimburse itself with the proceeds of one or more tax-exempt financings for certain capital expenditures undertaken or to be undertaken by the city in connection with its wastewater system; identifying said capital expenditures; and providing certain other matters in connection therewith
12. Consideration of a Resolution authorizing the Greeley City Council to approve an application for grant funding from

the North Front Range Metropolitan Planning Organization Multimodal Options Fund to construct Phases 2 And 3 of the #3 Canal Trail

- [13.](#) Posting Sites for Notices of City Council Meetings
- [14.](#) Introduction and first reading of an ordinance amending Section 14.08.160 of the Greeley Municipal Code (Concerning Watering Restrictions for Inside the City Single-Family Residential Customers on Water Budget Rates)
- [15.](#) Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from R-L (Residential Low Density) to R-M (Residential Medium Density) for 1.87 acres of property and from R-M (Residential Medium Density) to R-H (Residential High Density) with an associated Development Concept Master Plan for 4.22 acres of property, located west of 47th Avenue, east of 49th Avenue Court, north of 25th Street, and south of 24th Street, known as the Park Crossing Rezone

End of Consent Agenda

- [16.](#) Pulled Consent Agenda Items
- [17.](#) Parking Services Update
- [18.](#) Appointment of applicants to the Citizen Budget Advisory Committee, Greeley Urban Renewal Authority, and Historic Preservation Commission
- [19.](#) Scheduling of Meetings, Other Events
- [20.](#) Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
- [21.](#) Adjournment

Council Agenda Summary

January 21, 2020

Agenda Item Number 1

[Title](#)

Call to Order

Council Agenda Summary

January 21, 2020

Agenda Item Number 2

Title

Pledge of Allegiance

Council Agenda Summary

January 21, 2020

Agenda Item Number 3

Title

Roll Call

Summary

Mayor Gates

Councilmember Butler

Councilmember Payton

Councilmember Hall

Councilmember Fitzsimmons

Councilmember Clark

Councilmember Zasada

Council Agenda Summary

January 21, 2020

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

Councilmember Clark will present the What's Great about Greeley Report.

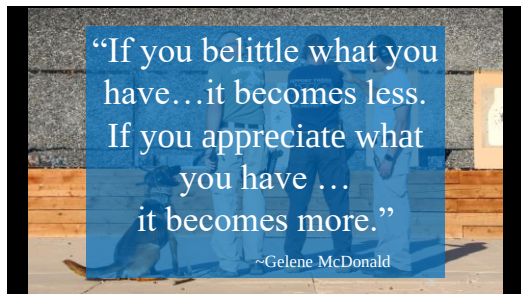
Attachments

January 21, 2020 What's Great about Greeley Report

Slide 1



Slide 2



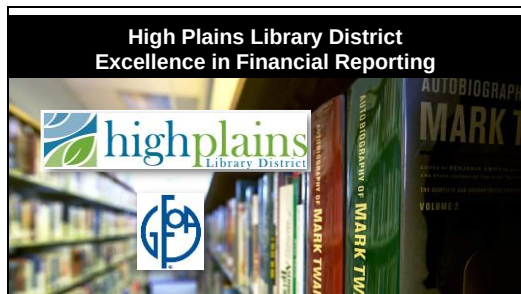
At each Council Meeting, we recognize the people, organizations and businesses that make Greeley Great. Tonight it's my turn to announce the recognitions. I'll start with a quote, "If you belittle what you have, it becomes less. If you appreciate what you have, it becomes more." With these announcements we are appreciating the good work of our residents, showing support for their efforts, and encouraging everyone to share the word that Greeley is Great.

Slide 3



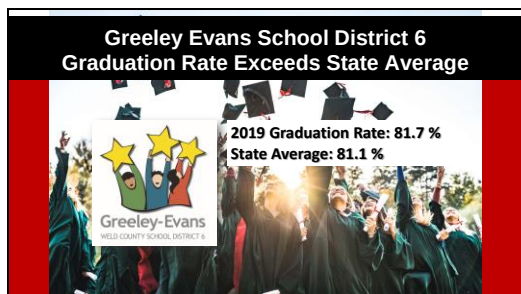
Greeley has been ranked the #6 city to raise a family in Colorado by *HomeSnacks*. Rankings were determined by looking at crime, education, family friendly activities, and the percent of households that currently have children.

Slide 4



High Plains Library District has received the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.

Slide 5



For the second year in a row, Greeley Evans School District 6 has exceeded the state average for the number of students graduating within four years of starting high school. The 2019 on-time graduation rate for District 6 is 81.7 percent, exceeding the state average of 81.1 percent. This is a significant increase over the 2017 graduation rate of 78.7 percent. Congratulations to the students and staff!

Slide 6



Council Agenda Summary

January 21, 2020

Agenda Item Number 5

Title

Citizen Input

Summary

During this 15-minute portion of the meeting, anyone may address the Council on any item of City business appropriate for Council's consideration that is not already listed on this evening's agenda.

Individual speakers will be limited to 3 minutes each and will be asked to state their name and city of residence for the official record.

Council Agenda Summary

January 21, 2020

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

January 21, 2020

Agenda Item Number 7

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Board/Commission	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Butler
Historic Preservation Loan Committee	As Needed	Zasada
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	Fitzsimmons
Airport Authority	3 rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Fitzsimmons
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Hall
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/Zasada
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Payton/Gates
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Gates
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Payton
CML Policy Committee (Council or Staff)	As Needed	Payton/Otto Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

Council Agenda Summary

January 21, 2020

Agenda Item Number 8

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
Councilmember Payton asked staff, the City Attorney's Office, to explore the merits of a municipal challenge to SB 19-1177, the Red Flag Law, as well as to provide a cost estimate of said potential challenge.	January 7, 2020 Council Meeting	The City Attorney has started research on this subject and will be in contact with Council and relevant staff members when new information arises.	Doug Marek

Consent Agenda

January 21, 2020

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Once the Clerk has read each Consent Agenda item into the record, along with Council's recommended action, Council or staff may request the item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

The Consent Agenda includes Items No. 9 through 15 and their recommended actions.

Council's Recommended Action

To approve Items No. ____ through ____ or

To approve Items No. ____ through ____ with the exceptions of No.(s) ____

Council Agenda Summary

January 21, 2020

Agenda Item Number 9

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 350-9743

Title:

Approval of the City Council Proceedings of January 7, 2020

Summary:

A meeting of the City Council was held on January 7, 2020, in Council's Chambers at the City Center South Campus, 1001 11th Avenue, Greeley, Colorado.

Decision Options:

1. To approve the proceedings as presented; or
2. Amend the proceedings if amendments or corrections are needed, and approve as amended.

Council's Recommended Action:

A motion to approve the City Council proceedings as presented.

Attachments:

January 7, 2020 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
January 7, 2020

1. Call to Order

Mayor John Gates called the meeting to order at 6:35 p.m., in the Council's Chambers at the City Center South Campus, 1001 11th Avenue.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Cheryl Aragon, Interim City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. Recognitions and Proclamations

Councilmember Butler presented the What's Great About Greeley Report.

Mayor Gates presented a Proclamation recognizing February as Black History Month.

5. Citizen Input

Steve Teets, Greeley resident, referenced a brochure about the Poudre Express and noted that the month of January will be free, and as such, encouraged ridership. He spoke of Lamar Industries, the company the City contracts with to keep bus stops clean of snow and trash, and noted that the contract is not being fulfilled.

Tanis Bator, Greeley resident, spoke of the serious work Council has on its' plate as elected officials. She stated that it is important to manage growth and stressed the importance of the 2020 Census. She encouraged town meetings in the wards to talk about online options and to make sure everyone has access to participation options.

Edwin Grant, Greeley resident, spoke of the Weld County's Most Wanted List and the 60 Minutes episode that addressed the Red Flag Law that will not be enforced in Weld County. He expressed that he had concern with 60 Minutes' liberal twist on this.

6. Approval of Agenda

The agenda was approved as presented.

7. Reports from Mayor and Councilmembers

Councilmember Hall reported that the Colorado Municipal League sent out information about its' Legislative Workshop set for February 13th from 9:00 a.m. to 6:00 p.m. in Denver which would be a great day spent. He added that he welcomes information and questions about upcoming legislative items.

Councilmember Fitzsimmons reported that he recently attended a Leadership Weld County session and made note of the great up-and-coming leaders participating in this class.

Councilmember Butler spoke of his Town Hall Meeting coming up on January 25th from 10-11 a.m. at Los Comales at which the 2020 Census will be a topic.

Mayor Gates noted that he spoke to the Leadership Weld County class and that he was honored to participate in the Menorah Lighting which had great attendance.

8. Initiatives from Mayor and Councilmembers

Councilmember Payton asked that the issue of SB 19-1177 be revisited and that the City Attorney's Office explore the merits of a municipal challenge to this law. He stated that he wants to be able to stand behind the Police Chief when an Extreme Risk Protection Order has been served on the Police Department to ensure that constitutional protections have been considered in the issuance of that document.

Doug Marek, City Attorney, reported that there is a policy within the Police Department that provides for immediate access to him or his Deputy City Attorney so that they are notified when one has been received giving them the opportunity to respond to any petitions. He stressed that he is closely monitoring this issue and staying in close communication with the Police Department.

Councilmember Clark stated his support to defend the Constitution and challenge this law, and also asked that Mr. Marek talk with Weld County Attorney Bruce Barker and work cooperatively if possible on this effort.

Mr. Marek also advised that he is in close touch with the Municipal Attorneys group and a sub-group of that which is focusing on the Red Flag Law and its' implementation, as well as the Weld County Attorney and will keep Council advised of news and updates.

Councilmember Butler expressed his desire to see estimated costs to the City to challenge this law, and pointed out that he would not be in favor of proceeding without that information.

General Council consensus was reached for this Initiative.

*** * * * Consent Agenda * * * ***

9. Approval of the City Council Proceedings of December 17, 2019

The Council action recommended was to approve the Proceedings.

10. Consideration of a resolution authorizing the City to enter into an Intergovernmental Agreement between the City of Greeley and City Center West Residential District No. 2

The Council action recommended was to adopt the resolution. **(Resolution No. 1, 2020)**

*** * * * End of Consent Agenda * * * ***

Councilmember Hall moved, seconded by Councilmember Fitzsimmons to approve the items on the Consent Agenda and their recommended actions. The motion carried: 7-0

11. Pulled consent agenda items

No items were pulled from the Consent Agenda.

12. New Council Orientation

Renee Wheeler, Finance Director, provided Council with information about how the department is organized, funded, functions and services, frequently asked questions and need-to know information and what is in the future for the department for 2020 and beyond.

Sharon McCabe, Human Resources Director, provided Council with information about how the department is organized, funded, functions and services, frequently asked questions and need-to know information and what is in the future for the department for 2020 and beyond.

Paul Fetherston, Assistant City Manager, on behalf of Information Technology Director, Scott Magerfleisch, provided Council with information about how the department is organized, funded, functions and services, frequently asked questions and need-to know information and what is in the future for the department for 2020 and beyond.

24. Scheduling of meetings, other events

Ms. Safarik reported that a grant was awarded to the City for outreach and work with the Complete Count Committee relative to the 2020 Census to reach out to under-represented groups in the community. She noted that there will be a lot of media about this coming soon.

Councilmember Clark stated that there is a lot of information on the City's website and other places about the new Poudre Express bus route.

Councilmember Zasada moved, seconded by Councilmember Clark to call a Special City Council Meeting for February 7, 8 and 9, 2020, for the purpose of conducting a Council Visioning Retreat. The motion carried: 7-0

25. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Payton moved, seconded by Councilmember Clark to approve the above authorizations, and the motion carried: 7-0

26. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:45 p.m.

John Gates, Mayor

Cheryl Aragon, Interim City Clerk

Council Agenda Summary

January 21, 2020

Agenda Item Number 10

Key Staff Contact: Renee Wheeler, Finance Director, 350-9732

Title:

Consideration of a resolution of the Greeley City Council declaring its official intent to reimburse itself with the proceeds of one or more tax-exempt financings for certain capital expenditures undertaken or to be undertaken by the City in connection with its water system; identifying said capital expenditures; and providing certain other matters in connection therewith

Summary:

The City intends to issue external debt in the form of revenue bonds for water infrastructure included in the capital improvements plan that City Council adopted in the 2020 Budget in October, 2019.

This resolution will allow the City to reimburse itself for project costs incurred from the financing proceeds within 60 days before the adoption of the resolution and up to 18 months from the first expenditure. This has been the standard practice for the City. It allows the design to be completed so that the debt issued is for the amount actually needed to construct the projects. It also prevents the City from having to pay interest until construction begins.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Committing existing accumulated resources for preliminary work. Generates interest savings by deferring the issuance of the debt until it is needed for construction.
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	Designated Revenue
What is the source of revenue within the fund?	The preliminary work will be paid from accumulated fund balance generated by rates and fees.
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The preliminary work will be paid from accumulated fund balance generated by rates and fees.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

RESOLUTION NO. _____, 2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY COLORADO, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE PROCEEDS OF ONE OR MORE TAX-EXEMPT FINANCINGS FOR CERTAIN CAPITAL EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE CITY IN CONNECTION WITH ITS WATER SYSTEM; IDENTIFYING SAID CAPITAL EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City of Greeley, Colorado (the “City”) in the State of Colorado (the “State”), is a political subdivision duly organized and existing pursuant to the constitution and law of the State; and

WHEREAS, the City Council of the City of Greeley (the “Council”) is the governing body of the City; and

WHEREAS, the Council has determined that it is in the best interest of the City to make certain capital expenditures which generally consist the the acquisition and construction of additions and improvements to the municipal water system as a capital improvement project (the “Project”); and

WHEREAS, the Council currently intends and reasonably expects to enter into one or more tax-exempt financings during the fiscal year 2020 (the “Financings”), in an aggregate amount which is currently estimated not to exceed \$74,000,000 (the “Advanced Amount”), to reimburse the City for the portion of such capital expenditures incurred or to be incurred subsequent to a period commencing 60 days prior to the date hereof, and the ending prior to the later of 18 months of the date of such expenditures or placing in service of the project (but in no event more than 3 years after the date of the original expenditures of such moneys); and

WHEREAS, the Council hereby desires to declare its official intent, pursuant to 26 C.F.R. 1.150-2, to reimburse the City for such capital expenditures with the proceeds of the City’s Financings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. **Declaration of the Official Intent.** The City shall, presently intends, and reasonably expects to finance a portion of the Project with legally available funds.

Section 2. **Date of Capital Expenditures.** All of the capital expenditures covered by this Resolution were or will be made on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. **Issuance of Financings.** The City presently intends and reasonably expects to enter into the Financings within 18 month of the date of the expenditures of money on the

Project or the date upon which the project is placed in service, whichever is later (but in no event more than 3 years after the date of the original expenditure of such moneys), and to allocate from said Financings an aggregate amount not to exceed the Advanced Amount to reimburse the City for its expenditure in connection with the Project.

Section 4. **Confirmation of Prior Acts.** All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be the same hereby are in all respects ratified, approved and confirmed.

Section 5. **Effective Date of the Resolution.** This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting this 21st day of January, 2020.

[SEAL]

By: _____

Mayor

Attest:

By: _____

Clerk of the City

Council Agenda Summary

Click & Select Meeting Date

Agenda Item Number 11

Key Staff Contact: Renee Wheeler, Finance Director, 350-9732

Title:

Consideration of a resolution of the Greeley City Council declaring its official intent to reimburse itself with the proceeds of one or more tax-exempt financings for certain capital expenditures undertaken or to be undertaken by the city in connection with its wastewater system; identifying said capital expenditures; and providing certain other matters in connection therewith

Summary:

The City intends to issue external debt in the form of revenue bonds for wastewater infrastructure included in the capital improvements plan that City Council adopted in the 2020 Budget in October, 2019.

This resolution will allow the City to reimburse itself for project costs incurred from the financing proceeds within 60 days before the adoption of the resolution and up to 18 months from the first expenditure. This has been the standard practice for the City. It allows the design to be completed so that the debt issued is for the amount actually needed to construct the projects. It also prevents the City from having to pay interest until construction begins.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Committing existing accumulated resources for preliminary work. Generates interest savings by deferring the issuance of the debt until it is needed for construction.
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	Designated Revenue
What is the source of revenue within the fund?	The preliminary work will be paid from accumulated fund balance generated by rates and fees.
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

This is a strategy allowed for in the State Statutes as referenced in the resolution.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

RESOLUTION NO. _____, 2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY COLORADO, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE PROCEEDS OF ONE OR MORE TAX-EXEMPT FINANCINGS FOR CERTAIN CAPITAL EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE CITY IN CONNECTION WITH ITS WASTEWATER SYSTEM; IDENTIFYING SAID CAPITAL EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City of Greeley, Colorado (the “City”) in the State of Colorado (the “State”), is a political subdivision duly organized and existing pursuant to the constitution and law of the State; and

WHEREAS, the City Council of the City of Greeley (the “Council”) is the governing body of the City; and

WHEREAS, the Council has determined that it is in the best interest of the City to make certain capital expenditures which generally consist the the acquisition and construction of additions and improvements to the municipal wastewater system as a capital improvement project (the “Project”); and

WHEREAS, the Council currently intends and reasonably expects to enter into one or more tax-exempt financings during the fiscal year 2020 (the “Financings”), in an aggregate amount which is currently estimated not to exceed \$22,000,000 (the “Advanced Amount”), to reimburse the City for the portion of such capital expenditures incurred or to be incurred subsequent to a period commencing 60 days prior to the date hereof, and the ending prior to the later of 18 months of the date of such expenditures or placing in service of the project (but in no event more than 3 years after the date of the original expenditures of such moneys); and

WHEREAS, the Council hereby desires to declare its official intent, pursuant to 26 C.F.R. 1.150-2, to reimburse the City for such capital expenditures with the proceeds of the City’s Financings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. **Declaration of the Official Intent.** The City shall, presently intends, and reasonably expects to finance a portion of the Project with legally available funds.

Section 2. **Date of Capital Expenditures.** All of the capital expenditures covered by this Resolution were or will be made on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. **Issuance of Financings.** The City presently intends and reasonably expects to enter into the Financings within 18 month of the date of the expenditures of money on the

Project or the date upon which the project is placed in service, whichever is later (but in no event more than 3 years after the date of the original expenditure of such moneys), and to allocate from said Financings an aggregate amount not to exceed the Advanced Amount to reimburse the City for its expenditure in connection with the Project.

Section 4. **Confirmation of Prior Acts.** All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be the same hereby are in all respects ratified, approved and confirmed.

Section 5. **Effective Date of the Resolution.** This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting this 21st day of January, 2020.

[SEAL]

By: _____

Mayor

Attest:

By: _____

Clerk of the City

Council Agenda Summary

January 21, 2020

Agenda Item Number 12

Key Staff Contact: Andy McRoberts, Culture, Parks and Recreation Director, 970-350-9425

Title:

Consideration of a Resolution authorizing the Greeley City Council to approve an application for grant funding from the North Front Range Metropolitan Planning Organization Multimodal Options Fund to construct Phases 2 And 3 of the #3 Canal Trail

Summary:

This Resolution is to support a grant application to the North Front Range Metropolitan Planning Organization (MPO)/Multimodal Options Fund to expand trail networks. Specifically, this grant is to assist in the expansion of the Greeley #3 Canal Trail from the south side of 4th Street to Madison Elementary School (Phase 2) and from 35th Avenue to the existing Larson Trail on the west side of the Stoneybrook subdivision (Phase 3). Please see an attached map for reference.

Construction will include a signaled (Hawk Signal) crossing at both locations (4th Street crossing and 35th Avenue crossing) and an eight foot (8') wide concrete trail generally following the ditch rider road along the Greeley #3 Canal.

A future phase (proposed Phase 4) of this trail will connect to the Rover Run Dog Park and Trailhead and access to the Poudre River Trail.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$650,000 total construction budget
What is the annual impact?	Minimal cost to maintain the trail, which will be budgeted in the Natural Areas and Trails Division through the General Fund.
What fund of the City will provide Funding?	The Trail Development Fund will provide funding for the City's contribution to the project.
What is the source of revenue within the fund?	Development Impact Fees
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes. One to one match
Is this grant onetime or ongoing?	One-time grant of \$325,000

Additional Comments:	The Poudre River Trail Corridor is also providing \$25,000 towards this project.
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Legal Issues:

None at this time. A Grant Agreement, if the grant is approved, will be established by the North Front Range Metropolitan Planning Organization (MPO) and will be reviewed/approved by the City Attorney's Office at that time.

Other Issues and Considerations:

This expansion of the Greeley #3 Canal Trail aligns with the 2016 Parks, Trails and Open Lands Master Plan, the Imagine Greeley Comp Plan, and the Greeley Bicycle Master Plan.

Applicable Council Priorities and Goals:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution
Vicinity Map

THE CITY OF GREELEY, COLORADO
RESOLUTION_____, 2020

A RESOLUTION AUTHORIZING THE GREELEY CITY COUNCIL TO APPROVE AN APPLICATION FOR GRANT FUNDING FROM NORTH FRONT RANGE METROPOLITAN PLANNING ORGANIZATION MULTIMODAL OPTIONS FUND TO CONSTRUCT PHASES 2 AND 3 OF THE #3 CANAL TRAIL.

WHEREAS, funding for a grant request through the North Front Range Metropolitan Planning Organization (hereinafter “MPO”) is being considered for new trail construction along the Greeley #3 Canal generally south of 4th Street (Phase 2) and west of 35th Avenue (Phase 3); and

WHEREAS, the proposed trail construction project has a total cost of \$650,000; and

WHEREAS, a grant being considered in the amount of \$325,000 also requires a one-to-one match to the total project cost and the City of Greeley is matching at \$300,000 with an additional contribution through the Poudre River Corridor Trail at \$25,000; and

WHEREAS, the City of Greeley (hereinafter “City”) previously constructed Phase 1 of the Broadview Acres Trail in 2011 and completed design plans for Phase 2 and 3 in 2014; and

WHEREAS, the City has identified funds in the 2019/2020 Capital Improvement Plan for construction of this trail; and

WHEREAS, the grant funding will be used to provide residents with better access to the existing Larson Trail and to Madison Elementary School which supports the Imagine Greeley Comprehensive Plan, Greeley Bicycle Master Plan, and the Greeley Parks, Trails and Open Lands Master Plan; and

WHEREAS, the property where the project will occur will be under the control of the City of Greeley through an existing 50-year lease with the Greeley Irrigation Company; and

WHEREAS, it is in the best interest of the residents of the City to receive this grant funding and to complete the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The City Council hereby approves the submission of a grant application to the MPO.
2. In accordance with Section 2. 07.040(b), the City Council authorizes the Greeley Culture, Parks and Recreation Department to execute any document or submit any electronic response that is necessary to obtain the grant funding.
3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS 21st day of January, 2020.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor



Council Agenda Summary

January 21, 2020

Agenda Item Number 13

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 970-350-9743

Title:

Posting Sites for Notices of City Council Meetings

Summary:

Historically, a requirement of the Colorado Open Meetings Act, 24-6-402, C.R.S., deals with the method of notifying the public of meetings to be held, and each year the governing body is required to designate the public places(s) for posting meeting notices. Council has designated the bulletin boards in both entrances to City Hall as the official posting sites for physically posting agendas of City Council meetings and Worksessions, and these sites also served as locations for posting meeting notices of Council's appointive boards and commissions.

A July, 2019, change to this law intends that local governments transition away from posting physical notices of public meetings in physical locations and toward posting notices on a website, social media account or other official online presence of the local government to the greatest extent practicable, 24-6-402 (II)(A)(B)(E).

While postings, physically or online, would meet the letter of the law, in reality it reaches very few customers. Therefore, staff's outreach will continue to include televising regular City Council meetings, e-mailing agendas to media outlets such as the *Greeley Tribune*, KFKA radio and others. General meeting information will continue to be posted on the City's website and local government channel GTV8. Meeting agendas are available for acquisition by anyone on the Friday prior to the Tuesday meeting and will continue to be published on the City's website. Public hearing notices are published in the *Greeley Tribune* as required.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	There are no extraordinary expenses over the routine cost of public outreach efforts mentioned above.

Legal Issues:

None.

Other Issues and Considerations:

Posting site designation is required under the Colorado Open Meetings Act.

Applicable Council Priority and Goal:

Image - Engaging the Community

Decision Options:

- 1) Designate the City of Greeley's website as the official posting site for agendas of City Council Meetings and Worksessions;
- 2) designate alternate sites for agendas of City Council Meetings and Worksessions; or
- 3) establish an alternate method of notifying the public of meetings to be held.

Council's Recommended Action:

Council's recommended action is to designate the City of Greeley's website as the official posting site for agendas of City Council Meetings and Worksessions.

Attachments:

None

Council Agenda Summary

January 21, 2020

Agenda Item Number 14

Key Staff Contact: Sean Chambers, Water & Sewer Director, 970-350-9815

Title:

Introduction and first reading of an ordinance amending Section 14.08.160 of the Greeley Municipal Code (Concerning Watering Restrictions for Inside the City Single-Family Residential Customers on Water Budget Rates)

Summary:

The days-of-week watering restrictions applicable to single-family residential Water Budget customers during periods of adequate water supply were lifted by annual recommendations from the Water and Sewer Board and subsequent City Council resolutions from 2017-2019. This period has demonstrated that such customers can utilize this flexibility to more efficiently water their properties, in response to changing weather and without committing waste. As a result, staff is now recommending that the City Council adopt an ordinance amending Section 14.08.160 of the Code to make this change permanent.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The City Attorney's Office advised on this Code revision and drafted the ordinance.

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for February 4, 2020.

Attachments:

Ordinance

PowerPoint Presentation

CITY OF GREELEY, COLORADO

ORDINANCE __ , 2019

AN ORDINANCE AMENDING SECTION 14.08.160 OF THE GREELEY MUNICIPAL CODE (CONCERNING WATERING RESTRICTIONS FOR INSIDE THE CITY SINGLE-FAMILY RESIDENTIAL CUSTOMERS ON WATER BUDGET RATES)

WHEREAS, the City of Greeley ("City") is a Colorado home rule municipality empowered pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution to, *inter alia*, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits, for use of the City; and

WHEREAS, Section 17-1 of the Greeley City Charter authorizes the Greeley Water and Sewer Board to qualify the Water and Sewer functions and operations as an "enterprise" as that term is contained in Article X, Section 20 of the Colorado Constitution, and to provide for every function and operation of an enterprise, including but not limited to, bond issuance and all other necessary and ordinary functions of the Water and Sewer operations; and

WHEREAS, Section 17-4(c) of the Greeley City Charter and Section 14.04.110 of the Greeley Municipal Code authorize the Greeley Water and Sewer Board to acquire, develop, convey, lease and protect the water and sewer assets, supplies and facilities needed to fully use the water supplies decreed, adjudicated or contracted for the City; and

WHEREAS, Section 14.08.160 of the Greeley Municipal Code prescribes the particular means by which City residents may irrigate their property during periods of adequate water supply and during periods of drought; and

WHEREAS, Sections 14.08.160(b)(4) and 14.08.160(c)(1) prescribe a watering schedule of three days per week for private residences and other properties between April 15 and the end of the irrigation season during a period of adequate water supply; and

WHEREAS, the current water budget rate structure for inside the City single-family residential customers was originally implemented by the Water and Sewer Board in December 2016; and

WHEREAS, in conjunction with the implementation of this water budget rate structure, and upon the recommendation of the Water and Sewer Board, City Council removed the three-day-per-week watering restrictions applicable during periods of adequate water supply to single-family residential customers on water budget rates for the duration of the 2017, 2018, and 2019 irrigation seasons; and

WHEREAS, the previous three irrigation seasons have demonstrated that inside the City single-family residential customers on water budget rates can utilize this flexibility during periods of adequate water supply to water their properties in response to varying weather and precipitation patterns without committing waste; and

WHEREAS, the imposition of watering restrictions that are responsive to the adequacy of available water supply continues to be in the best interests of the citizens of the City of Greeley for the preservation and protection of their health, property, water resources, and safety.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. Section 14.08.160 of the Greeley Municipal Code shall be amended as shown on Exhibit A, attached hereto and incorporated herein.

Section 2. Except as explicitly modified on Exhibit A, all other provisions of Section 14.08.160 of the Greeley Municipal Code shall remain in full force and effect.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____ 2019.

ATTEST

CITY OF GREELEY, COLORADO

City Clerk

Mayor

EXHIBIT A
ORDINANCE AMENDING SECTION 14.08.160
GREELEY MUNICIPAL CODE

Chapter 14.08
Water Rates and Regulation

14.08.160 - Sprinkling restrictions; drought levels; penalty.

(a) The following provisions shall apply at all times unless modified by subsequent Sections of the ordinance codified herein:

(2) Sprinkler irrigation shall not occur between ~~12:00 p.m.~~**10:00 A.M.** and ~~5:00 p.m.~~**6:00 P.M.** from May through August even when water supplies are adequate.

(c) Drought levels: On the determination by the Greeley Water and Sewer Board, after an analysis including but not limited to the Colorado Big Thompson quota, the level of storage in Greeley reservoirs, snow pack and yield thereof, and the long-range weather forecast, that Greeley's water supply situation is "Adequate" or in a "Mild Drought," "Moderate Drought" or "Severe Drought," the City Council may, by resolution, declare one (1) of the following four (4) sets of watering restrictions to be in effect:

(1) When the City's water supply is Adequate: The use of City water for sprinkling of private residences, commercial and industrial property, church or other nonprofit or governmental organization lawns, gardens and trees **BY CUSTOMERS NOT SUBJECT TO THE WATER BUDGET RATE STRUCTURE** will be permitted three (3) days per week between April 15 and the end of the irrigation season. **THE USE OF CITY WATER FOR SPRINKLING OF PRIVATE RESIDENCES BY SINGLE-FAMILY RESIDENTIAL CUSTOMERS SUBJECT TO THE WATER BUDGET RATE STRUCTURE WILL BE PERMITTED ON ANY DAY OF THE WEEK BETWEEN APRIL 15 AND THE END OF THE IRRIGATION SEASON.**

Ordinance Amending Section 14.08.160 of the Greeley Municipal Code (Concerning Watering Restrictions for Inside the City Single-Family Residential Customers on Water Budget Rates)

Presented by Water & Sewer Dept.

January 21, 2020





Background

- **Water Budget gives the customer the power to “watch the weather”**
- **Day-of-the-Week restrictions were waived for Water Budget customers by annual Council Resolutions (2017-2019)**
- **Rather than further annual waivers, recommend making change permanent**



Drought Plan Update

- **Development of a Drought Emergency Plan, completed by Fall of 2020**
- **Hired BBC to provide technical review and assistance**
- **Upon adoption, further code changes will be necessary**



Recommendations

- **Recommend City Council revise code to omit Day-of-the-Week watering restrictions for Water Budget customers and adjust non-watering hours to 10-6**
 - **Water & Sewer Board recommended approval to City Council December 18, 2019**
- **Use Drought Emergency Plan to guide additional code changes**



Council Agenda Summary

January 21, 2020

Agenda Item Number 15

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from R-L (Residential Low Density) to R-M (Residential Medium Density) for 1.87 acres of property and from R-M (Residential Medium Density) to R-H (Residential High Density) with an associated Development Concept Master Plan for 4.22 acres of property, located west of 47th Avenue, east of 49th Avenue Court, north of 25th Street, and south of 24th Street, known as the Park Crossing Rezone

Summary:

The City of Greeley is considering a request to rezone a 1.87-acre tract from R-L (Residential Low Density) to R-M (Residential Medium Density) and a 4.22-acre tract from R-M (Residential Medium Density) to R H (Residential High Density) with a Development Concept Master Plan. The subject site is located west of 47th Avenue, east of 49th Avenue Court, north of 25th Street, and south of 24th Street. If the rezoning requests are approved, the property would be subdivided so lots correspond to the proposed zoning boundaries.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process.

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for February 4, 2020.

Attachments:

Ordinance

Vicinity Map

Planning Commission Summary (Staff Report) (January 14, 2020)

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2020

CASE NO. ZON2019-0014

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM R-L (RESIDENTIAL LOW DENSITY) TO R-M (RESIDENTIAL MEDIUM DENSITY) FOR 1.87 ACRES OF PROPERTY AND FROM R-M (RESIDENTIAL MEDIUM DENSITY) TO R-H (RESIDENTIAL HIGH DENSITY) WITH AN ASSOCIATED DEVELOPMENT CONCEPT MASTER PLAN FOR 4.22 ACRES OF PROPERTY, LOCATED WEST OF 47TH AVENUE, EAST OF 49TH AVENUE COURT, NORTH OF 25TH STREET, AND SOUTH OF 24TH STREET, KNOWN AS THE PARK CROSSING REZONE

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as R-L (Residential Low Density) to R-M (Residential Medium Density) zoning for 1.87 acres of property and from R-M (Residential Medium Density) to R-H (Residential High Density) zoning for 4.22 acres of property with an associated Development Concept Master Plan, in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2020.

ATTEST:

THE CITY OF GREELEY

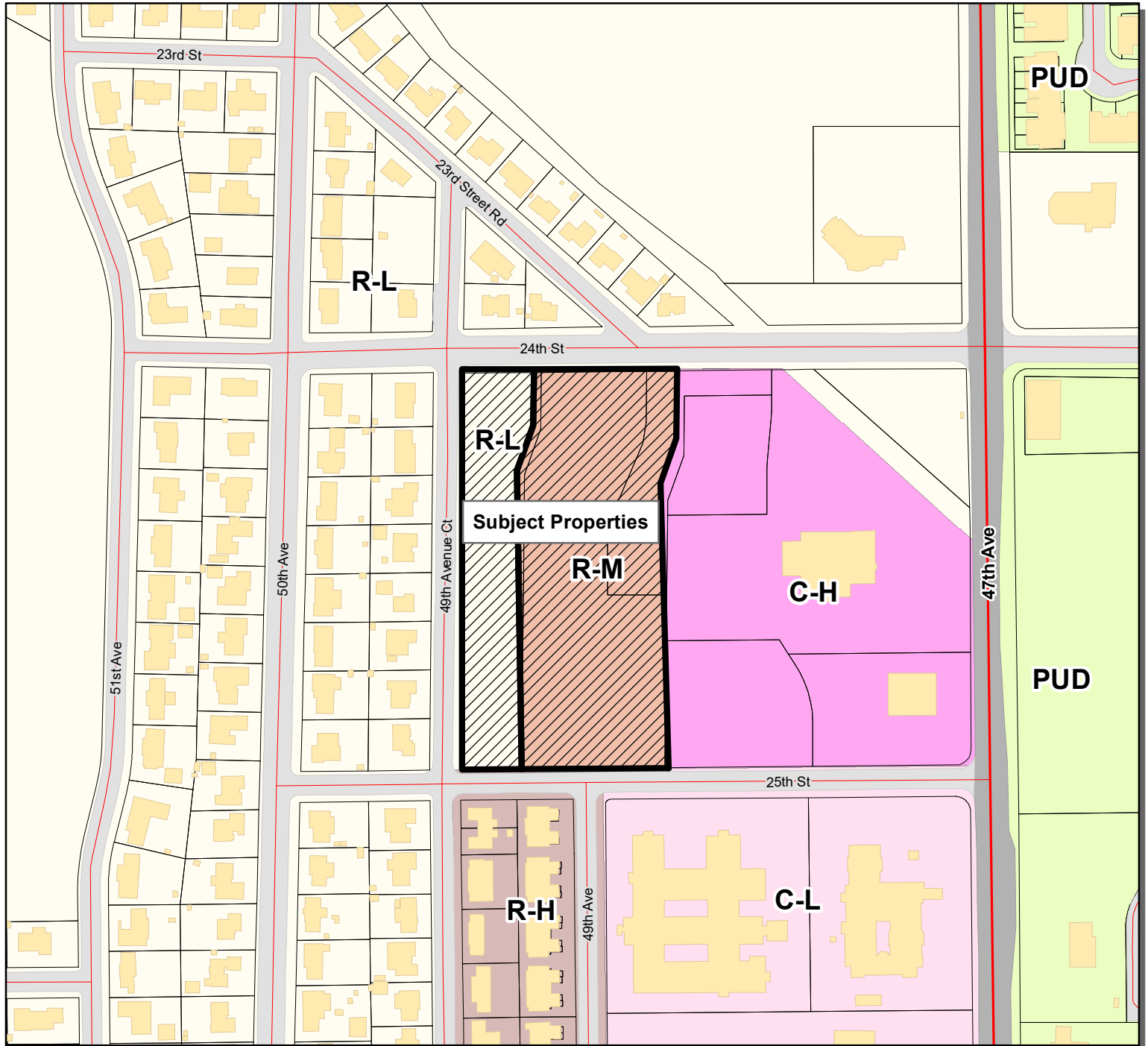
City Clerk

Mayor

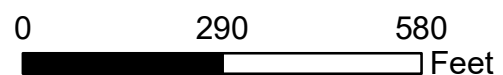
Legal Description

TRACT 1, GRAPEVINE MINOR SUBDIVISION AND TRACT 2, GRAPEVINE MINOR SUBDIVISION, 1ST REPLAT LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 15 T5N, R66W OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Zoning/Vicinity Map Park Crossing Rezone



ZON2019-0014



PLANNING COMMISSION SUMMARY

ITEMS: Rezone property from R-M (Residential Medium Density) to R-H (Residential High Intensity) with a Development Concept Master Plan and rezone property from R-L (Residential Low Density) to R-M (Residential Medium Density)

FILE NUMBER: ZON2019-0014

PROJECT: Park Crossing Rezone

LOCATION: West of 47th Avenue, east of 49th Avenue Court, north of 25th Street, and south of 24th Street

APPLICANT: Drayson Bowman, Colson Development

CASE PLANNER: Brittany Hathaway, Planner III

PLANNING COMMISSION HEARING DATE: January 14, 2020

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 18.30.050(c)(3) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to rezone a 4.22 acre tract from R-M (Residential Medium Density) to R-H (Residential High Density) with a Development Concept Master Plan and a 1.87 acre tract from R-L (Residential Low Density) to R-M (Residential Medium Density).

The subject site is located west of 47th Avenue, east of 49th Avenue Court, north of 25th Street, and south of 24th Street (see Attachment A). If the rezoning requests are approved, the property would be subdivided so lots correspond to the proposed zoning boundaries.

A. REQUEST

The applicant is requesting approval to rezone a 4.22 acre tract from R-M (Residential Medium Density) to R-H (Residential High Density) with a Development Concept Master Plan and a 1.87 acre tract from R-L (Residential Low Density) to R-M (Residential Medium Density).

The request is supplemented with a proposed townhome development project (see Attachment E). The proposed R-M zoned tract is planned to be developed with 24 townhomes, no more than 4- attached at a density of 12.8 units per acre, fronting on 49th Avenue Court. The tract requested to be rezoned R-H is also proposed for a townhome subdivision and development with approximately 41 townhomes, up to 10 attached at a density of 9.7 units per

acre, including the proposed 48th Avenue roadway. The majority of the proposed townhomes within this tract will face interior to the development with alley-loaded garages and driveways. Ten units located on the southeast end of the project are proposed to front on 48th Avenue.

A Design Concept Mater Plan (DCMP) is provided for the proposed R-H tract to ensure compatibility with the surrounding area (see Attachment H). The DCMP would allow only for single-family detached or single-family attached uses on the R-H tract, with no more than 10 attached homes per segment. Should the applicant wish to develop a product other than that allowed in the DCMP, a new zoning application would be required.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: R-L (Residential Low Density)

South: R-H (Residential High Density) and C-L (Commercial Low Intensity)

East: C-H (Commercial High Intensity)

West: R-L (Residential Low Density)

Site Characteristics:

The site is undeveloped, unimproved vacant land. Attached sidewalks are along the north, west and south sides of the property.

Surrounding Land Uses:

North: Single-family residential

South: Assisted living/retirement home and multi-family residential

East: Car dealership, coffee shop, and fast-food restaurant

West: Single-family residential

D. BACKGROUND

The subject site was originally zoned R-2 when it was annexed with the Grapevine Annexation and Establishment Zoning in 1981 (Z 4:81). The zoning classifications were changed in 1998 upon revision of the Development Code. The R-2 zoning district is the equivalent to the R-M (Residential Medium Density) zoning district under the current Development Code.

In 2015, the property was rezoned to its current designation as part of the Grapevine Rezone which included a rezone of 16.46 acres from R-M to a combination of C-H, R-M and R-L (Z 12:14) . The R-M and R-L parcels are included in this request.

The intent in 2015 to zone the parcel adjacent to 49th Street Court R-L was to allow for a buffer between the existing single-family development and the higher intensity uses of the C-H properties, which now include a car dealership, drive-thru coffee shop, and fast-food restaurant. The applicant has proposed to rezone this parcel from R-L to R-M in an effort to maintain a lower intensity use buffer while providing townhome housing options.

E. APPROVAL CRITERIA

Development Code Section 18.30.050 Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment application.

- a) **Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?**

Staff Comment: The current residential zoning on Tract 1 has been in place since 2015 and the residential zoning on Tract 2 has been in place since 1981 with no development activity. The subject properties remain undeveloped despite exponential growth in the area and housing demands in the City.

The Centerplace, Gateway, and Suffolk PUD's are in near vicinity to the subject properties where commercial, townhome, and multi-family development patterns have been ongoing and continue to expand. One such example is the Longview Townhome development at 25th Street and 36th Avenue.

The City of Greeley has experienced a rise in housing costs of 19% from 2016-2018, placing constrain on housing affordability. The 2019 Strategic Housing Plan calls for housing diversity, promoting housing choice and affordability for single family ownership. Options include smaller footprints, townhomes and attached homes. This proposal seeks to provide such options. Additionally, the close proximity to commercial and office uses is compatible with higher density housing options.

Surrounding residential uses to the north, west, and south have remained relatively unchanged since their development. These areas include detached single family to the north and west, and multi-family uses to the south.

While City housing policies have changed, the overall area has not significantly changed since the last rezone in 2015.

- b) Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The existing zoning for the smaller R-L tract has been in place since 2015. The existing zoning for the larger R-M tract has been in place since 1981 without development.

The proposed rezone would be consistent with development trends along 47th Avenue, south towards US Highway 34 Bypass, by providing a transition from more intense uses directly adjacent to 47th Avenue to less intense uses further away from 47th Avenue. The rezone would encourage development of the property and provide a transition of land uses and land use intensities between 47th Avenue and the existing neighborhood.

- c) Are there clerical or technical errors to correct?**

Staff Comment: There are no clerical or technical errors to correct.

- d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?**

Staff Comment: There are no known impacts.

- e) Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?**

Staff Comment: The proposed rezoning is not necessary in order to provide land for a community related use.

- f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?**

Staff Comment: Any potential noise created by future development will be regulated by the Municipal Code. The appropriate buffering must be provided, which lessens any potential visual impacts.

City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area

The area is primarily residential in character to the north, west, and south and commercial to the east. The applicant has proposed a townhome development with a DCMP to ensure compatible single-family attached uses, which will also provide a land use buffer between the existing residential and commercial uses.

The proposal complies with this criterion.

g) Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with the applicable zoning overlay requirements?

There are no zoning overlay requirements for the subject property. The request is accompanied with a Development Concept Master Plan applicable to the proposed R-H zoned tract allowing only for single-family detached and single-family attached uses with no more than 10 attached units per segment.

The following City of Greeley 2060 Comprehensive Plan policies apply to this request:

Objective GC-1.2 Form of Growth

Encourage a compact form over sprawl or leap-frog development.

Objective GC-2.2 Jobs/Housing Balance

Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective GC-2.3 Pedestrian and Bicycle-Oriented Development

Encourage a development pattern that encourages walking and bicycling whenever possible - by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter mile of residential areas.

Staff Comment: The proposal is located in an infill site with adequate public facilities. The proposal would offer residential home ownership opportunities within walking and biking distance to commercial areas and public transit. The proposal also fulfills policies adopted within the 2019 City of Greeley Strategic Housing Plan, which is an implementation component of the Comprehensive Plan.

h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?

Staff Comment: The 2015 approved Zoning Suitability Plan assumed two-family uses on Tract 2 with single family uses on Tract 1. The potential impact of single-family attached uses in place of single-family detached uses on Tract 1 would be minimal. The applicant has provided a DCMP for the proposed R-H zoning on Tract 2 allowing only for single-family attached uses. As such, no additional impact is anticipated for Tract 2.

An updated Zoning Suitability Plan is required with a rezone application and was included with the rezone application.

The proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property consists of two tracts of land. The applicant has submitted a preliminary subdivision application to create 65 townhome lots, which is currently under review by Staff and is contingent upon approval of this rezone request. The preliminary plat will be reviewed by the Planning Commission and the final plat will be administrative.

2. WILDLIFE

Prairie dog mitigation was completed in 2015 with the development of Greeley Subaru.

3. FLOODPLAIN

The property is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

4. DRAINAGE AND EROSION

A drainage report is not required for a rezone request. A drainage report is part of the development review process and has been submitted to the City for review with the preliminary subdivision application.

5. TRANSPORTATION

The City's traffic engineer and Engineering Development Review staff have reviewed the traffic impact analysis with the proposed concept plan for the proposed townhome use and found that additional traffic to the roadway system would not create a significant impact. A summary of the findings are included below.

- The study analyzed existing conditions and proposed conditions assuming the property develops as 71 townhomes. 65 townhomes are now proposed.
- Counts were conducted in April of 2019 when school was in session. The AM peak hour period was determined to be 7:15a.m.-8:15a.m. and PM peak hour period was 4:45p.m.-5:45p.m.

- The proposed land use is expected to generate 40 AM peak hour trips and 48 PM peak hour trips. Total daily trip generations is projected at 520 daily trips.
- Overall analysis rated the current and future level of service (LOS) as B without any improvements, which is acceptable.
- As garages will not face the existing neighborhood to the west along 49th Avenue Court, parking on-street will be minimized.

The site is also served by Greeley-Evans Transit (GET) Transit System Route 1 at the intersection of 24th Street and 47th Avenue, and is walking distance to many commercial businesses and restaurants.

G. SERVICES

1. WATER

Water services are available and can adequately serve the subject property.

2. SANITATION

Sanitation services are available and can adequately serve the subject property.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property. There is a fire station located north of the subject site, on the northwest corner of 24th Street and 47th Avenue.

4. PARKS / OPEN SPACES

No parks or open space areas are proposed with this rezone request. Monfort Park, a community park, is located directly north of the subject property. Future development proposals for the residentially zoned property must meet a 25% open space requirement for the townhome development, as well as the City's Adequate Public Facilities section of the Development Code, including parkland dedication.

5. SCHOOLS

No schools are proposed or located within the site. The nearest school, Monfort Elementary School, is located approximately one-half mile to the north of the subject site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

1. NEIGHBORHOOD MEETING

A neighborhood meeting was held on November 13, 2019, for which property owners within 500 feet were notified via USPS. There were approximately 15 people in attendance, including representatives for the applicant/property owner and City staff.

Neighbor comments included disquiet over traffic, parking, and potential high density apartment uses. Other questions included topics such as proposed design and HOA maintenance. The applicant took in concerns and provided a DCMP to address design and use intensity concerns within the proposed R-H tract and will establish an HOA for maintenance. Traffic and parking were addressed in the traffic impact study.

2. PUBLIC NOTICE AND COMMENT

Neighborhood notices for this meeting were mailed to surrounding property owners on December 27, 2019 per Development Code requirements. A sign was also posted on the site on December 30, 2019. As of January 7, 2020 no comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from R-M (Residential Medium Density) to R-H (Residential High Density) with a Development Concept Master Plan (DCMP) and from R-L (Residential Low Density) to R-M (Residential Medium Density) meet Development Code Section 18.30.050(c)(3) f, g, and h; and therefore, recommend approval of the rezone to the City Council.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map

Attachment B – Site Photos

Attachment C – Project Narrative

Attachment D – Rezone Boundary Map

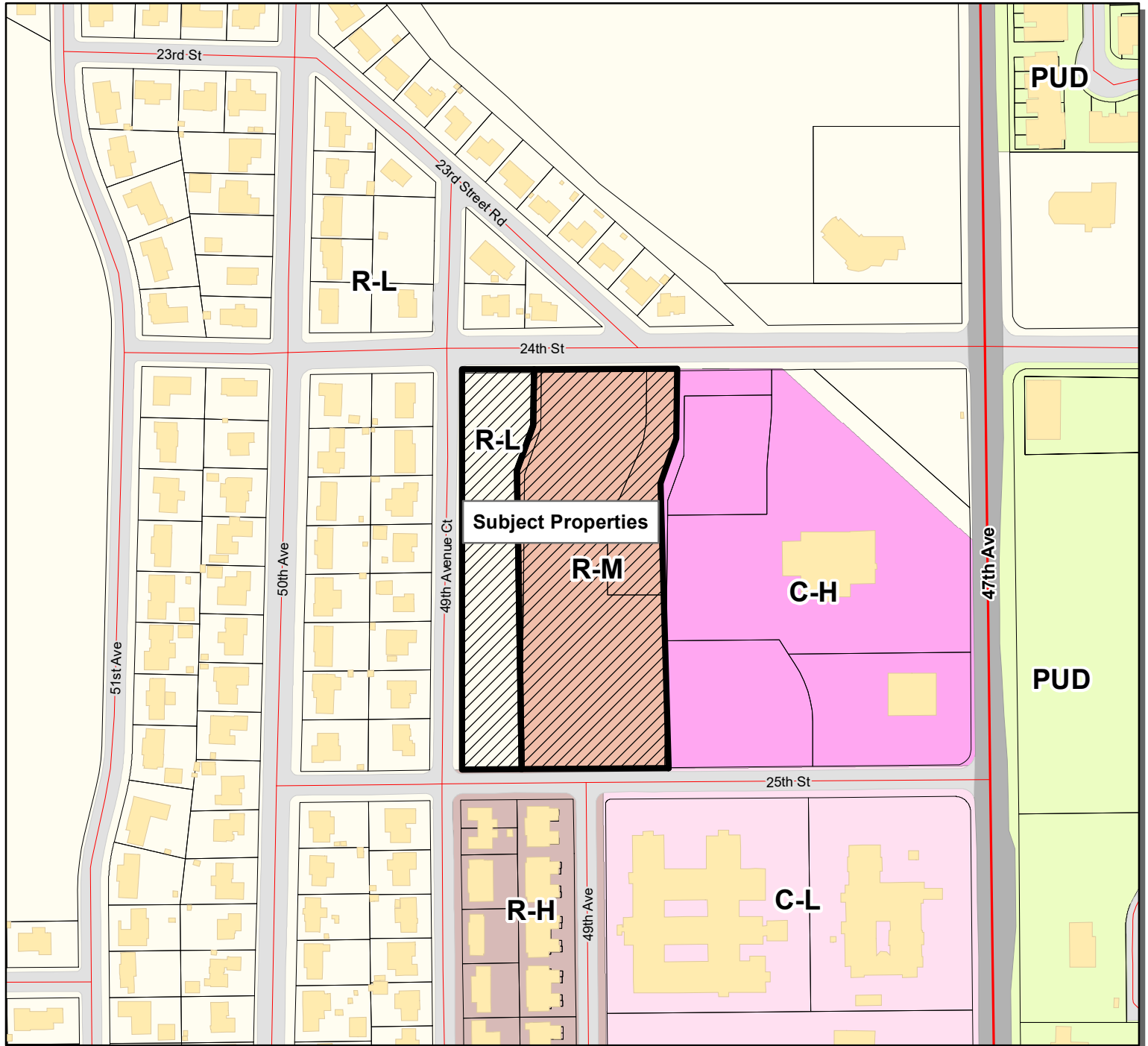
Attachment E – Preliminary Site Plan

Attachment F – Zoning Analysis Map

Attachment G – Zoning Suitability Map

Attachment H – Development Concept Master Plan (DCMP)

Zoning/Vicinity Map Park Crossing Rezone



ZON2019-0014

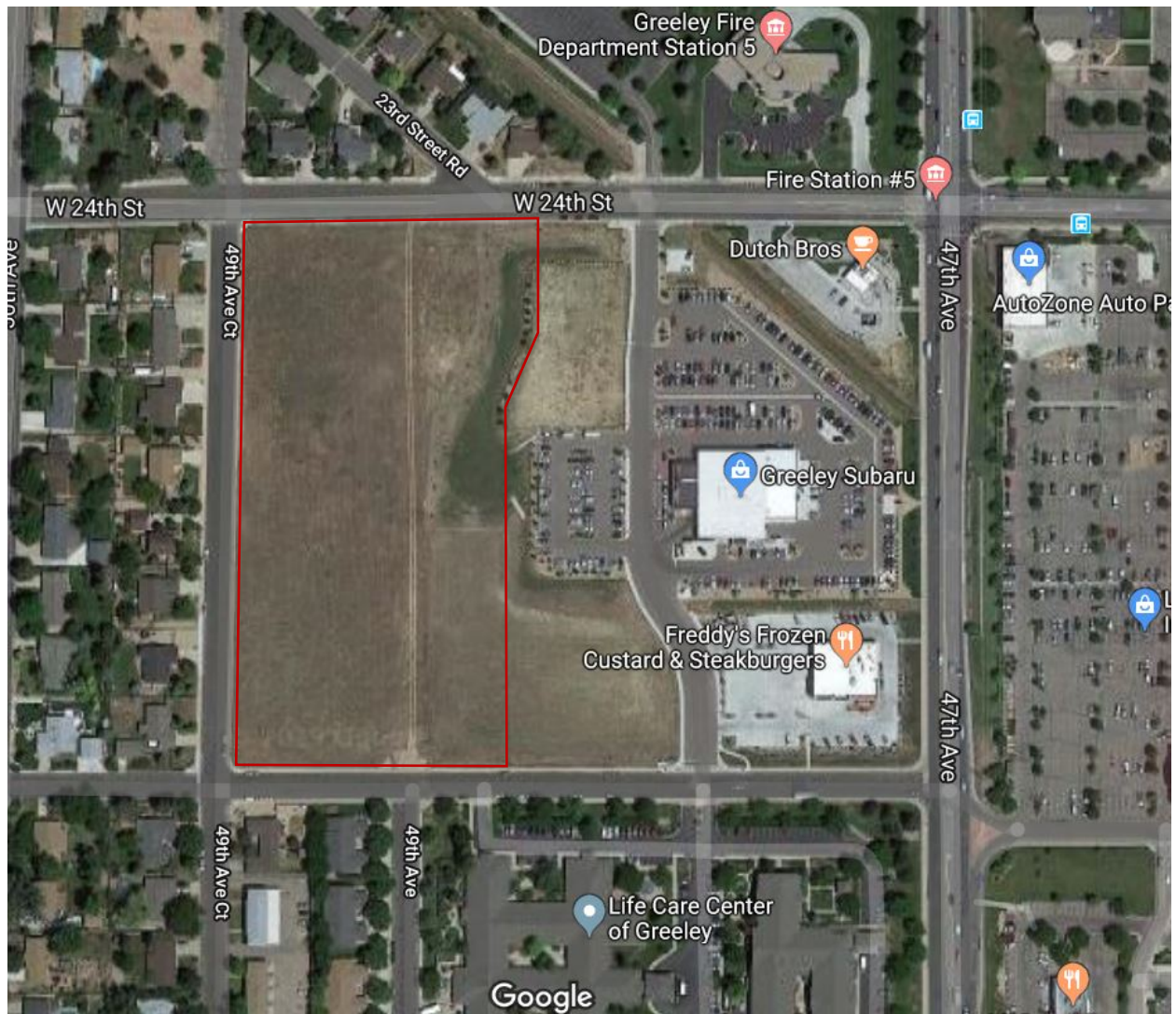
0 290 580
Feet



Site Photos



Looking southwest from W. 24th St.





PARK CROSSING DEVELOPMENT NARRATIVE

The location of the subject property provides a unique development opportunity in West Greeley. Tract 1 and 2 of the Grapevine Minor Subdivision is currently owned by WJY Enterprises LLC and consists of approximately 6 acres. The two parcels are currently zoned RL and RM respectively. The property sits just West of 47th Avenue and is bordered to the South with a senior living facility and multiple four-plex housing units. Directly to the West are nine single family homes and to the North is also single-family residential. To the East sits a Subaru car dealership, (owned by Tract 1 and 2 owner) as well as a Freddy's fast food restaurant.

Our proposal is a 65-unit town home development that will fulfill Greeley's need for more entry level and affordable housing. In order to accommodate the 65-unit plan, we intend to go through the rezoning process to obtain RM and RH designations for each tract. We feel strongly that rezoning the parcels is the proper use for this land for a multitude of reasons.

Greeley's Housing Shortage

A February 2019 article in the Greeley Tribune reported that The City of Greeley is short an estimated 1,100 homes because of the effects of the Great Recession. Financing challenges during this period from 2008 – 2013 caused a failure in housing product getting to market. Further compounding this problem is the population growth that has persisted in Greeley, and to a larger extent, Northern Colorado. According to the Census Bureau, the Metropolitan Statistical Area that Greeley is included in was the fourth fastest growing MSA in 2017. Add to all of that, the rising cost of raw water has led to development challenges in the region.



The City formed a task force to come up with a plan to address these concerns. Their aggressive plan to build 5,557 homes in the next 5 years included

- Allow detached homes, reduce lot sizes and encourage more complete neighborhoods
- Minimize development costs for affordable housing
- Improve the housing product mix
- Address rising raw water costs
- Encourage home ownership

Calling for more diversity in single family homes, including ADU's, town homes and attached homes

Additionally, the task force suggested providing incentives to developers to build permanent affordable housing and encouraging complete neighborhoods — those that allow people to meet their daily needs within a 20-minute walk.

Greeley Community Development Director Brad Mueller told council members the plan is an outline of solutions the city could implement in the future. The potential solutions to the city's housing problem range from encouraging manufactured homes to creating incentives for developers to addressing the rising cost of raw water.

"This is itself a plan," he said. "It is not a specific set of policies or a code we're asking for you to adopt, but a roadmap."

Mayor John Gates said Greeley is in a unique position to grow in terms of housing.

"I think it's clear we love this plan," he said.

Our proposal follows this roadmap almost to the letter. Our end user will be within a 10-minute walk to Safeway, Target, and numerous restaurants and services. Easy access to Highway 34 will be attractive as well. Given the opening of the 260,000+ square feet of medical services and the massive growth around the property in the last 5 years we feel that there is no better time to implement this type of project in this location.



ARTICLE CREDIT – Sara Knuth - <https://www.greeleytribune.com/news/a-look-at-the-ambitious-housing-plan-greeley-is-considering/>
<https://www.greeleytribune.com/news/greeley-city-council-votes-to-approve-ambitious-plan-for-housing/>

Development Features

Our development proposal includes some features intended to benefit the surrounding neighborhood and create a look and feel that community members will be happy with.

First, we will use an alley loaded approach to the garages in the development. This will present the surrounding neighbors with front doors and small landscaped yards. We feel this is preferable to outer facing garages. It was mentioned to us that the lighting from the car dealership was a big sticking point in the development of that property. Our two-story unit plan will effectively screen the bright lights being emitted from the Subaru dealership and other commercial properties to the East.

Another unique feature we will include is a 22-foot garage. Many of the of the surrounding housing developments seem to have an issue with fitting larger trucks in the garages. Given high volume of such vehicles in the area, it is our intention to provide our end user with adequate space to park their vehicles in their unit garages. We believe this will add to the look and feel of the development by limiting the number of vehicles parked on the street.

48th Avenue runs North to South through the development. We plan on making this a one-way street flowing from South to North and think it will benefit the community in a few ways. First, it will prevent vehicle traffic from using it as a cut through route. This will force them to use the larger surrounding streets. Secondly, it will be narrower, allowing for slower speeds. We feel this is necessary for the safety of the residents. Our Transportation Impact Study indicated that no significant issues would arise as a result of development.



This includes the implementation of the one-way street. It would also allow for the flow of traffic to the major stop light on the Northeast corner. The pedestrian traffic would utilize the surrounding sidewalks as well as the additional sidewalks the development plan calls for.

Tract 2 on the site plan cited as "R-H" zoning is proposed to allow single buildings to consist of up to 10 single family dwellings. Thereafter, tract 1 cited as "R-M" zoning is proposed to allow single buildings to consist of more than 4 single family dwellings.

Development Timeline

The infrastructure portion of the project will be completed all at once. We anticipate the build to be 90-120 days. The homes will likely be phased in groups of 10-12 units depending on sales. A 300-day build period is expected for the completion of the homes.

Addressing 18.30.050(3) of the Greeley Development Code

- A. As outlined above, we feel the area has changed significantly to warrant a rezone to RH. We think this type of project will complement the immense development that has taken place in this area.
- B. The zoning has not been in place for 15 years.
- C. There are no errors.
- D. N/A
- E. No.
- F. The impact to the immediate neighborhood will be positive. Visually it will provide a screen to the current car dealership and it's lighting, which was a major concern for neighbors. The project will also have front doors and front yards facing the surrounding streets which we feel will be a superior look to garage doors.
- G. Given the RH zoning to the South on the same type of parcel. This zoning should be consistent with the City's comprehensive plan.
- H. Our proposal will allow for a greater amount of affordable housing units that City have indicated as a top priority.

LOCATED IN THE SE 1/4 OF SECTION 15 T5N, R66W OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SE 1/4 OF SECTION 15 T5N, R66W OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



TRACT 1, GRAPEVINE MINOR SUBDIVISION RECORDED AUGUST 25, 2015 AT RECEPTION NUMBER 4136338 AND TRACT 2, GRAPEVINE MINOR SUBDIVISION, 1ST REPLAT RECORDED MARCH 25, 2016 AT RECEPTION NUMBER 4190457.

CONTAINING 265,341 SQUARE FEET (6.09 ACRES), MORE OR LESS.

SURVEYOR'S STATEMENT:

I, READE COLIN ROSELLES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY BOUNDARY MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS DRAWING DOES NOT REPRESENT A LAND SURVEY, LAND SURVEY PLAT, IMPROVEMENT SURVEY OR IMPROVEMENT LOCATION CERTIFICATE AND ANY MONUMENTS OR BOUNDARY LINES SHOWN ARE FOR REZONING THE PROPERTY ONLY.

READER COLIN ROSELLES
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #37911

BASIS OF BEARINGS:

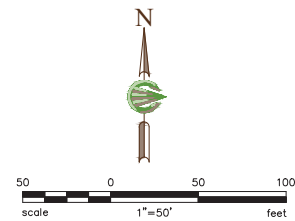
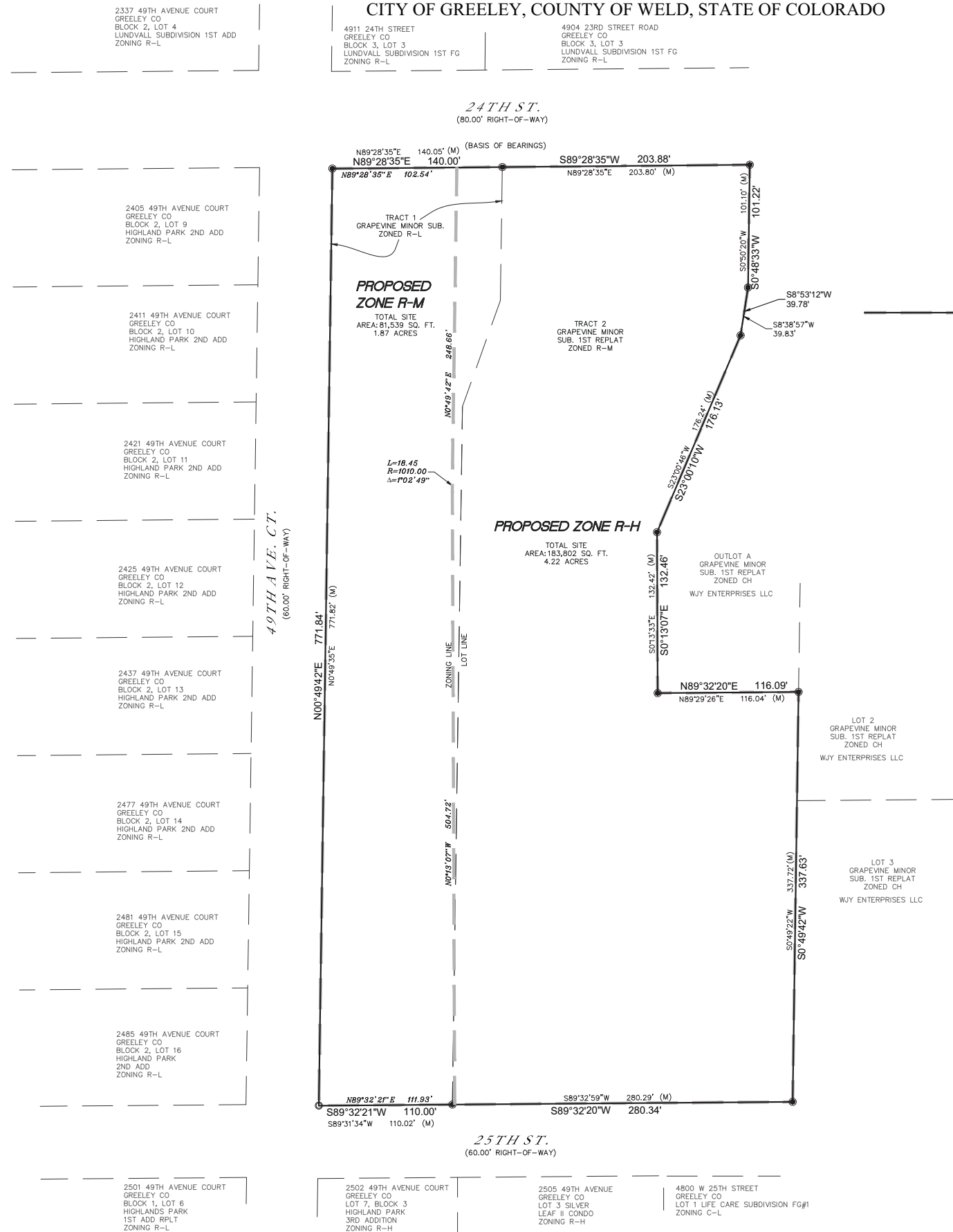
CONSIDERING THE NORTHERLY LINE OF TRACT 1, GRAPEVINE MINOR SUBDIVISION TO HAVE A BEARING OF NORTH 89°28'35" EAST, AS SHOWN ON THE PLAT THEREOF, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

SURVEY NOTES:

1. COFFEY ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. COFFEY ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
2. EASEMENTS SHOWN HEREON WERE TAKEN FROM THE GRAPEVINE MINOR SUBDIVISION PLAT. NO OTHER DOCUMENTS WERE PROVIDED AS PART OF THIS REZONE MAP.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE US SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. ALL ELEVATIONS ARE BASED ON CITY OF GREELEY BENCHMARK 81 - METAL ROD IN SLEEVE WITH 3.25" LOGO CAP LOCATED SOUTH OF US HIGHWAY APPROXIMATELY 300' EAST OF 47TH AVE. ELEVATION=4886.70 (DATUM=NAVD 83)
6. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR:

COFFEY ENGINEERING & SURVEYING, LLC
 READE COLIN ROSELLES, PLS
 4045 SAINT CLOUD DRIVE, SUITE 180
 LOVELAND, COLORADO 80538
 970-622-2095



LEGEND:

- ☒ DENOTES FOUND NO. 4 REBAR (LENGTH UNKNOWN) WITH ATTACHED
 1" PLASTIC YELLOW CAP MARKED BY LICENSE NO. 38353
☐ DENOTES FOUND CUT CROSS
 (M) MEASURED INFORMATION

— BOUNDARY OF PROPOSED REZONING DISTRICT

PROPERTY BOUNDARY MAP
TRACT 1, GRAPEVINE MINOR SUBDIVISION AND TRACT 2,
GRAPEVINE MINOR SUBDIVISION, 1ST REPLAT
LOCATED IN THE SE 1/4 OF SECTION 15 T5N, R66W OF THE 6TH P.M.



Sheet:
1

PRELIMINARY SITE PLAN FOR PARK CROSSING

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
DECEMBER 2019



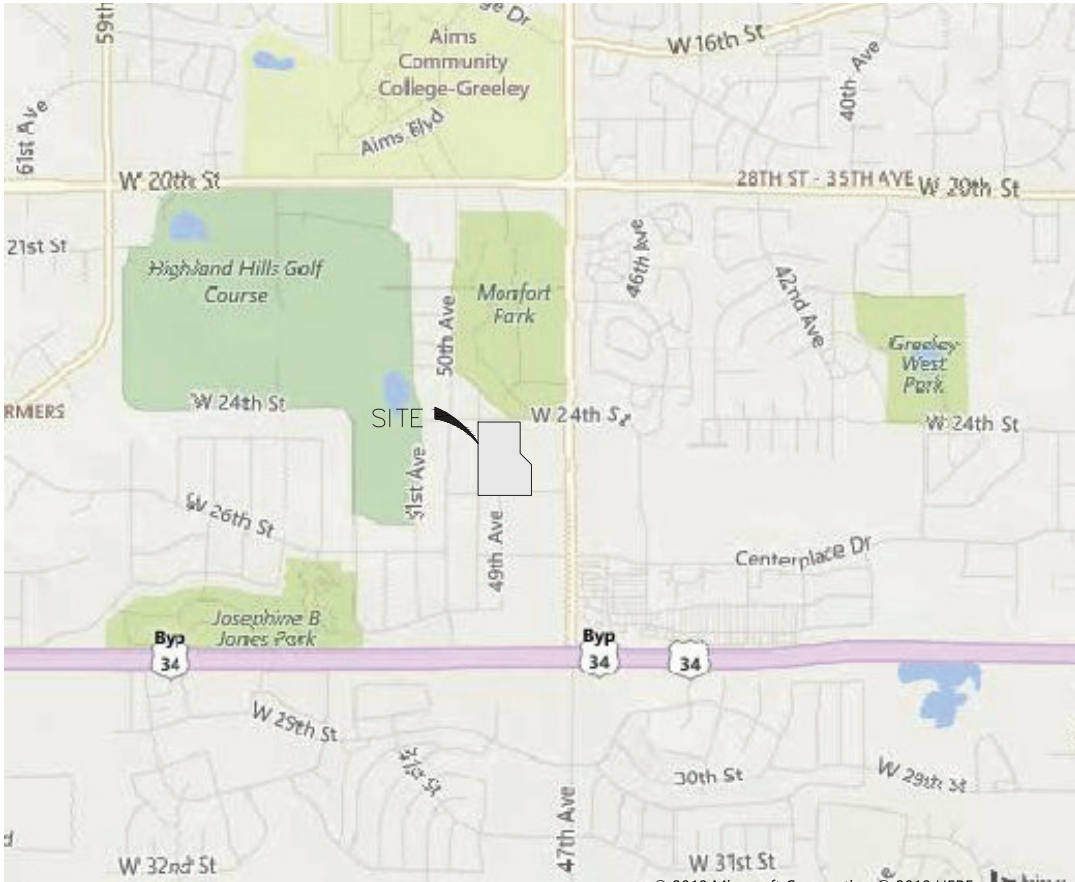
Know what's below.
Call before you dig.

GENERAL NOTES

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR EASEMENT SHALL CONFORM TO THE CITY OF GREELEY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS DEPARTMENT (970-350-9881) IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH CITY REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY CONSTRUCTION SERVICES (970-350-9358) AT LEAST 24 HOUR PRIOR TO REQUIRED INSPECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/ DEVELOPER, AND THE CITY, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE CITY, THE MODIFICATIONS PROPOSED BY THE DEVELOPER, TO THE ACCEPTED PLANS, INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE CITY OF GREELEY FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION SHALL BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL LICENSED SURVEYOR (PLS) PRIOR TO DISTURBING ANY MONUMENTS.
- PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE, WHEN ALLOWED BY THE UTILITY. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROPERTY FOR ONSITE GRADING AND PAVING. THERE IS NO RIGHT-OF-WAY GRADING OR PAVING PROPOSED.
- THE CONTRACTOR SHALL RESTRICT WORKING HOURS TO BETWEEN 7:00AM AND 6:00PM ON NORMAL CITY OF GREELEY BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY.

LEGEND:

+	EXISTING SIGN
□	EXISTING TELEPHONE PEDESTAL
□	EXISTING CABLE/TV PEDESTAL
□	EXISTING ELECTRICAL PEDESTAL
○	EXISTING IRRIGATION VALVE
○	EXISTING GAS METER
○	EXISTING WATER METER
○	EXISTING LIGHT POLE
○	EXISTING STORM SEWER MANHOLE
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
⑥	NUMBER OF UNITS
---	PROPERTY BOUNDARY
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	SPILL CURB & GUTTER
---	SIDEWALK CHASE
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	EXISTING SWALE
---	PROPOSED SWALE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING FIBER OPTIC LINE
---	PROPOSED WATER LINE
---	PROPOSED FIRE LINE
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE (12" & UNDER)
---	PROPOSED STORM SEWER LINE (15" & ABOVE)
---	EXISTING STORM SEWER LINE
---	EXISTING FENCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SLOPE LABEL
---	PROPOSED SLOPE LABEL
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	DRAINAGE BASIN BOUNDARY
---	DRAINAGE BASIN CALLOUT
---	BASIN SIZE IN ACRES
---	Q ₁₀₀ RUNOFF VALUE
---	100YR COMPOSITE "C" VALUE
---	DESIGN POINT
---	DIRECT FLOW
---	OVERLAND FLOW



VICINITY MAP

SCALE: 1" = 1000'



WATER & SEWER GENERAL NOTES

- ALL CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY SHALL CONFORM TO THE CITY OF GREELEY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN POTABLE WATER MAINS/SERVICES AND SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. POTABLE WATER MAINS/SERVICES ARE TO BE LOCATED 18-INCHES MINIMUM ABOVE THE SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER OR NON-POTABLE MAINS/SERVICES CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BELOW CANNOT BE MAINTAINED, OR A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE CITY SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION.
- IN ALL INSTANCES WHERE A WATER LINE LOWERING, POTABLE OR NON-POTABLE, IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE CITY FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK.
- WHERE POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN TEN (10) FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
- CONTRACTOR SHALL NOTIFY THE CITY ONE (1) WEEK PRIOR TO COMMENCING WORK AFTER CITY ACCEPTED CONSTRUCTION DRAWINGS HAVE BEEN DISTRIBUTED AND A PRECONSTRUCTION MEETING HAS BEEN HELD WITH THE CITY.
- CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO BE CROSSED BY POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18" MINIMUM CLEARANCE FOR OPEN CUT CROSSINGS AND 36" MINIMUM CLEARANCE FOR BORED CROSSINGS. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-CONSTRUCTED RECORD DRAWINGS.
- SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE POTABLE WATER DISTRIBUTION, SANITARY SEWER COLLECTION, OR NON-POTABLE IRRIGATION SYSTEM DESIGNS BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE CITY TO DETERMINE IF IT NEEDS ACCEPTANCE BY THE CITY. IF SO, A NEW PLAN SHALL BE DRAWN AND SUBMITTED TO THE CITY FOR ACCEPTANCE BY THE DESIGN ENGINEER 72 HOURS PRIOR TO CONSTRUCTION.
- FINAL CONSTRUCTION PLANS ARE VALID FOR CONSTRUCTION ONE (1) YEAR FROM THE DATE OF CITY SIGNATURE ACCEPTANCE.
- ALL NON-POTABLE WATER MAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF THREE AND A HALF (3.5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE ACCEPTED CONSTRUCTION DRAWINGS.
- ALL UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.

STORMWATER GENERAL NOTES

- ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MOST RECENT STORM DRAINAGE SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE CITY OR FOUND ON THE CITY'S WEB PAGE - GREELEYGOV.COM.
- BACKFILL MATERIAL MAY BE LOCAL SITE MATERIAL THAT IS WELL-GRADED, NON-COHESIVE GRANULAR MATERIAL FREE OF ROCKS, FROZEN LUMPS, FOREIGN MATERIAL OR STONES GREATER THAN 3" IN ANY DIMENSION, AGGREGATE BASE COURSE, OR FLOWFILL. REMOVE ALL DEBRIS INCLUDING SODA CANS, RAGS, PIPE BANDING MATERIAL, ETC. FROM THE PIPE TRENCH BEFORE BACKFILLING.
- ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE CLEARED OF PROJECT GENERATED DEBRIS BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL ANY ROADS OR WALKWAYS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS.
- THE CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
- ECO-PANS OR EQUIVALENT WILL BE REQUIRED TO BE USED DURING CONCRETE PLACEMENT ACTIVITIES FOR CONCRETE WASH-OUTS. EARTH WASH-OUT PITS WILL NOT BE ALLOWED ON THE PROJECT SITE DUE TO THE SIZE OF THE PROJECT AND PROXIMITY TO AN ESTABLISHED DRAINAGE WAY.

CONTACT INFORMATION

OWNER:

COLSON DEVELOPMENT
MARK BOWMAN
2570 DAWN COURT
ERIE, COLORADO 80516

CIVIL ENGINEER:

COFFEY ENGINEERING & SURVEYING, LLC
TROY CAMPBELL, P.E.
4045 SAINT CLOUD DRIVE, SUITE 180
LOVELAND, COLORADO 80538
970-622-2095

LANDSCAPE ARCHITECT:

TB GROUP
COURTNEY STASIEWICZ
444 MOUNTAIN AVE
GREELEY COLORADO 80513
970-532-5851

SURVEY CONTROL NOTES

BASIS OF ELEVATION:

ALL ELEVATIONS ARE BASED ON CITY OF GREELEY BENCHMARK 81 - METAL ROD IN SLEEVE WITH 3.25" LOGO CAP LOCATED SOUTH OF US 34 BYPASS APPROXIMATELY 320' EAST OF 47TH AVE. ELEVATION=4886.70 (DATUM=NAVD 88).

BASIS OF BEARING:

BEARINGS BASED ON THE NORTHERLY LINE OF TRACT 2, GRAPEVINE MINOR SUBDIVISION, 1ST REPLAT (NORTH 89°28'35" EAST); NORTHWESTERLY CORNER IS MARKED BY A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 2" PLASTIC YELLOW CAP STAMPED LS 38353 AND NORTHEASTERLY CORNER IS MARKED BY A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 2" PLASTIC YELLOW CAP STAMPED LS 38353.

SHEET INDEX

#	DWG.	SHEET TITLE
1	CV-1	COVER SHEET
2	SP-1	SITE PLAN
3	GR-1	GRADING PLAN
4	UT-1	UTILITY PLAN
5	DR-1	DRAINAGE PLAN
6	LS 1	LANDSCAPE PLAN
7	LS 2	LANDSCAPE PLAN 2
8	LS 3	LANDSCAPE NOTES AND DETAILS

SIGNATURE BLOCK

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY:	FIRE MARSHAL	DATE
ACCEPTED BY:	ENGINEERING DEVELOPMENT REVIEW/ CIVIL INSPECTIONS MANAGER	DATE
ACCEPTED BY:	COMMUNITY DEVELOPMENT DIRECTOR	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

12/18/19

PARK CROSSING
TRACT 1 & 2 GRAPEVINE MINOR 1ST RPLT

COVER SHEET

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION

SE $\frac{1}{4}$ OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



DWG.
C-1

SHEET NO.

1 of 8

PROJECT:	2662.00
DATE:	12/18/19
DESIGNER:	CDH
DRAFTER:	CDH
CHECKED BY:	TWC
APPROVED BY:	TWC

SITE PLAN

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION
SE ¼ OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELLS

DWG.	C-2
SHEET NO.	2 OF 8

	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE/TV PEDESTAL
	EXISTING ELECTRICAL PEDESTAL
	EXISTING IRRIGATION VALVE
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING LIGHT POLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	NUMBER OF UNITS
	PROPERTY BOUNDARY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	SPILL CURB & GUTTER
	SIDEWALK CHASE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SWALE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE (12" & UNDER)
	PROPOSED STORM SEWER LINE (15" & ABOVE)
	EXISTING STORM SEWER LINE
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

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SITE DATA TABLE			
SITE DENSITY INFORMATION			
UNIT TYPE	BUILDING UNIT COUNT		
3 UNIT TOWNHOMES	2 UNITS		
4 UNIT TOWNHOMES	7 UNITS		
5 UNIT TOWNHOMES	1 UNITS		
6 UNIT TOWNHOMES	1 UNITS		
10 UNIT TOWNHOMES	2 UNITS		
TOTAL ON-SITE RESIDENTIAL UNITS	65		
RESIDENTIAL UNITS PER ACRE R-M	12.8/ACRE		
RESIDENTIAL UNITS PER ACRE R-H	9.7/ACRE		
SITE USE			
TRACT 2			
BUILDING TYPE	SQUARE FOOT	ACRES	PERCENTAGE
HARDSCAPE	51749	1.19	28.16
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TOTAL	183764	4.22	100.00
TRACT 1			
BUILDING	26844	0.62	33.02
HARDSCAPE	17227	0.40	21.19
OPEN SPACE	37235	0.85	45.80
TOTAL	81306	1.87	100.00

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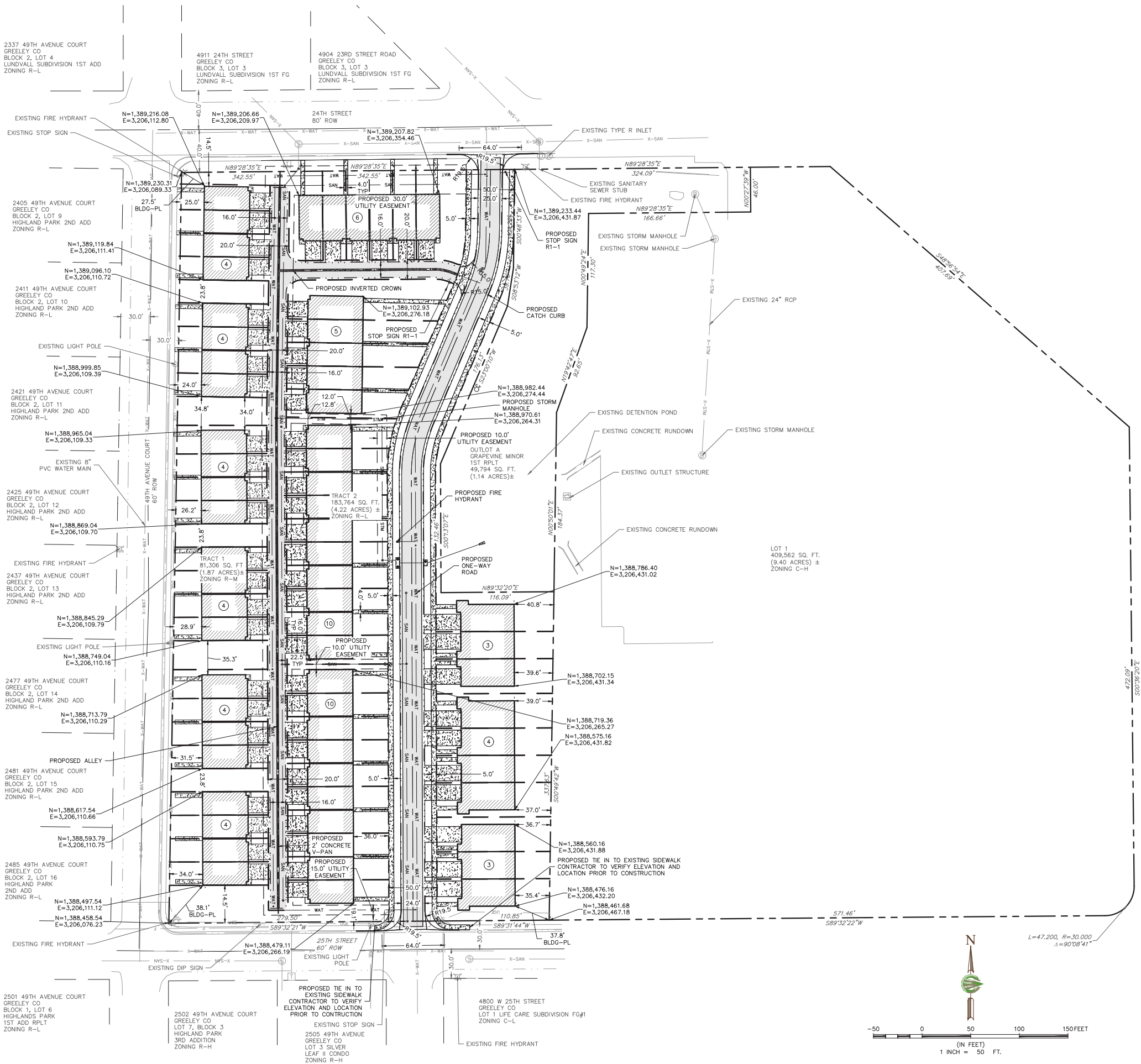
ACCEPTED BY: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW/
CIVIL INSPECTIONS MANAGER

ACCEPTED BY: _____
COMMUNITY DEVELOPMENT DIRECTOR DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION

12/18/19

2 OF 8





Know what's below.
Call before you dig.

LEGEND:

- EXISTING SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE/TV PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING IRRIGATION VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING LIGHT POLE
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SURVEY CONTROL NOTES

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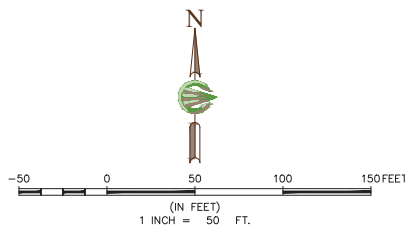
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SIGNATURE BLOCK

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ACCEPTED BY: ENGINEERING DEVELOPMENT REVIEW/ CIVIL INSPECTIONS MANAGER DATE



PRELIMINARY
NOT FOR CONSTRUCTION
12/18/19

NO.	REVISION	DATE
2662.00	12/18/19	

PROJECT:	DATE:	DESIGNER:	DRAFTER:	CHECKED BY:	APPROVED BY:
	12/18/19	CDH	CDH	TWC	TWC

PARK CROSSING
TRACT 1 & 2 GRAPEVINE MINOR 1ST REPLT

UTILITY PLAN

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION

SE 1/4 OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



DWG.	C-4
SHEET NO.	4 OF 8

PARK CROSSING
TRACT 1 & 2 GRAPEVINE MINOR 1ST RPLT

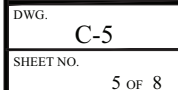
DRAINAGE PLAN

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION
T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
SE ¼ OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PARK CROSSING TRACT 1 & 2 GRAPEVINE MINOR 1ST RPLT DRAINAGE PLAN

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION

SE ¼ OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



PRELIMINARY
NOT FOR CONSTRUCTION

12/18/19 5 OF 8

	EXISTING SIGN
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	EXISTING CABLE/TV PEDESTAL
	EXISTING ELECTRICAL PEDESTAL
	EXISTING IRRIGATION VALVE
	EXISTING GAS METER
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	EXISTING LIGHT POLE
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	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	NUMBER OF UNITS
	PROPERTY BOUNDARY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	SPILL CURB & GUTTER
	SIDEWALK CHASE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING SWALE
	PROPOSED SWALE
	USE UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
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	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SLOPE LABEL
	PROPOSED SLOPE LABEL
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE BASIN BOUNDARY
	DRAINAGE BASIN CALLOUT
	BASIN SIZE IN ACRES
	Q ₁₀₀ RUNOFF VALUE
	100YR COMPOSITE "c" VALUE
	DESIGN POINT
	DIRECT FLOW
	OVERLAND FLOW

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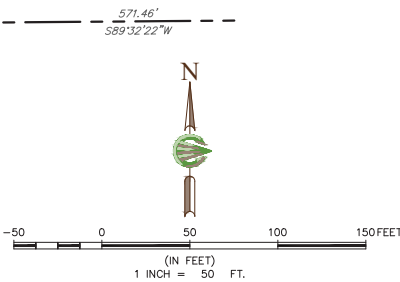
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PROPOSED BASIN FLOWS						
BASIN DESIGNATION		AREA (AC)	5YR COMP. "C"	100YR COMP. "C"	Q_5 (CFS)	Q_{100} (CFS)
BASIN ID	DESIGN POINT					
P1	1	1.77	0.42	0.55	1.96	6.25
P2	2	1.94	0.35	0.49	1.59	5.46
P3	3	1.90	0.45	0.58	2.32	7.20
P4	4	0.48	0.20	0.36	0.25	1.10

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ACCEPTED BY: _____ DATE: _____
ENGINEERING DEVELOPMENT REVIEW/
CIVIL INSPECTIONS MANAGER



DRAWING FILENAME: R:\2009\2662.00 Grapevine Tomlinson\DWGS\CIVIL\SHEETS\PLAN SET NAME\2662.00-FSP-DRI.dwg LAYOUT NAME: GR-1 DATE: Dec 16, 2019 - 5:06pm CAD OPERATOR: Tond

PROJECT:	2662.00
DATE:	12/18/19
DESIGNER:	CDH
DRAFTER:	CDH
CHECKED BY:	TWC
APPROVED BY:	TWC

GRADING PLAN

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION
 SE ¼ OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

DWG.	C-3
SHEET NO.	3 OF 8

	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE/TV PEDESTAL
	EXISTING ELECTRICAL PEDESTAL
	EXISTING IRRIGATION VALVE
	EXISTING GAS METER
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	EXISTING MAJOR CONTOUR
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	EXISTING SLOPE LABEL
	PROPOSED SLOPE LABEL
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

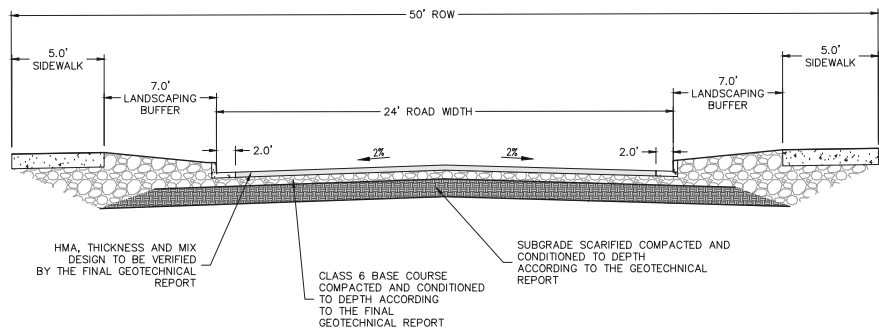
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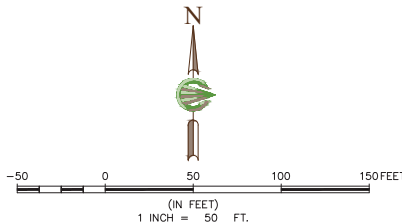
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CIVIL INSPECTIONS MANAGER



PRELIMINARY
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DRAWING FILENAME: R:\2009\2662.00 Grapevine Tomlinson\DWGS\CIVIL\SHEETS\PLAN SET NAME\2662.00-FSP-QRI.dwg LAYOUT NAME: GR-1 DATE: Dec 16, 2019 - 5:06pm CAD OPERATOR: Tond



Know what's below.
Call before you dig

PROJECT:	2662.00
DATE:	12/19/19
DESIGNER:	CDH
DRAFTER:	CDH
CHECKED BY:	TWC
APPROVED BY:	TWC

PARK CROSSING TRACT 1 & 2 GRAPEVINE MINOR 1ST RPLT SITE ANALYSIS MAP

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION

DWG. SA-1
SHEET NO. 1 OF 2



- | | |
|---|--|
|  | EXISTING SIGN |
|  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING CABLE/TV PEDESTAL |
|  | EXISTING ELECTRICAL PEDESTAL |
|  | EXISTING IRRIGATION VALVE |
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|  | NUMBER OF UNITS |
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|  | EXISTING WATER LINE |
|  | PROPOSED SANITARY SEWER LINE |
|  | EXISTING SANITARY SEWER LINE |
|  | PROPOSED STORM SEWER LINE (12\" data-bbox="138 954 188 974"/> |
|  | PROPOSED STORM SEWER LINE (15\" data-bbox="138 984 188 1000"/> |
|  | EXISTING STORM SEWER LINE |
|  | EXISTING FENCE |
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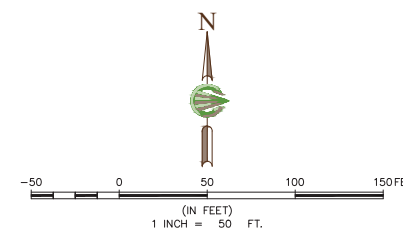
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PRELIMINARY
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12/19/15

1 OF 2

DRAWING FILENAME: R:\2000\2002.00 Grapevine Terminals\DWG\CS\1\SHEETS\PLAN SET NAME\Site Analysis Map.dwg LAYOUT NAME: PLAN_S01 DATE: Dec 19, 2019 - 8:37am CAD OPERATOR: brand

PROJECT:	2662.00
DATE:	12/19/19
DESIGNER:	CDH
DRAFTER:	CDH
CHECKED BY:	TWC
APPROVED BY:	TWC

TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION
SE ¼ OF SECTION 15, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

DWG.	ZS-2
SHEET NO.	2 OF 2

	EXISTING SIGN
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	EXISTING FENCE
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	EXISTING MINOR CONTOUR
	OVERLAND FLOW

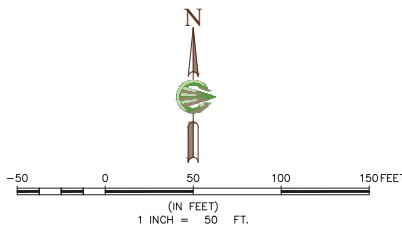
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SITE USE			
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HARDSCAPE	55628	1.28	30.27
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DRAWING FILENAME: R:\2600\2662.00 Grapevine Toolhouses\DWG\2662.DWG SHEETS\PLAN SET NAME\Zoning Submittal Map.dwg
DATE: Dec 19, 2019 - 8:37am CAD OPERATOR:
LAYOUT NAME: SI-1
SET OF XREFS: [R:\2435-TBLX-Zoning] [R-EX-BASE_2662.00] [W-BASE_2662.00]

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DEVELOPMENT CONCEPT MASTER PLAN

PARK CROSSING

**24TH STREET AND 49TH AVENUE COURT
GREELEY, CO 80634**

Applicant:

Colson Development
916 Barnyard Drive
Windsor, CO 80550
Phone: 303-956-6862

Original Owner:

WJY Enterprises
2699 47th Ave
Greeley, CO 80634

Municipality:

City of Greeley
1100 10th Street
Greeley, CO 80631
Phone: 970-350-9777

December 9, 2019



PURPOSE:

The purpose of this Development Concept Master Plan (DCMP) is to establish architectural and site standards and guidelines for the design and development of the portion of the Park Crossing site zoned as Residential High Density (R-H). The legal description of the section of the development affected by the DCMP can be found in Exhibit B. This DCMP along with the requirements of the City of Greeley are intended to ensure the development of a high-quality project that is cohesive with the surrounding neighborhood.

RESIDENTIAL STANDARDS:

General Overview:

All future building applications to the City of Greeley will be subject to the standards within the DCMP. The City of Greeley Building Department may deny building applications that do not adhere with this DCMP. These standards are meant to keep development complimentary to the surrounding improvements by incorporating certain building forms, colors, and materials. Improvements are not restricted from having variety, individuality, or visual interest. However, development plans must include specific references and details showing conformance to this DCMP.

Residential Associations:

There will be a Homeowner Association governing all residential properties within this development and all property owners will be required to pay monthly dues and to be a part of the association. The association will govern maintenance, repair, and replacement of exterior improvements and general appearance.

Building Design and Orientation:

All single-family attached residential units within the development shall be required to incorporate a minimum level of specific architectural features as identified below to create a set of unique and distinct set of contextual buildings.

Building heights and design shall conform with the City of Greeley standards for R-H development, buildings above 36' and above two stories in height will be considered with approval by the City of Greeley. Residential units within the R-H zoned area will conform to no more than 10 attached units per structure without approval by the City of Greeley.

Preferred Materials:

Materials must be chosen with a cohesive overall design for the development in mind as well as complimenting the existing surrounding developments. Preferred building materials include:

- Brick
- Stone
- Synthetic stone products
- Stucco
- Textured architectural panels
- Textured concrete block
- Painted wood siding
- Synthetic wood paneling

Preferred Colors:

Colors shall be chosen to create a cohesive overall theme within the development as well as with the existing surrounding developments. Preferred colors include earth tones, muted greens and blues, and reds and browns. Bright high contrast colors shall be considered on a case by case basis.

Accent Colors:

Accent colors are intended to compliment the dominant building colors and shall be limited to 20% of the building façade unless otherwise approved by the City of Greeley. Bright high contrast colors shall be used sparingly.

Pedestrian Access and Circulation:

Site design shall include an appropriate amount of parking as stated in the Greeley Municipal Code for single-family attached uses. Sidewalks shall be utilized to minimize the number of pedestrian crossings within the development. Pedestrian crossings shall be appropriately identified through the use of markings, signage, paving materials or similar alternatives. Pedestrian routes shall be provided where safe and practical along logical circulation routes to residential accesses within the development.

Allowed Uses:

The City of Greeley Development Code identifies a number of uses allowed in the Residential High Density zone. This Development Concept Master Plan will limit the allowed uses on the subject 4.22 acres zoned R-H to the following list. Those uses identified as design review and uses by special review in the development code must follow the applicable review process.

- Single-family dwellings
- Townhouse dwellings

Council Agenda Summary

January 21, 2020

Agenda Item Number 16

Title

Pulled Consent Agenda Items

Council Agenda Summary

January 21, 2020

Agenda Item Number 17

Joel Hemesath, Public Works Director, 970-350-9795

Title:

Parking Services Update

Background:

After an extensive public input process, a significant change to parking management within the City of Greeley's downtown was implemented on April 1st, 2019. As outlined within this approved parking management plan, a review of parking was to be made annually. The purpose of this annual process is to utilize data and user feedback to make adjustments to not only ensure parking availability is maintained, but also improve the user experience. As such, it is the intention of staff to utilize this Council Meeting to provide an overview of parking management since the change, the adjustments made on January 1st and garner feedback from council on staff identified future steps and improvements. These implemented and proposed adjustments were identified by using two primary sources; data provided by our new parking system and public feedback. More specifically, feedback received during the two public meetings (December 4th and 6th), regular check-ins with businesses downtown and feedback garnered through day-to-day operations. Attendance at both meetings consisted of approximately 60 participants, with passionate discussion from both sides.

With a goal of maintaining parking availability while providing options to those needing to park longer than two hours, Parking Ambassadors now use license plate recognition (LPR). This new technology, paired with a pay-to-stay system called Passport, provides people an option to stay longer than the first free two hours. Finally, in an effort to further improve availability, staff created a parking area downtown called the Orange Zone. This zone encompasses two hour spaces in areas of downtown that are in high demand. The intent of the orange zone is to promote parking turnover in this area by ensuring visitors, employees and residents do not just move from space to space to comply with parking regulations. Once a vehicle has parked in the orange zone, after the first free two hours they can either extend their stay and pay for additional time with the Passport app/call in number or move their vehicle out of the orange zone or two blocks.

The data that was used in this year-end assessment included hourly parking availability, citations and warnings, and use of the pay-to-stay system. The parking availability data was collected digitally for the months of April-

October via the license plate recognition software and Passport. This information was verified in the field with periodic field visits. Staff realizes this is not the most current information but felt it was important to present the same information that was utilized by staff and presented at the public meetings.

Parking Availability

Prior to the changes in downtown parking management, numerous meetings were held to hear from downtown employees, visitors and business/property owners. In these meetings staff heard from many business owners that there weren't spots available for their customers to park because downtown employees and residents were parking in two hour parking spaces all day- complying with the regulations by merely moving their vehicle from one space to another. The management system took shape around the industry standard of ensuring at least 15% availability per block was maintained within the timed parking areas. For example, if there are 100 parking spaces, at least 15 of them would be available for people to park in.

The data that was collected before parking changes went into effect reflected what was heard in the public meetings; there were a number of blocks downtown with almost no open spaces. Staff then collected current parking availability along these blocks that had previously been nearly full with the use of its new LPR technology. Overall availability improved. One example being 9th Avenue between 8th Street and 9th Street. Before the improved parking management system there were only 3 of the 46 spots available on this block- only 5% availability. Now there are 15 available spaces on average- 33% availability on this block. Another example would be the 8th Street Plaza. Before the changes were made, there were an average of 0 spaces available. Now there are on average 1-2 spaces available- 10% availability on this block. Feedback, since the change, has been generally been positive around this new availability.

Education and Enforcement

Parking Ambassadors have issued 6,709 warnings between April and October of 2019. The purpose of these warnings is to serve as educational opportunities for those that may not be familiar with the parking system. It is important to notate that Warnings did not exist under the old enforcement system and everything had an associated fine. Parking staff also answered approximately 3,600 calls since the system went into place. These calls vary but are typically questions about citations, permits or Pay-to-Stay. A significant portion of this call volume also represents those reporting a parking code violation (i.e. abandoned, detached trailer, parked in front of driveway, etc).

Concurrently, the amount of fines that were issued went down by 12% between 2018 and 2019 (April-October comparison) and citations issued with an associated fine decreased by 44%. These numbers also include 258 immobilizations that took place due to non-payment.

Feedback on enforcement varied significantly; however, there seemed to be some consensus around the need to adjust the hours of enforcement, potential Orange Zone adjustments and improved regulatory and wayfinding signage.

Permits

Prior to the January 1st, 2020 adjustments there were a total of 818 permits available downtown with 812 of those being active/purchased. Although there were still available permits to purchase, there were 53 people on the waitlist for a permit in Areas 2 and 3. As permit availability has and continues to be a concern voiced by those downtown, staff has identified several opportunities to improve. Some of which were implemented prior to January 1st. The first is the over-committing of permits. This industry standard practice makes more permits available than there are actual spaces to account for those who are on vacation, traveling on business, or sick. Currently Area 2 has obligated 16% more permits than it actually has spaces for and Area 3, 1%. Staff utilizes the LPR data to maintain approximately 5% availability in permitted areas. In addition to permit over-commitment, staff also made adjustments to the Area 3 Permit area to improve utilization and permit availability. 7th Avenue between 8th Street and 9th Street, which had low utilization as 2 Hour parking, now facilitates both two hour parking and Area 3 Permits. This adjustment eliminated the waitlist in Area 3 and facilitates additional growth potential through the industry practice of over committing permits. Finally, in an effort to better utilize all parking in the downtown, staff is working to identify improvements to existing partnerships as well as create new ones. With these above adjustments there are currently 24 people on the waitlist in Area 2.

Pay-to-Stay

There were 8,157 pay-to-stay sessions started from April-October of 2019. This new function provides an individual with an opportunity to utilize their phone (app or call in option) to either receive a free reminder when their two free hours are up and pay to extend if they need or pay for additional time when they originally park. As of the end of October there were approximately 2,118 active users of Passport with a growth rate of approximately 250 new users per month. Thus far, the feedback has been generally positive about the pay-to-stay system; however, staff has received some concerns about those without a cell phone or credit card. Pay-to-stay stations could be a solution for this; however, these come at a large upfront and ongoing cost.

Potential Changes

Understanding that any parking system needs to be flexible and can always be improved upon, staff garnered and evaluated feedback on adjustments. These adjustments, some of which have been already implemented, were based on feedback received throughout the year, at two public meetings and with the help of data. Below is an overview of both the January 1st, 2020

implemented changes as well as future adjustments/improvements to explore in the coming year.

January 1st Implemented Adjustments

- Reduction in the Orange Zone based off availability.
- Pay-to-Stay price adjustments. Decrease hourly and daily prices in lower demand areas and maintain current price in higher demand areas.

Potential Future Improvements to Explore

- Improve permit availability with a goal of eliminating the waitlist for those needing long term parking alternatives. Additionally, staff will focus on those property owners with apartments downtown who do not have permits and may not be on a waitlist for a permit.
- Signage Improvements
 - Wayfinding – Adding additional signage to direct parkers to free long-term parking.
 - Technology Options – Look for opportunities to enhance how technology can help those navigate parking in Greeley.
 - Regulatory – Identify signage alternatives that not only make it easier to understand parking but also comply with federal signage requirements.
- Merchant Validation Option – Allows business owners in Greeley to validate or pay for parking for their customers.
- Reduced AM Enforcement Hours – Due to lower demand on parking in the morning, move enforcement hours from 7:00 AM to 8:00 AM.
- Pay-to-Stay Additional Options – Explore potential ways to improve the Pay-to-Stay options for those without or not wanting to pay with a cell phone or credit card.
- Transit Alternatives – Identify and implement ways to incentivize those working downtown to park off site and utilize Greeley Evans Transit.
- Future Public Parking Master Plan – With a goal of creating a long term plan for parking, research and identify funding necessary to complete a Public Parking Master Plan.

These above outlined potential adjustments, as well as others, will be presented at a follow-up public meeting. This will provide an opportunity for interested parties provide feedback and prioritize these future improvements/adjustments.

Decision Options:

Feedback on direction requested.

Attachments:

Parking Informational Flyer
Downtown Permit Map
Parking 2-hour Parking Map
PowerPoint Presentaiton



Downtown Greeley PARKING ASSESSMENT

As promised, part of the approved parking changes that went into affect on April 1, 2019 involves a yearly parking assessment to gauge how the parking system is working for downtown users. This info sheet provides an overview of the program basics since the change and highlights some of the proposed adjustments for 2020.

THE GOAL....

To help support the economic vitality of Downtown Greeley by creating on-street parking space turnover and providing parking alternatives for those with long-term parking needs.

PARKING OPTIONS HIGHLIGHTS

PAY-TO-STAY OPTIONS

- **2,118** active users
- **250** average new users per month
- **8,157** Pay-to-Stay sessions with 3,049 zero cost sessions.

PERMIT OPTIONS

- **812** active permits
- **53** on waitlist *Area 2 and 3
- **818** permitted spaces

AVAILABILITY HIGHLIGHTS

9th Ave (8th St-7th St)

2018- 3% Availability
2019- 66% Availability



8th St (9th Ave-8th Ave)

2018- 0% Availability
2019-10% Availability



9th Ave (9th St-8th St)

2018- 10% Availability
2019- 33% Availability



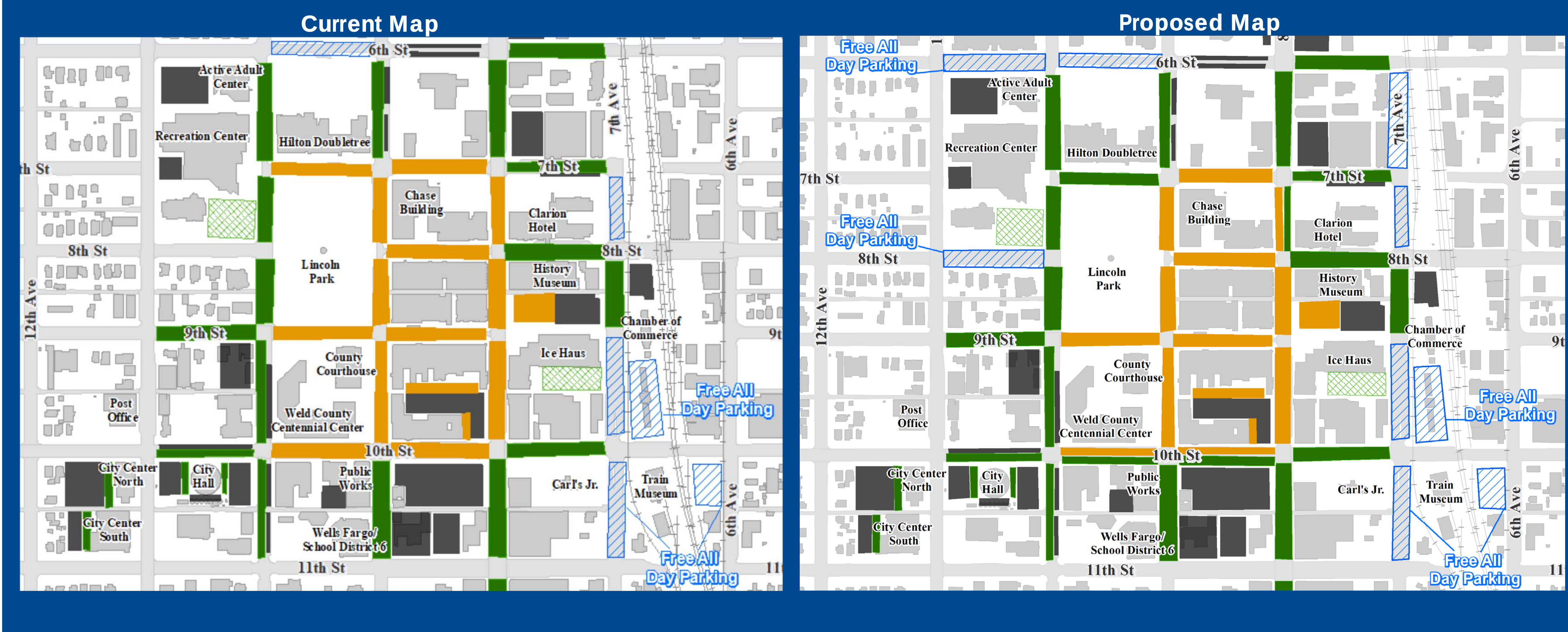
EDUCATIONAL OVERVIEW

-  6,709 warnings provided
-  Answered over 3,600 phone calls about parking. Includes code complaint calls (i.e. abandoned vehicles).

ACCOUNTABILITY OVERVIEW

-  Fines down 12% over same period in 2018
-  44% fewer citations with fines in 2018
-  248 deployments since June 1 2019

PROPOSED 2020 ADJUSTMENTS BASED OFF AVAILABILITY

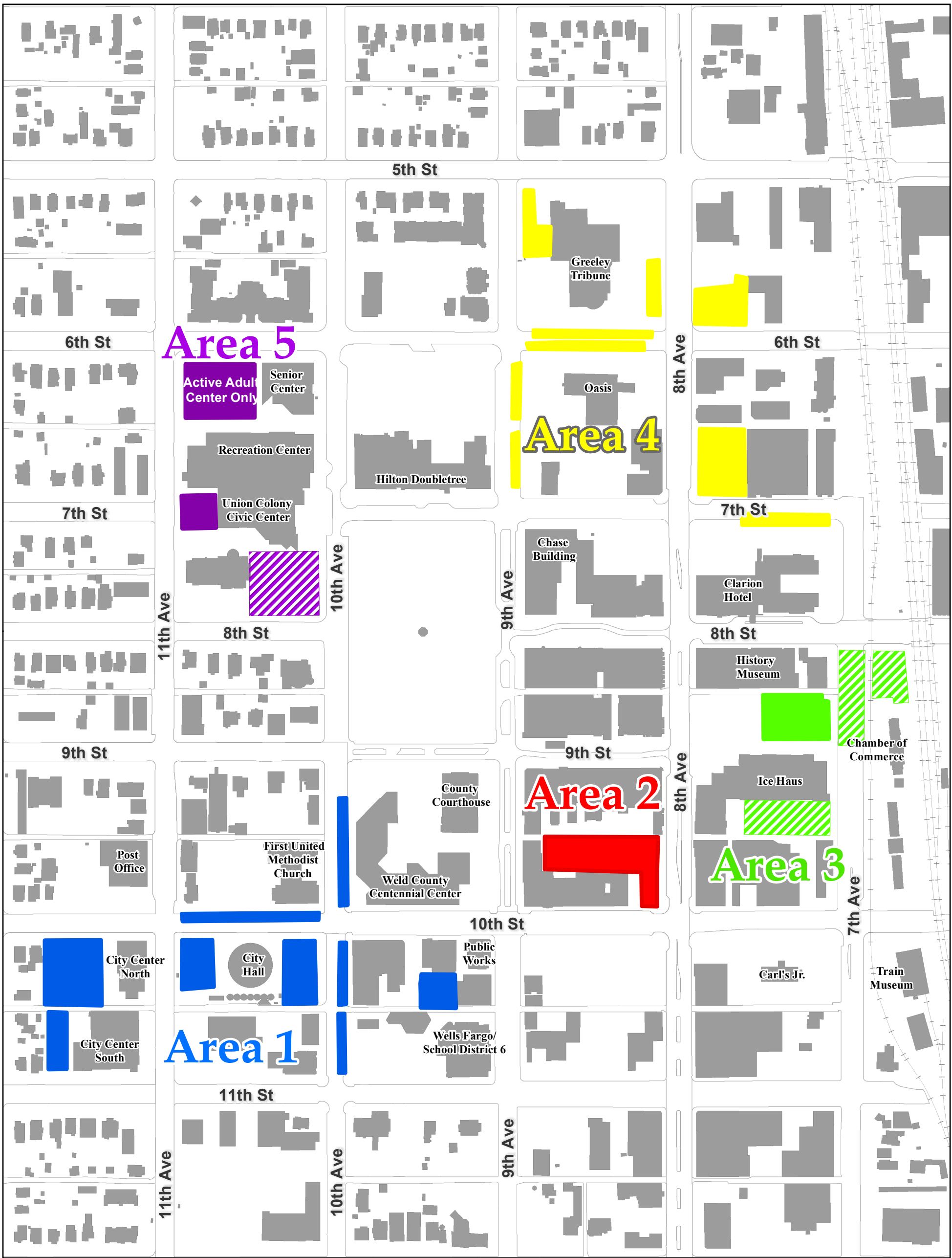


PAY-TO-STAY

- ◆ Continue to offer Free Two Hour Parking.
- ◆ Price in non-orange zone areas will be reduced to \$1.00 an hour after the first two hours and \$5.00 for the day.
- ◆ Price per hour in the orange zone stays at \$2.00, with a max of \$10.00 a day.

OTHER POTENTIAL ADJUSTMENTS TO EXPLORE

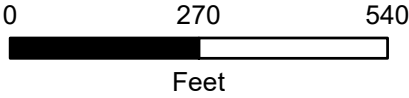
- ◆ Merchant validation options
- ◆ Incentives to use transit
- ◆ Specialized map for residents and employees
- ◆ Work with Passport to provide more functionality in the app
- ◆ Signage Improvements
 - ◆ Wayfinding
 - ◆ Review options for alternatives to regulatory signage
- ◆ Downtown Parking Master Plan



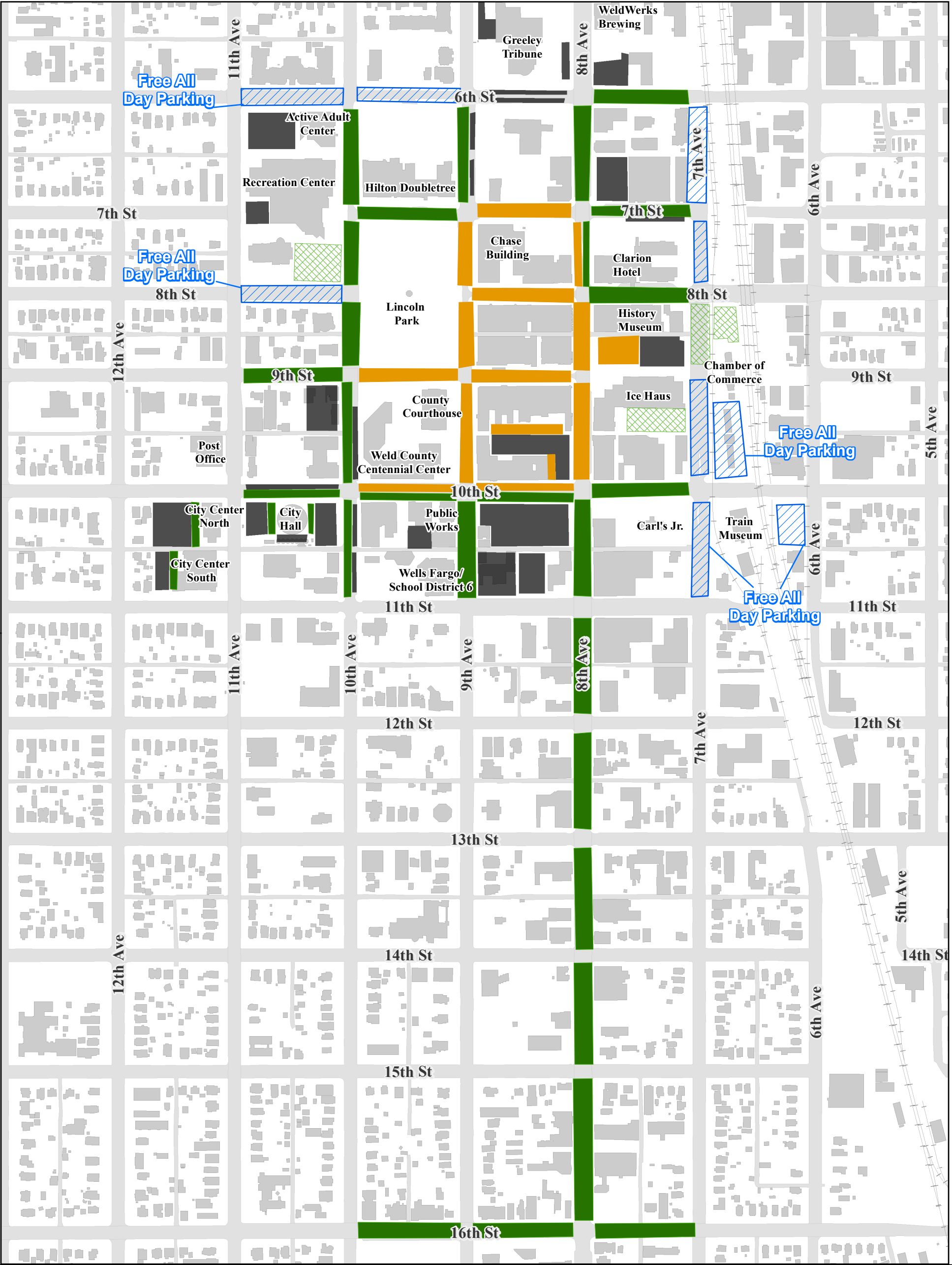
Date: 12/20/2019
By: City of Greeley, Parking Services

Downtown Permit Parking Map

Effective January 1, 2020



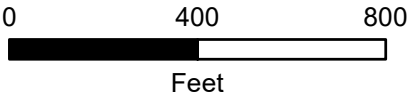
- Area 1
- Area 2
- Area 3
- Area 3 or 2 Hour
- Area 4
- Area 5
- Area 5 or 2 Hour



Date: 12/20/2019
By: City of Greeley, Parking Services

Downtown Public Parking Map

Effective January 1, 2020



- | | |
|--|---|
|  Permit Area- Free after 5 p.m. & Holidays and Weekends |  2 Hour Parking- Two Block Walk or Pay to Stay |
|  2 Hour or Permit Parking |  Free Street Parking- No Time Limit |
|  2 Hour Parking with Pay to Stay |  Free All Day Parking |



Parking Services Update

January 21, 2020



Overview

- Purpose
- Timeline
 - Prior to Implementation
 - Process
 - Goals
 - Post Implementation
 - Feedback
 - Data
- January 1st Implemented Adjustments
- Future Adjustments and Improvements to Explore
- Council Feedback





Purpose

- Provide historical overview of the process and goals that led to the change.
- Provide feedback and data since the change.
- Outline implemented adjustments.
- Provide an overview of improvements to explore.
- Garner feedback from Council.



Prior to Implementation

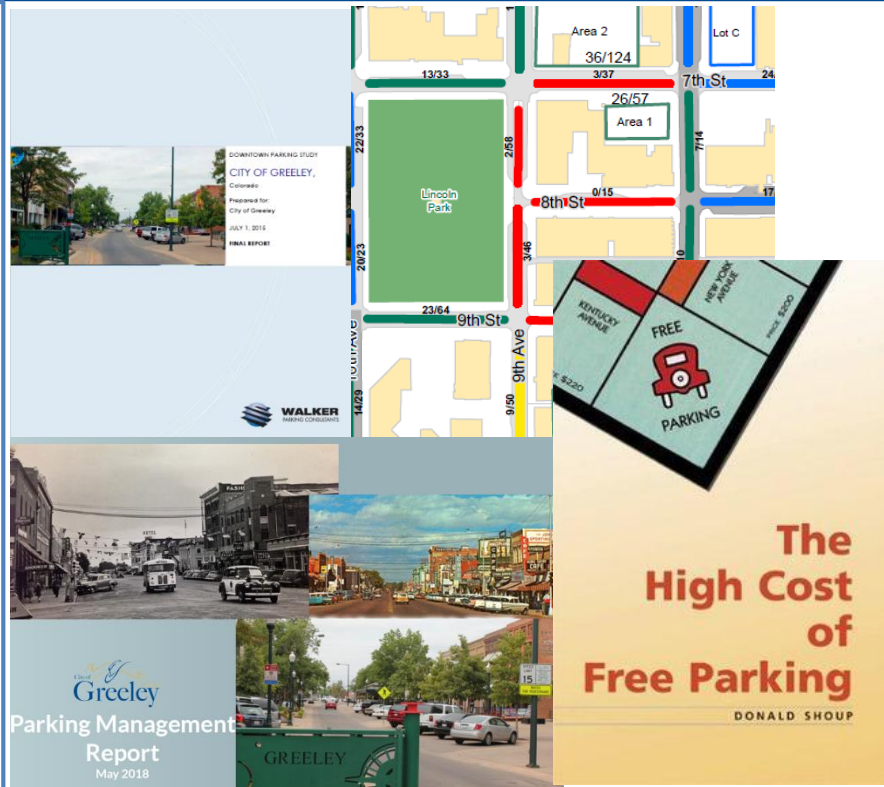
2017/18 Greeley Parking Systematic/Operational Review

Key Findings

- Scoff Law
- Accountability
- Customer Service
- Laborious
- Departmental Silos
- Parking is Subjective

Key Opportunities

- Centralize Parking
- Use of Data
- Use of Technology
- Accountability
- Customer Service



Prior to Implementation

2017/18 Greeley Parking Systematic/Operational Review

2018 License Plate Reader (LPR) Funding

Key Findings

- Scoff Law
- Accountability
- Customer Service
- Laborious
- Departmental Silos
- Parking is Subjective

Key Opportunities

- Centralize Parking
- Use of Data
- Use of Technology
- Accountability
- Customer Service

Purchase of
license plate
recognition
software.



Prior to Implementation

2017/18 Greeley Parking Systematic/Operational Review

Key Findings

- Scoff Law
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- Parking is Subjective

Key Opportunities

- Centralize Parking
- Use of Data
- Use of Technology
- Accountability
- Customer Service

2018 License Plate Reader (LPR) Funding

Purchase of license plate recognition software.

2018 - Round 1 Public Input Process

- Public Meetings
- One on One
- Social Media
- Door to Door
- DDA
- GDBA



Prior to Implementation

2017/18 Greeley Parking Systematic/Operational Review

Key Findings

- Scoff Law
- Accountability
- Customer Service
- Laborious
- Departmental Silos
- Parking is Subjective

Key Opportunities

- Centralize Parking
- Use of Data
- Use of Technology
- Accountability
- Customer Service

2018 License Plate Reader (LPR) Funding

Purchase of license plate recognition software.

2018 Round 1 Public Input Process

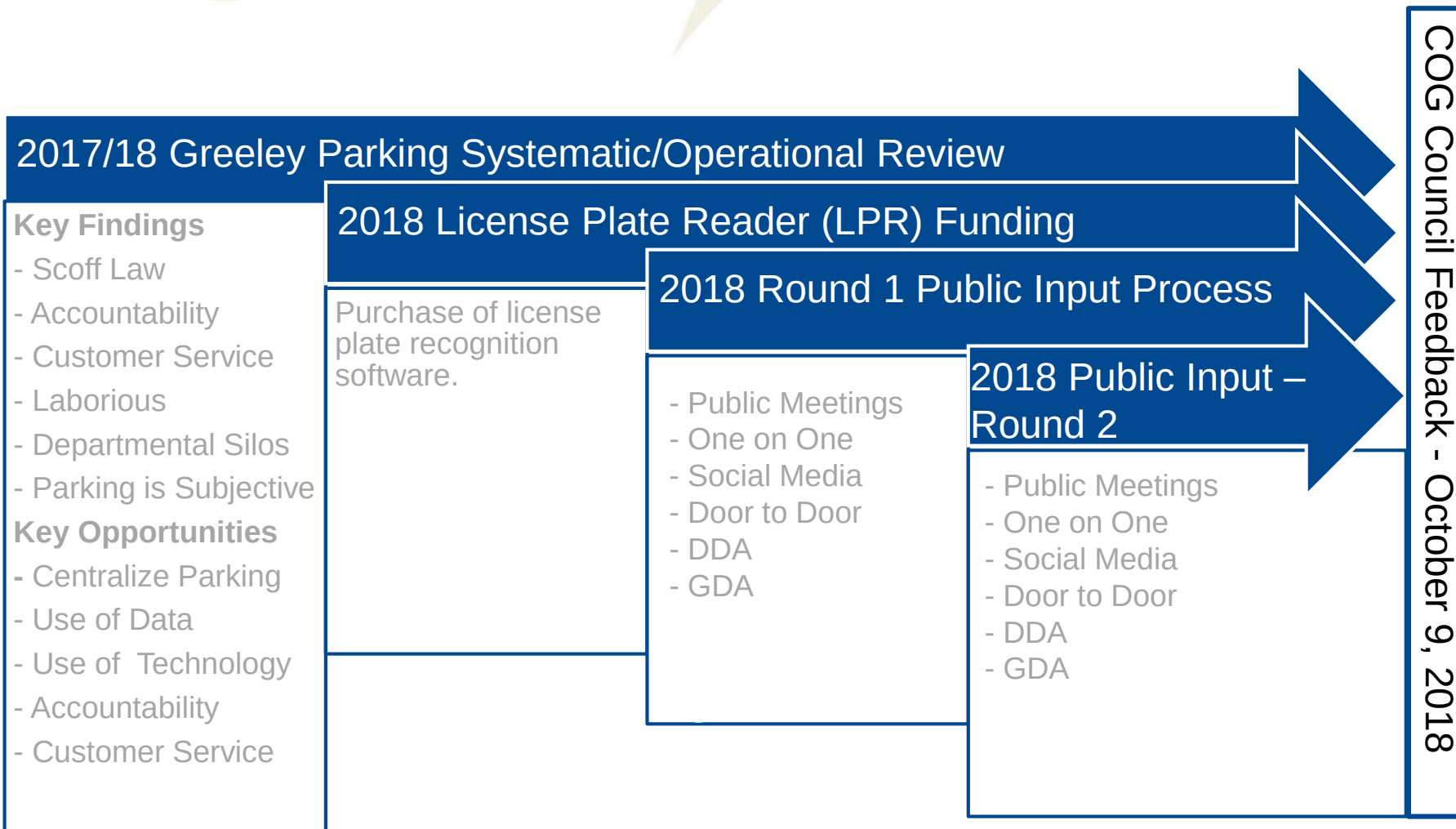
- Public Meetings
- One on One
- Social Media
- Door to Door
- DDA
- GDA

2018 Public Input – Round 2

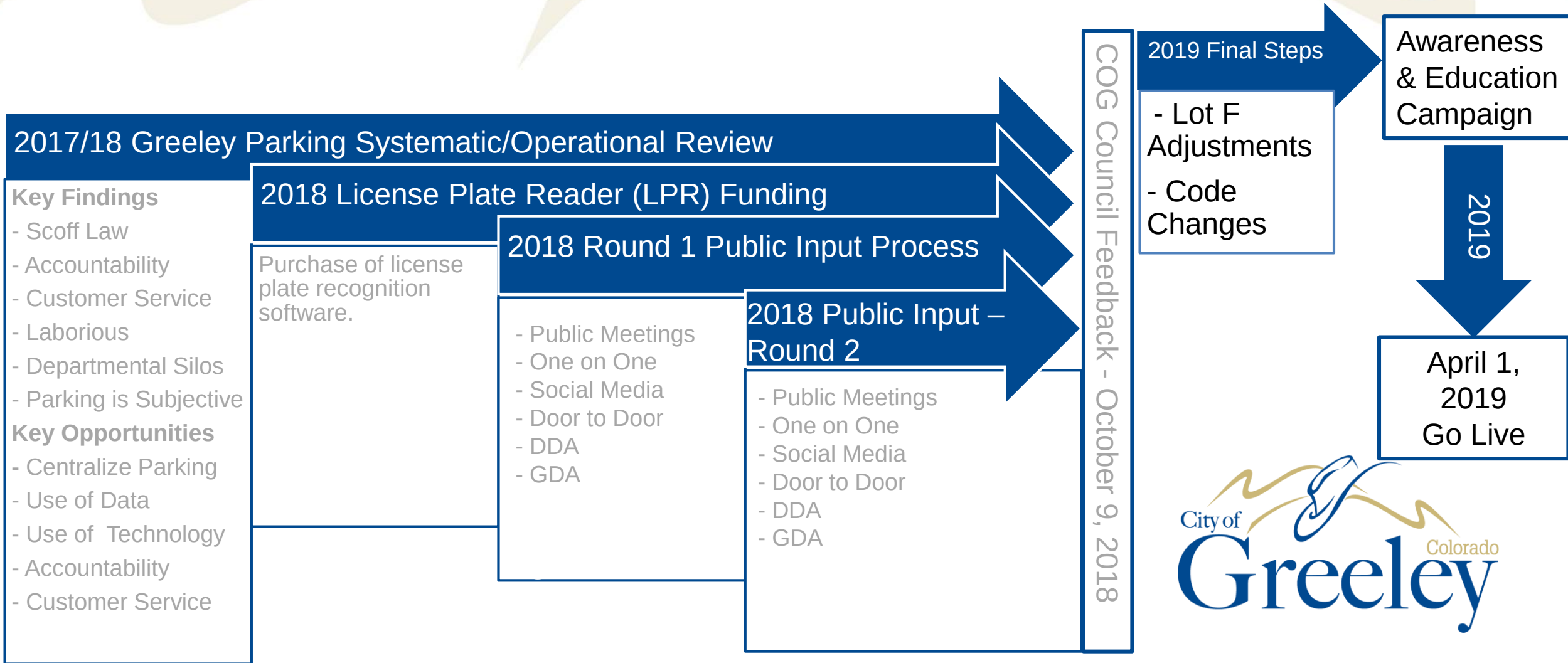
- Public Meetings
- One on One
- Social Media
- Door to Door
- DDA
- GDBA



Prior to Implementation



Prior to Implementation





Parking Services Goal

To help support the economic vitality of Downtown Greeley by creating on-street parking space turnover and providing parking alternatives for those with long-term parking needs.





Parking Turnover

August-October

8th St (9th Ave-8th Ave)

2018- 0% Availability
2019-10% Availability

9th Ave (9th St-10th St)

2018- 18% Availability
2019- 12% Availability

9th Ave (9th St-8th St)

2018- 10% Availability
2019- 33% Availability



Post Implementation



BEFORE

12:48 PM
March 19
9th Avenue North



BEFORE

12:57 PM
March 19
Armory Lot

AFTER

12:36 PM
April 2
9th Avenue North



Post Implementation



AFTER

1:02 PM
April 2
9th Avenue South Alt



Parking Turnover



BEFORE

1:25 PM
March 19
South Chamber Lot

AFTER

12:51 PM
April 2
South Chamber Lot





Parking Alternatives

April-October



2,118 active Passport users

250 average new users per month

8,157 Pay-to-Stay sessions with 3,049 zero cost sessions





Parking Alternatives



840 active permits

24 on waitlist in Area 2

882 permitted spaces in
downtown

1-16% over committing permits



Educational Opportunities

August-October

6,709 warnings provided

3,600 phone calls taken. Includes
parking code violation complaints.





Enforcement

August-October

Fines revenue down 12% over same period in 2018

44% decrease in fine citations given over same period in 2018

- 248 immobilization deployments resulting in payment since June 1 2019
- 593 parking code complaints (abandoned, detached trailer, etc.)

PARKING VIOLATION	
Date _____	Time _____
License Plate _____	Make of Auto _____
Offense(s): _____	

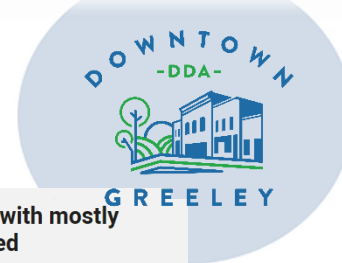




Post Implementation

“Parking management has long been a priority of Downtown and up until recently we haven't had a system that worked. With the changes made by the City, customers and visitors supporting our local business community can now find spots more easily. We have been incredibly pleased with the positive feedback!”

– Bianca Fisher – DDA Executive Director



Six months in, downtown Greeley parking met with mostly positive sentiments, but some remain frustrated

News | October 18, 2019

 Cuyler Meade
cmeade@greeleytribune.com



Post Implementation

- Improve/add long term parking alternatives for **residents** and employees.
- Look for opportunities to improve regulatory and directional signage.
- Safety concerns due to walking distance.
- Online Petition



Signage

Safety

More permits

Feedback

Post Implementation Public Meetings

December 4th & 6th

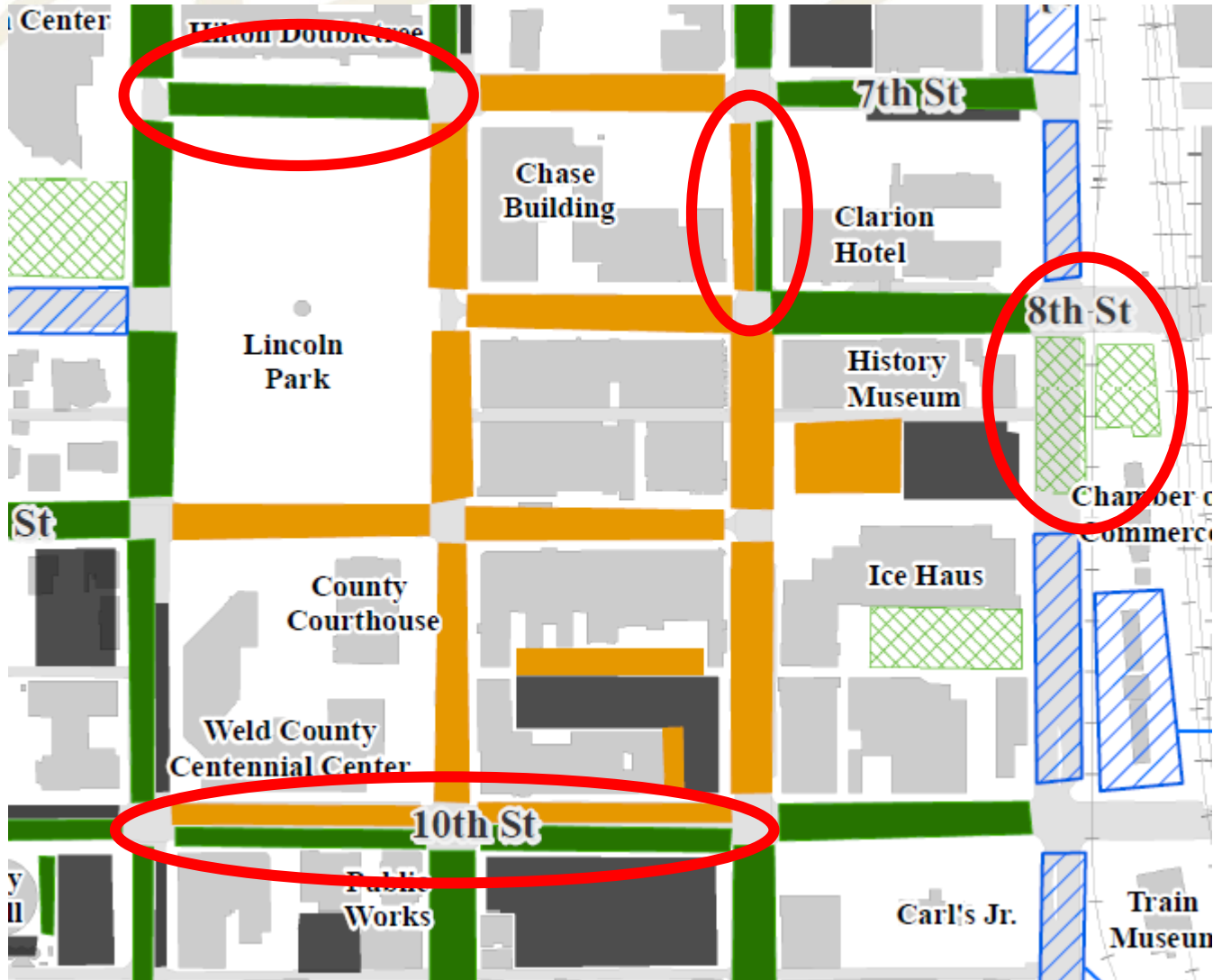
60 Attendees

128 Written Comments

- Businesses generally like the change.
- Need for additional permits to eliminate waitlist.
- Need for improved regulatory and wayfinding signage.
- Need for reduced enforcement hours
- No feedback on proposed January 1 adjustments



January 1st, 2020 Adjustments



- Orange Zone Map Adjustments
 - Reduction
- Pay-to-Stay Pricing Adjustments
 - Reduction in rate from \$2 dollars per hour to \$1 dollar per hour for everywhere outside the Orange Zone
- 7th Ave and North Chamber Lot adjustments.

Potential Options to Explore & Next Steps

- Improve Permit Availability
 - Enhanced partnership
- Signage Improvements
 - Wayfinding
 - Technology Options
 - Regulatory
- Merchant Validation Option
- Reduced AM Enforcement Hours
- Pay-to-Stay
 - Additional Options
- Transit Alternatives
- Future Public Parking Master Plan



1987.07.0008A



Council Feedback On....

- January 1st Adjustments
- Potential Options to Explore
- Questions or Concerns

Council Agenda Summary

January 21, 2020

Agenda Item Number 18

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 970-350-9742

Title:

Appointment of applicants to the Citizen Budget Advisory Committee, Greeley Urban Renewal Authority, and Historic Preservation Commission

Summary:

Council appointment is needed to the above-mentioned boards and commissions due to vacancies and term expirations. Staff continues to actively recruit to fill all vacant positions.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other Issues and Considerations:

Not applicable.

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Appoint or reappoint the individuals to serve on applicable board or commission;
or
- 2) Direct staff to re-advertise applicable vacancy.

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

Ballot

January 2020 Boards and Commissions Transmittal Summary



Applicants for the boards and/or commission listed below are in alphabetical order and recommendations from the interviewing team of Councilmembers are shown in bold.

***** BALLOT *****

Citizen Budget Advisory Committee	
<i>4 Vacancies</i>	
☐	BLYTHE DRIVER
☐	LORI WILLIAMS
☐	(RECRUIT FOR ADDITIONAL APPLICANTS)

Historic Preservation Commission	
<i>1 Vacancy</i>	
☐	Grant Haas
☐	DAN PODELL
☐	Bradley Swift
☐	Wilson Whitehead
☐	(Recruit For Additional Applicants)

Greeley Urban Renewal Authority	
<i>2 Vacancies</i>	
☐	Andy Clark
☐	PALOMA DURAN
☐	HEATHER UTRATA
☐	(Recruit For Additional Applicants)

(I) = Incumbent

Boards & Commissions Transmittal

January 10, 2020

Key Staff Contact: Jerry Harvey, Assistant City Clerk, 350-9746

Interview Date

January 13, 2020

Council Interview Team

Councilmembers Butler and Zasada

Council Appointment Date

January 21, 2020

Boards and Commissions Being Interviewed

- **Citizen Budget Advisory Committee**
- **Greeley Urban Renewal Authority**
- **Historic Preservation Commission**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters & Input from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by: RLS Becky Safarik, Asst. City Manager ChA Cheryl Aragon, Interim City Clerk

Council Agenda Summary

January 21, 2020

Agenda Item Number 19

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Worksession Schedule regarding any upcoming meetings or events.

**** In looking ahead at Council's schedule for the year, staff has identified some meetings that Council may want to make a motion to cancel. Those meetings are as follows:**

-Tuesday, February 11, 2020

Council Worksession (follows a three-day, weekend Council Strategic Visioning Retreat)

-Tuesday, June 23, 2020

Council Worksession (week of CML Annual Conference that historically, a majority of Council and some staff attend)

-Tuesday, November 3, 2020

Election Night (Council may want to consider and discuss whether or not to meet on this night in light of potential local ballot questions and local races)

Council's recommended action would be to cancel one or more of the meetings as noted.

Attachments

Council Meeting/Worksession Schedule

Council Meetings/Other Events Calendar

City Council Meeting Scheduling

Current as of 1/15/2020

This schedule is subject to change

Date	Description	Sponsor	Placement/Time
January 28, 2020 Worksession Meeting	Futurist Meeting		
February 4, 2020 Council Meeting	Proclamation - League of Women Voters 100th Anniversary	Cheryl Aragon	Recognitions
	Resolution - IGA with High Plains Library District for Parking Expansion	Andy McRoberts	Consent
	Ordinance - Final - Park Crossing Rezone	Brad Mueller	Regular
	Ordinance - Final - Amendment to the Greeley Municipal Code related to Watering Restrictions	Sean Chambers	Regular
	Municipal Water Resiliency Bill - State Legislative Proposal Review	Sean Chambers	Regular
	School Funding In Lieu Discussion	Brad Mueller	Regular
February 11, 2020	Executive Session - Annual Review of the City Manager	Sharon McCabe	
February 18, 2020 Council Meeting	Proclamation - Youth Art Month	Becky Safarik	Recognitions
	Resolution - Cooperation Agreement btw the City of Greeley and Greeley Urban Renewal Authority	Becky Safarik	Consent
	Census Discussion (Non-Action)	Becky Safarik/Kelli Johns	Regular
	Contractor Lisencing (Non-Action)	Brad Mueller	Regular
	Executive Session - Annual Review of the City Attorney	Sharon McCabe	
February 25, 2020 Worksession Meeting	Emerald Ash Borer Update	Andy McRoberts	0.50
	Executive Session - Annual Review of the Municipal Court Judge	Sharon McCabe	
March 3, 2020 Council Meeting	Resolution - Adoption of the Emergency Operations Plan	Dale Lyman	Consent
	Sign Code Discussion (Non-Action)	Brad Mueller	Regular
	Short Term Rentals Discussion (Non-Action)	Brad Mueller	Regular
	MyGreeley (Non-action item)	Becky Safarik/Kelli Johns	Regular
	Matters related to the Potential Acquisition of Water Storage	Sean Chambers	Regular
	Potential Executive Session - Matters related to the Potential Acquisition of Water Storage	Sean Chambers	Regular
March 10, 2020 Worksession Meeting	Food Tax	Renee Wheeler	1.00
	Keep Greeley Moving Renewal	Renee Wheeler	0.50
	Broadband Taskforce	Scott Magerfleisch	0.50
March 17, 2020 Council Meeting	Ordinance - Intro - First Additional Appropriation	Renee Wheeler	Consent
	Ordinance - Intro - Sign Code Update	Brad Mueller	Consent
	Council's Policies & Procedures (Non-Action & Potential Adoption)	Cheryl Aragon	Regular
	Year-End Report (Non-Action)	Renee Wheeler	Regular
	Resolution - Agreement for the Acquisition of Water Storage	Sean Chambers	Regular
	Potential Executive Session - Agreement for the Acquisition of Water Storage	Sean Chambers	Regular
March 24, 2020 Worksession Meeting	Municipal Code Recodification - Review of Changes	Cheryl Aragon	1.00
	Review Proposed Changes to Election Section of the Code	Cheryl Aragon	0.50

January 20, 2020 - January 26, 2020

January 2020						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2020						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Monday, January 20

Tuesday, January 21

6:30pm - 7:30pm City Council Meeting (1001 11th Avenue) 🕒

Wednesday, January 22

11:00am - 1:30pm Bizwest Economic Forecast (919 7th Street, DoubleTree by Hilton) - Council Master Calendar

Thursday, January 23

Friday, January 24

Saturday, January 25

Sunday, January 26

January 27, 2020 - February 2, 2020

January 2020						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2020						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Monday, January 27

11:30am - 12:30pm Greeley Chamber of Commerce (Hall) 🕒

6:00pm - 7:00pm Youth Commission (Butler) 🕒

Tuesday, January 28

8:00am - 8:30am GFD Promotional Pinning Ceremony (Nusbaum Room, Fire Station No. 1, 1155 10th Avenue) - Jessica Diagana

5:00pm - 6:00pm City Council Worksession (1001 11th Avenue) 🕒

Wednesday, January 29

7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar 🕒

5:30pm - 8:00pm Colorado Farm Show Dinner (Room C, Island Grove Events Center, 425 N. 15th Avenue) - Council Master Calendar

Thursday, January 30

5:00pm - 7:00pm Boards & Commissions Appreciation Reception (Union Colony Civic Center, Monfort Concert Hall Stage) - Council Master Calendar

Friday, January 31

Saturday, February 1

Sunday, February 2

February 3, 2020 - February 9, 2020

February 2020						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
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March 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Monday, February 3

Tuesday, February 4

6:30pm - 7:30pm City Council Meeting (1001 11th Avenue) 

Wednesday, February 5

Thursday, February 6

7:00am - Poudre River Trail (Hall) 

3:30pm - IG Adv. Board (Butler) 

6:00pm - MPO (Gates/Payton) 

Friday, February 7

4:00pm - 10:00pm Council Retreat - Save-the-Date (TBD) - Council Master Calendar

Saturday, February 8

8:30am - 5:00pm Council Retreat - Save-the-Date (TBD) - Council Master Calendar

Sunday, February 9

8:30am - 4:00pm Council Retreat - Save-the-date (TBD) - Council Master Calendar

February 10, 2020 - February 16, 2020

February 2020						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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23	24	25	26	27	28	29

March 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Monday, February 10

Tuesday, February 11

5:00pm - 6:00pm City Council Worksession (1001 11th Avenue) 

Wednesday, February 12

Thursday, February 13

9:00am - 6:00pm 2020 Legislative Workshop (History Colorado Center, 1200 N. Broadway, Denver, CO 80203) - Council Master Calendar

Friday, February 14

Saturday, February 15

Sunday, February 16

February 17, 2020 - February 23, 2020

February 2020						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29

March 2020						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Monday, February 17

Tuesday, February 18

6:30pm - 7:30pm City Council Meeting (1001 11th Avenue)

Wednesday, February 19

7:30am - 8:30am Visit Greeley (Fitzsimmons)

8:00am - 5:00pm Save-the-Date Greeley Day at the Capitol (TBD) - Council Master Calendar

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, February 20

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Hall/Payton)

Friday, February 21

Saturday, February 22

Sunday, February 23

Council Agenda Summary

January 21, 2020

Agenda Item Number 20

Title

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

Council's Recommended Action

A motion to approve the above authorizations.

Council Agenda Summary

January 21, 2020

Agenda Item Number 21

[Title](#)

Adjournment