



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

February 04, 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.

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- [9.](#) Acceptance of the Report of the January 14, 2020, City Council Worksession
 - [10.](#) Approval of the City Council Proceedings of January 21, 2020
 - [11.](#) Consideration of a resolution authorizing the City of Greeley to provide fire protection service to the Jackson Annexation and the 2034 Enclave Annexation, as set forth in Exhibits A-1 and A-2 of the Petition to Exclude Territory from Windsor Severance Fire Protection District

End of Consent Agenda

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- [12.](#) Pulled Consent Agenda Items
 - [13.](#) Public hearing and final 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)

- [14.](#) Public hearing and final reading of an ordinance to consider a change of zone 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, and changing the official zoning map to reflect the same
- [15.](#) School Land Dedication Fee-in-Lieu Discussion
- [16.](#) Executive Session for Annual Review of the City Manager
- [17.](#) Scheduling of Meetings, Other Events
- [18.](#) 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
- [19.](#) Adjournment

Council Agenda Summary

February 4, 2020

Agenda Item Number 1

[Title](#)

Call to Order

Council Agenda Summary

February 4, 2020

Agenda Item Number 2

Title

Pledge of Allegiance

Council Agenda Summary

February 4, 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

February 4, 2020

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

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

Mayor Gates will present a proclamation celebrating the 100th Anniversary of the League of Women Voters and their significant contributions to empowering voters and making democracy work.

Attachments

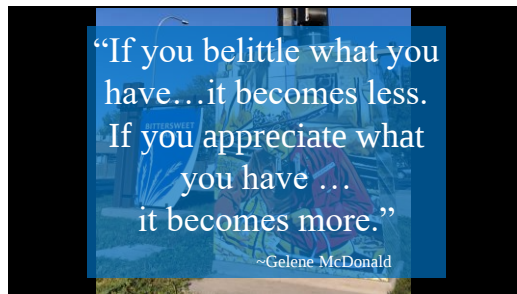
February 4, 2020 What's Great about Greeley Report

100th Anniversary of the League of Women Voters Proclamation

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



University of Northern Colorado online education programs were ranked in the top 100 by U.S. News & World Report 2020 annual report. UNC was 16th in Best Online Master's in Special Education Programs, 35th in Best Online Master's in Education Programs and 10th in Best Online Master's in Education Programs for Veterans.

Slide 4



Congratulations to Greeley firefighter, Eric Elder, who earned the title of "Colorado's Safest Driver" during a State Farm online contest....oh, and a check for \$10,000 for his efforts. The statewide, app-based contest measured a driver's behaviors using the location and inertia data from the driver's smartphone.

Slide 5



Greeley has been ranked #6 in the nation for Best Midsize Cities for Veterinarians by the American Pet Products Association. People are spending more money on their pets than ever before. Spending on pet medications, food, services and veterinary care reach a record \$72 Billion in 2018.

Slide 6





Celebrating the 100th Anniversary of the League of Women Voters

WHEREAS, the League of Women Voters was founded in 1920 as a “mighty political experiment” by the foremothers of the suffragist movement at the National American Woman Suffrage Association; and

WHEREAS, their goal was to help the 20 million women who were granted the right to vote by the 19th Amendment understand and carry out their new responsibility as a voter; and

WHEREAS, with the success of this effort and the tireless efforts over the last 100 years to strengthen and uphold its mission to empower voters and defend democracy, the League has become a trusted nonpartisan, grassroots organization; and

WHEREAS, the League has sponsored legislation and fought in the courts to protect and strengthen voting rights and access, and for free and fair elections, civil rights, children, community health, and education; and

WHEREAS, the League has consistently been noted for its nonpartisan election information, including sponsorship of candidate forums and information on state and local ballot issues, as well as its commitment to register, educate, and mobilize voters; and

WHEREAS, the League champions government systems that are open, transparent, inclusive, and equitable; and

WHEREAS, the League believes that active and engaged citizens, irrespective of gender, ethnicity, or political affiliation, are the hallmark of democracy.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim February 14, 2020, as Women’s Voting Rights Day in Greeley, and we honor and congratulate the League of Women Voters on its 100th Anniversary and commend the League for its significant contributions to empowering voters and making democracy work.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 4th day of February, 2020.

John Gates
Mayor

Council Agenda Summary

February 4, 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

February 4, 2020

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

February 4, 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

February 4, 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	At the January 21, 2020, Council meeting the City Attorney provided a memo to the Mayor and Councilmembers regarding this subject.	Doug Marek

Consent Agenda

February 4, 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 11 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

February 4, 2020

Agenda Item Number 9

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

Title:

Acceptance of the Report of the January 14, 2020, City Council Worksession

Summary:

A City Council Worksession was held on January 14, 2020, in Council's Chambers at the City Center South Campus, 1001 11th Avenue, Greeley, Colorado.

Decision Options:

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

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

January 14, 2020 Report

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
January 14, 2020

1. CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Mayor Gates 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

Jerry Harvey, Assistant City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, and Kristin Zasada.

Councilmember Brett Payton arrived late at 5:06 p.m.

4. DISCUSSION AND DIRECTION REGARDING ANNUAL REVIEW PROCESS FOR CITY COUNCIL EMPLOYEES

Sharon McCabe, Human Resources Director, briefly summarized the current process and specific calendar of events to review the City Manager, City Attorney, and Municipal Court Judge. Ms. McCabe asked Council for direction on whether to change the process and/or forms for the 2020 review cycle.

Mayor Gates expressed his endorsement for the use of the revised appraisal forms, written anonymous surveys for the City Manager and City Attorney while discontinuing the survey for the Municipal Court Judge and relying on the Judicial Review Board process.

Councilmembers Payton, Hall, and Butler all noted their agreement with Mayor's suggestions with Councilmember Hall expressing his concerns with anonymous surveys.

Ms. McCabe requested that a sub-committee of Council be formed to look at next year's evaluation process. Council agreed, and asked staff to return to Council later in the year to request appointments to that sub-committee.

Ms. McCabe also noted that Human Resources staff will work with the City Attorney's Office to determine which records associated with this review process will be considered open records.

5. NEW COUNCIL ORIENTATION

Kelli Johnson, Communication & Engagement Director, described the departmental organization, department funding, department functions and services, Frequently Asked Questions (FAQ's)/need-to-know information, and goals and projects for the department in 2020 and beyond.

Councilmember Zasada inquired about how community surveys are distributed. Ms. Johnson explained that they contract with a third party vendor to create and distribute surveys by direct mail to residents and via email to University of Northern Colorado students.

Andy McRoberts, Culture, Parks, and Recreation Director, described the departmental organization, department funding, department functions and services, FAQ's/need-to-know information, and goals and projects for the department for 2020 and beyond.

Chief Mark Jones, Greeley Police Chief, described the departmental organization, department funding, department functions and services, FAQ's/need-to-know information, and goals and projects for the department for 2020 and beyond.

Chief Dale Lyman, Fire Chief, described the departmental organization, department funding, department functions and services, FAQ's/need-to-know information, and goals and projects for the department for 2020 and beyond.

In response to a question from Councilmember Hall, Chief Lyman explained that the Fire Department is considering creating standard operating procedures in the future concerning cameras on scenes.

6. SCHEDULING OF MEETINGS, OTHER EVENTS

No additional meetings or other events were scheduled.

7. EXECUTIVE SESSION FOR THE PURPOSES OF PROVIDING ADVICE TO NEGOTIATORS AND TO RECEIVE ADVICE FROM LEGAL COUNSEL REGARDING A MATTER RELATED TO POTENTIAL ACQUISITION OF WATER STORAGE

Councilmember Fitzsimmons moved, seconded by Councilmember Butler to move into Executive Session for the purpose of giving instructions to negotiators and to receive legal advice from their attorney regarding potential acquisition of water storage, as provided for under C.R.S 24-6-402(4)(e)(1) and C.R.S. 24-6-402(4)(b); and Greeley Municipal Code 2.04.020(a)(5) and Greeley Municipal Code 2.04.020(a)(2). The motion carried: 7-0.

8. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting and moved into Executive Session at 5:40 p.m. The Executive Session adjourned at 6:40 p.m.

Jerry Harvey, Assistant City Clerk

Council Agenda Summary

February 4, 2020

Agenda Item Number 10

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

Title:

Approval of the City Council Proceedings of January 21, 2020

Summary:

A meeting of the City Council was held on January 21, 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 21, 2020 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
January 21, 2020

1. Call to Order

Mayor John Gates called the meeting to order at 6:30 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

Jessica Diagana, Assistant 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 Clark presented the What's Great About Greeley Report.

5. Citizen Input

Steve Teets, Greeley resident, spoke of proposed legislation that would not allow employers to test for marijuana usage. He expressed his concern for this legislation noting that the private sector needs to have the power back because something like this could hurt their business or possibly put someone in danger because an employee is under the influence of marijuana while on the job.

Mary Roberts, Greeley resident, spoke of her excitement for the changes that have come with downtown parking. She spoke of the ease of use for the parking app and noted that the changes have been good for shop owners and employees in the downtown area and expressed her appreciation for City staff.

Mike Ketterling, Greeley resident, also spoke of the changes to downtown parking thanking the City for what they have done to try and make the parking situation better. He spoke of staff's efforts to seek input for the downtown business owners and has worked to solve any problems that have come up. He noted his appreciation that the City has done everything they can to make parking better than it was.

Bianca Fisher, Downtown Development Authority Director, noted that there are a variety of situations and needs when it comes to downtown parking and the new parking system has been able to manage many of these needs. She noted that there has been a great response from retailers after some initial hesitancy about the parking changes and that they have expressed that there has been a great improvement. She thanked staff for all of their work in this regard and their continued efforts in making the parking system even better.

6. Approval of Agenda

The agenda was approved as presented.

7. Reports from Mayor and Councilmembers

Councilmember Fitzsimmons spoke of his attendance at the Visit Greeley monthly meeting and spoke of a report from the Colorado Hotel and Lodging Association which found that Greeley had a 65.1% occupancy rate which is much higher than the occupancy rates of other municipalities. He expressed his satisfaction with this as Greeley is becoming a great attraction.

Councilmember Hall spoke of his attendance at the Water Literate Leaders meeting and related projects in the state. He spoke of the Colorado Municipal League's Executive Board and that they will be discussing some of the current proposed legislation some of which includes paid family medical leave bills that could be impactful to the City.

Councilmember Zasada spoke of her attendance at the Downtown Development Authority meeting in which parking, the downtown library location and businesses that are opening soon were discussed.

Councilmember Butler spoke of two marches that he attend for the Women's March and the Martin Luther King Jr. March noting that both were well attended. He spoke of his next town hall meeting at Los Comales on Saturday, January 25th at 10 a.m.

8. Petitions from Mayor and Councilmembers

There were no petitions offered from Councilmembers.

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

9. Approval of the City Council Proceedings of January 7, 2020

The Council action recommended was to approve the Proceedings.

- 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**

The Council action recommended was to adopt the resolution. **(Resolution No. 2, 2020)**

- 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**

The Council action recommended was to adopt the resolution. **(Resolution No. 3, 2020)**

- 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**

The Council action recommended was to adopt the resolution. **(Resolution No. 4, 2020)**

13. Posting Sites for Notices of City Council Meetings

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

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)

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for February 4, 2020.

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

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for February 4, 2020.

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

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

10. Pulled consent agenda items

No items were pulled from the Consent Agenda.

11. Parking Update

Will Jones, Deputy Public Works Director, provided a parking services updating including the parking system prior to implementing any changes, parking services goals, parking turnover, parking services post implementation, parking alternatives, educational opportunities, enforcement, January 1, 2020, adjustments, potential options to explore and next steps.

Councilmember Zasada inquired about the parking permits, and Mr. Jones reported that there are a mixture of permit types that are first come, first served. He also noted that the cost of the parking permits depends on the zone and that there is the possibility of adding more permit parking with other parking lots in the downtown area being eyed for this type of use.

Councilmember Hall expressed concern as he has heard from his constituents that they do not understand the color zones for parking. Mr. Jones reported that there is a plan for some regulatory signage and the possibility of working with a marketing firm to alleviate this concern.

Mayor Gates thanked Mr. Jones for addressing the fact that revenue generation was not a driver in

implementing these changes and that the goal was for citizens to have the opportunity to have access to parking more easily and readily. He expressed that the feedback that he has received is that the changes are valuable and working.

12. Boards & Commissions Appointments

Citizen Budget Advisory Committee

Blythe Driver
Lori Williams
Recruit for additional applicants

Greeley Urban Renewal Authority

Paloma Duran
Heather Utrata

Historic Preservation Commission

Dan Podell

24. Scheduling of meetings, other events

Councilmember Hall moved, seconded by Councilmember Clark to cancel the February 11, 2020, Worksession Meeting. The motion carried: 7-0

Councilmember Butler moved, seconded by Councilmember Zasada to cancel the November 3, 2020, Council meeting. The motion carried: 7-0

Council also discussed the cancellation of the June 23, 2020, Council meeting and to continue that discussion until it is better determined how many Councilmembers will actually be attending the Colorado Municipal League Conference.

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 Hall 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 7:30 p.m.

John Gates, Mayor

Jessica Diagana, Assistant City Clerk

Council Agenda Summary

February 4, 2020

Agenda Item Number 11

Key Staff Contact: Doug Marek, City Attorney, 970-350-9755

Title:

Consideration of a resolution authorizing the City of Greeley to provide fire protection service to the Jackson Annexation and the 2034 Enclave Annexation, as set forth in Exhibits A-1 and A-2 of the Petition to Exclude Territory from Windsor Severance Fire Protection District

Summary:

During 2019, the City of Greeley annexed two areas that previously received fire services from the Windsor Severance Fire Protection District. Those two newly-annexed areas now receive service from the Greeley Fire Department. By state statute, the City must file an action in District Court to exclude these properties from taxation by the WSFPD, and thus prevent double taxation on the properties. This Resolution, if adopted, will provide the necessary authority for the City Attorney's Office to institute an action for the fire district exclusions as well as to authorize the City to provide such fire protection services.

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:

This is a legislative action.

Other Issues and Considerations:

N/A

Applicable Council Priority and Goal:

Public Safety: Provide fire protection services

Business Practices: Eliminate double taxation

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

Petitions

Exhibits A-1 and A-2

Map of Area

CITY OF GREELEY, COLORADO

RESOLUTION NO. ___, 2020

A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO PROVIDE FIRE PROTECTION SERVICE TO THE JACKSON ANNEXATION AND THE 2034 ENCLAVE ANNEXATION, AS SET FORTH IN EXHIBIT B OF THE PETITION TO EXCLUDE TERRITORY FROM WINDSOR SEVERANCE FIRE PROTECTION DISTRICT.

WHEREAS, the City of Greeley has annexed territory which were formerly provided with fire protection by the Windsor Severance Fire Protection District; and

WHEREAS, the City is presently providing such protection, and has done so since the territory was annexed; and

WHEREAS, the District will not be harmed by exclusion of this territory from its jurisdiction; and

WHEREAS, the owner of this territory will be harmed by paying property taxes to both the City and the District for the same fire protection services; and

WHEREAS, pursuant to Section 6-3 of the Greeley Charter, the City Council must authorize the City Attorney to institute a court action to exclude this property from the Windsor Severance Fire Protection District.

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

Section 1. The City of Greeley, through the Greeley Fire Department, will provide fire protection service to the territory specified as the Jackson Annexation, as set forth in Exhibit A-1 of the Petition to Exclude Territories from the Windsor Severance Fire Protection District.

Section 2. The City of Greeley, through the Greeley Fire Department, will provide fire protection service to the territory specified as the 2034 Enclave Annexation, as set forth in Exhibit A-2 of the Petition to Exclude Territories from the Windsor Severance Fire Protection District.

Section 3. Pursuant to Section 6-3 of the Greeley Charter, the City Council hereby authorizes the City Attorney to amend the Petition, including its attachments, and institute a Court action to exclude this property from Windsor Severance Fire Protection District.

Section 4. This Resolution shall become effective immediately upon its passage, and because the fire protection is and has already been provided to the Jackson Annexation and the 2034 Enclave Annexation, this Resolution shall be retroactive to the date of the annexation.

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

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

DISTRICT COURT, WELD COUNTY COLORADO 901 9th Avenue Greeley, Colorado 80631 (970) 475-2400	
In Re: Windsor Severance Fire Protection District Petitioner: The City Council of the City of Greeley, Colorado.	
THE CITY OF GREELEY, COLORADO Michael J. Axelrad #24460 1100 10th Street, Suite 401 Greeley, Colorado 80631 Telephone: (970) 350-9757 Facsimile: (970) 350-9763 E-mail: michael.axelrad@greeleygov.com	Case Number: 1950CV11685 Division: 1
PETITION OF THE CITY COUNCIL OF THE CITY OF GREELEY TO EXCLUDE TERRITORIES FROM THE WINDSOR SEVERANCE FIRE PROTECTION DISTRICT	

PETITIONER, the City Council of the City of Greeley, Colorado (the “City”), by and through undersigned counsel, respectfully petitions the Court pursuant to §32-1-502, C.R.S., to exclude the territories known as Jackson Annexation and 2034 Enclave Annexation, more fully specified in Exhibits A-1 and A-2, respectively, attached hereto and incorporated herein by this reference (the “Exclusion”), which is now located within the corporate limits of the City of Greeley, from the Windsor Severance Fire Protection District (the “District”).

The Exclusion contains properties that are now double-taxed and/or covered by duplicate fire protection service as a result of the annexation of the properties by the City.

Attached hereto and incorporated herein by this reference are the following additional exhibits:

1. Exhibit B is a copy of a Resolution passed by the City Council of the City of Greeley on January ____, 2020, by which the City agrees to provide, through the Greeley Fire Department, the fire protection service that have been provided to the Exclusion by the District.

2. Exhibit C is Joint Stipulation and Plan between the City and the District providing for continuation of service in the territories by making fire protection in the Exclusion the responsibility of the City, through the Greeley Fire Department, and indicating that no facilities of the District are located within the Exclusion, the District has no bonds or other outstanding indebtedness to be adversely affected by the Exclusion, no facilities are to be transferred, the District’s remaining facilities are adequate to continue serving the District, and the Exclusion will neither reduce services or facilities nor significantly increase costs to users in the remaining territory of the District, if it increases costs at all.

3. Exhibit D is an Affidavit from the Chief of the Greeley Fire Department stating that the quality of fire protection service will not be adversely affected by the requested Exclusion.

4. Exhibit E is an Affidavit by the Chairman of the Board of Directors of the District stating that the service provided to the Exclusion is fire protection, the Exclusion contains less than fifty (50%) percent of the territory of the District, and the valuation for assessment of the Exclusion territories is less than the valuation for assessment of the area of the remaining territory of the District.

The City has notified the Board of Directors of the District of the filing of this Petition by serving a copy of it upon its legal counsel as set forth in the Certificate of Service appended below. When this Court has set a date for a hearing on the Petition pursuant to C.R.S. §32-1-502(2), the City will notify the taxpaying electors of the District by publication, as provided in C.R.S. §32-1-502(1)(a).

WHEREFORE, the City respectfully requests that the Court set a hearing on its Petition, and after the hearing grant its Petition and order the territories of the Exclusion excluded from the District. For consistent administration of taxes, the City requests that the Order be made retroactive to January 1, 2020. A proposed Order accomplishing this is attached.

RESPECTFULLY SUBMITTED this ____ day of February, 2020.

THE CITY OF GREELEY, COLORADO
OFFICE OF THE CITY ATTORNEY

By: s/ Michael J. Axelrad

Michael J. Axelrad #24460

Senior Assistant City Attorney

1100 10th Street, Suite 401

Greeley, CO 80631

(970)350-9757

*The original signature is on file with the City
Attorney's Office, Greeley, Colorado*

CERTIFICATE OF SERVICE

I hereby certify that on this _____ day of February, 2020, a true and correct copy of the foregoing PETITION OF THE CITY COUNCIL OF THE CITY OF GREELEY TO EXCLUDE TERRITORIES FROM THE WINDSOR SEVERANCE FIRE PROTECTION DISTRICT was served via Colorado Courts E-Filing on:

Catherine A. Tallerico
Johnathon Intolubbe-Chmil
LYONS GADDIS KAHN HALL JEFFERS DWORAK & GRANT
P.O. Box 978
Longmont, Colorado 80502-0978

/s/ Becky Thomas

Becky Thomas

The original signature is on file at the City
Attorney's Office, Greeley, Colorado

JACKSON ANNEXATION

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 TO BEAR NORTH $86^{\circ}36'27''$ EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH $02^{\circ}51'51''$ WEST, 2151.34 FEET; THENCE NORTH $89^{\circ}08'51''$ EAST, 643.46 FEET; THENCE NORTH $00^{\circ}50'54''$ WEST, 559.99 FEET; THENCE NORTH $89^{\circ}39'15''$ EAST, 791.07 FEET; THENCE NORTH $87^{\circ}39'10''$ EAST, 497.79 FEET; THENCE NORTH $02^{\circ}20'50''$ WEST, 29.93 FEET; THENCE SOUTH $87^{\circ}38'01''$ WEST, 494.48 FEET; THENCE NORTH $3^{\circ}39'27''$ EAST, 417.37 FEET; THENCE NORTH $85^{\circ}14'29''$ WEST, 210.13 FEET; THENCE NORTH $88^{\circ}25'21''$ WEST, 49.91 FEET; THENCE NORTH $88^{\circ}38'26''$ WEST, 565.90 FEET; THENCE NORTH $2^{\circ}37'36''$ EAST, 1130.98' TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE SOUTH $86^{\circ}36'27''$ WEST, 575.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,673,177.6 SQUARE FEET OR 38.41 ACRES MORE OR LESS.

2034 ENCLAVE ANNEXATION

LEGAL DESCRIPTION

A tract of land located in the North ½ of Section 18, Township 5 North, Range, 66 West of the Sixth

Principal Meridian Weld County Colorado more particularly described as Follows:

BASIS OF BEARING: The North line of said Section being N 89°59'50" E and all bearings contained

herein being relative thereto.

Beginning at the Northeast corner of Lot A of the Recorded Exemption No. 0959-18-1-RE176 as

recorded in Reception Number 1660440 of the records of said Weld County, thence along the following courses of the Westerly line of said Lot A;

S 25°23'46" E, a distance of 309.05'

S 24°10'51" E, a distance of 316.53' to a point on the Northerly bank of the Boomerang Ditch;

Thence along said Northerly bank the following six courses;

N 40°29'23" E, a distance of 9.69'

N 70°47'52" E, a distance of 67.97'

N 86°42'26" E, a distance of 113.50'

S 84°24'39" E, a distance of 115.67'

S 60°51'34" E, a distance of 100.17'

S 45°40'48" E, a distance of 214.09' to the Southeast corner of said Lot A;

Thence continue along said Northerly bank S 45°40'48" E, a distance of 9.02' to the Northeasterly

corner of a tract of land as recorded in Reception No. 4035663 of the records of said Weld County;

thence along the Easterly and Westerly line of said tract the following two courses;

S 01°18'06" E, a distance of 270.19'

N 56°29'24" W, a distance of 717.31' to the Northwest corner of said tract said point furthermore

being the Southwesterly corner of a tract of land as recorded in Reception No. 2574720 of the records of said Weld County, thence along the Westerly line of said tract the following two courses;

N 56°29'24" W, a distance of 409.91'

N 57°45'27" W, a distance of 599.22' said point furthermore being the Southeast corner of a tract

of land as recorded in Reception No. 1738345 of the records of said Weld County, thence along the

Westerly line and Northerly line of said tract the following two courses;

N 57°45'27" W, a distance of 141.88' to the Northwest corner of said tract,

N 89°59'50" E, a distance of 120.00' the Northeast corner of said tract, said point furthermore being the Northwest corner of that tract as recorded in Reception No. 2574720. Thence along the

Northerly line of said tract N 89°59'50" E, a distance of 632.32' to the Point of Beginning for his

description and containing 391352 S.F. or 8.98 Acres more or less.

2034 ENCLAVE ANNEXATION
 43RD AVENUE - 50TH AVENUE NORTH OF HIGHWAY 34 BYPASS
 LOCATED IN SECTION 18, T10S25N R14E, RANGE 66 WEST, 6TH PM
 WELD COUNTY, COLORADO



Drawing Date:	
Drawing File Name:	
Full Path:	
Horiz. Scale:	Vert. Scale:
Unit Information:	Unit Leader:
Drawn by:	Checked by:



PUBLIC WORKS DEPARTMENT
 DIVISION OF ENGINEERING
 1001 NINTH AVENUE
 GREELEY, COLORADO 80631

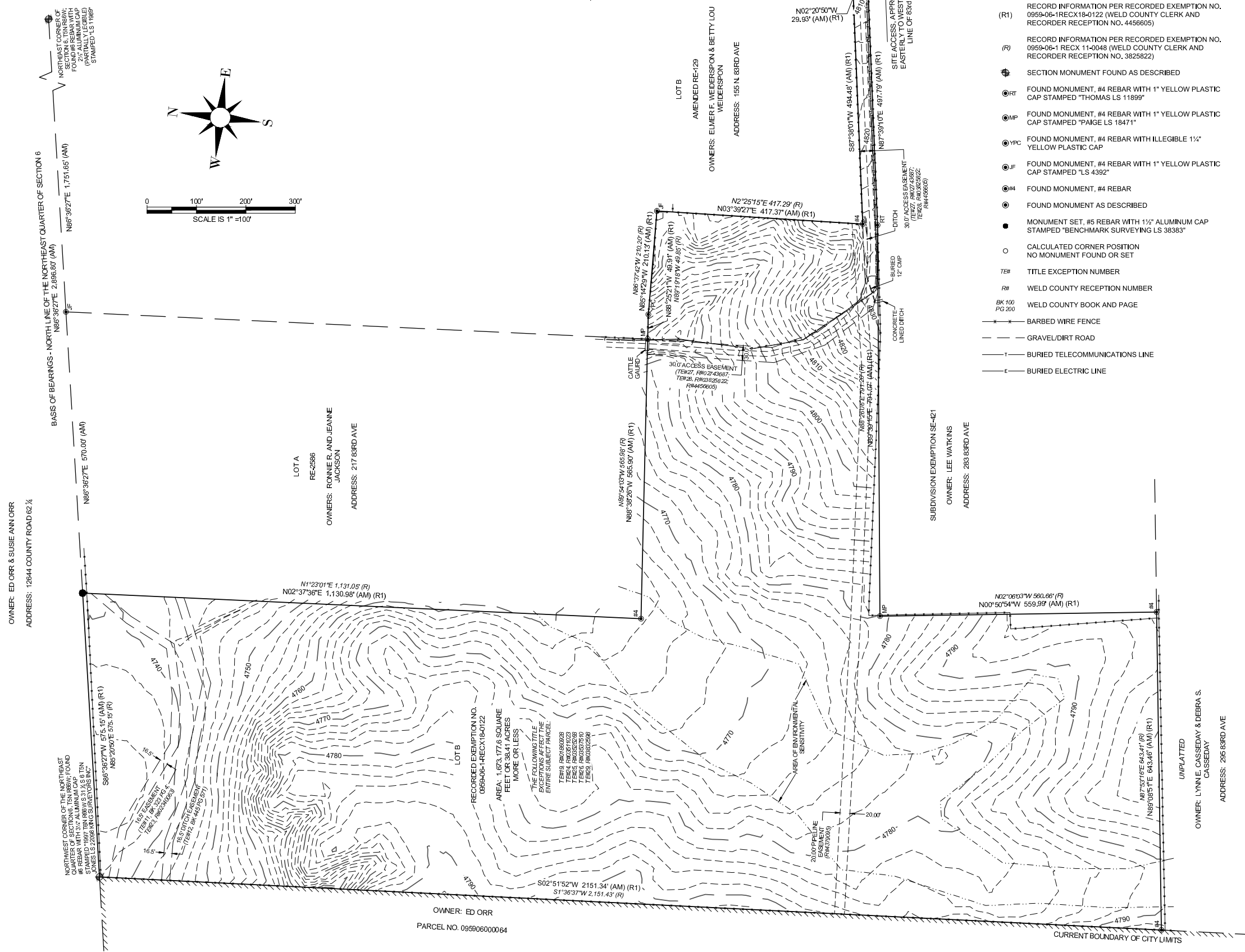
2034 ENCLAVE ANNEXATION
 NORTH of HIGHWAY 34 BYPASS

Sheet Revisions		
Date:	Comments:	Init.

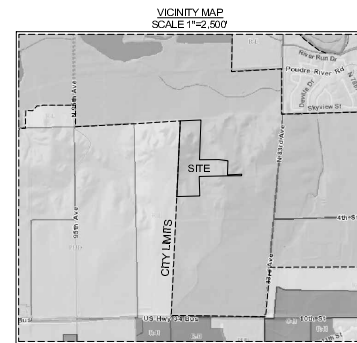
WELD COUNTY COLORADO	
SECTION	18
TOWNSHIP	55 NORTH
RANGE	66 WEST OF 6TH PM

SHEETS	1
	2

SITE ANALYSIS MAP – JACKSON ANNEXATION
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO
(AREA AS SURVEYED 1,673,177.6 SQ. FT.
OR 38.41 ACRES MORE OR LESS)



- LEGEND**
- (AM) AS MEASURED BEARING AND DISTANCE
 - (R1) RECORD INFORMATION PER RECORDED EXEMPTION NO. 0959-06-1 RECX 18-0122 (WELD COUNTY CLERK AND RECORDER RECEPTION NO. 4456605)
 - (R) RECORD INFORMATION PER RECORDED EXEMPTION NO. 0959-06-1 RECX 11-0048 (WELD COUNTY CLERK AND RECORDER RECEPTION NO. 3825822)
 - SECTION MONUMENT FOUND AS DESCRIBED
 - FOUND MONUMENT, #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "THOMAS LS 11899"
 - FOUND MONUMENT, #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PAIGE LS 18471"
 - FOUND MONUMENT, #4 REBAR WITH ILLEGIBLE 1/2" YELLOW PLASTIC CAP
 - FOUND MONUMENT, #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "LS 4392"
 - FOUND MONUMENT, #4 REBAR
 - FOUND MONUMENT AS DESCRIBED
 - MONUMENT SET, #5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "BENCHMARK SURVEYING LS 38383"
 - CALCULATED CORNER POSITION
NO MONUMENT FOUND OR SET
 - TE# TITLE EXCEPTION NUMBER
 - R# WELD COUNTY RECEPTION NUMBER
 - BK 100 PG 200 WELD COUNTY BOOK AND PAGE
 - BARBED WIRE FENCE
 - GRAVEL/DIRT ROAD
 - BURIED TELECOMMUNICATIONS LINE
 - BURIED ELECTRIC LINE



- NOTES:**
- HERITAGE TITLE COMPANY FILE NO. 459-H0482202-081-NMC, AMENDMENT NO. 7, DATED NOVEMBER 1, 2016, WAS ENTIRELY RELIED UPON FOR THE LEGAL DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BENCHMARK SURVEYING, LLC, OR THE UNDERSIGNED.
 - THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF RONNIE R. JACKSON AND JEANNE JACKSON, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.
 - THIS MAP IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - BASIS OF BEARINGS: GPS DERIVED BASIS OF BEARINGS BASED ON COLORADO STATE PLANE NORTH ZONE, NAD83(2011), BEING NORTH 86°39'27" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6TH P.M., BETWEEN THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6, BEING A FOUND #6 REBAR WITH A 3/4" ALUMINUM CAP STAMPED "1997 T6N R66W S31 S 6 T5N JONES LS 22098 KING SURVEYORS INC." AS SHOWN AND DESCRIBED HEREON, AND THE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 6 BEING A FOUND #6 REBAR WITH A PARTIALLY ILLEGIBLE 1/2" ALUMINUM CAP STAMPED "LS 11899" AS SHOWN AND DESCRIBED HEREON, WITH ALL OTHER BEARINGS AND DISTANCES SHOWN HEREON RELATED THERETO.
 - HORIZONTAL DATUM FOR THIS PROJECT: NAD83(2011), COLORADO STATE PLANE NORTH ZONE, GEOID 12B. THE VERTICAL DATUM FOR ALL ELEVATION INFORMATION SHOWN HEREON IS NAVD83.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO SEC. 18-6-508 C.R.S.
 - THE AREA OF THE PARCEL IS 1,673,177.6 SQ. FT. OR 38.41 ACRES MORE OR LESS.
 - THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AT THE TIME OF SURVEY AND UTILITY LOCATING SERVICE PROVIDED BY ACCURATE UNDERGROUND LLC ON SEPTEMBER 12, 2018. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS DEPICTED HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY EXCAVATION, PURSUANT TO SEC. 91-5-103 C.R.S.
 - TITLE EXCEPTION NUMBERS 30 AND 31 OF THE ABOVE REFERENCED TITLE COMMITMENT MAY OR MAY NOT AFFECT THE SUBJECT PARCEL, AS NOTED IN THE EXCEPTIONS LIST THE SAID EXCEPTIONS DO NOT PROVIDE ANY LEGAL DESCRIPTION OR GEOMETRY IN THE DOCUMENT PROVIDED.
 - DURING THE COURSE OF THE FIELD WORK THERE WAS POSSIBLE EVIDENCE OF A NEW BURIED PIPELINE CROSSING THE SUBJECT PROPERTY. NO DOCUMENT WAS PROVIDED BY THE OWNER, NOR WAS ONE FOUND IN THE TITLE EXCEPTIONS, NOR WAS ANY TITLE RESEARCH DONE REGARDING THIS APPARENT BURIED PIPELINE.

SURVEYOR'S CERTIFICATE:
THAT I, NATHANIEL E. KEANE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

NATHANIEL E. KEANE
CO PLS #38,383
FOR AND ON THE BEHALF OF
BENCHMARK SURVEYING, LLC
560 SOUTH 45TH STREET
BOULDER CO, 80305
720-253-4080

**FINAL DRAFT
FOR REVIEW AND
COMMENT**

THIS MAP WAS PREPARED BY
BENCHMARK SURVEYING, LLC.
PROFESSIONAL LAND SURVEYING & MAPPING
560 SOUTH 45TH STREET
BOULDER, CO 80305
(720) 253-4080
www.BMSURV.com

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Council Agenda Summary

February 4, 2020

Agenda Item Number 12

Title

Pulled Consent Agenda Items

Council Agenda Summary

February 4, 2020

Agenda Item Number 13

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

Title:

Public hearing and final 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. This ordinance was introduced at the January 21, 2020 Council meeting.

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 which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion

- 5) Council decision

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 ordinance as presented; or
- 2) Amend the ordinance and adopt 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 adopt the ordinance and publish with reference to title only.

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 to amend Section 14.08.160 of Greeley Municipal Code

**Water Conservation and use restrictions
for Single Family Residential Customers to
be guided by water budget rather than day-
of-the week watering**

February 4, 2020

Presented by Water & Sewer Department





Background

- **Water Budget gives the customer the power to “watch the weather”**
 - **No need to water if it rains**
- **Day-of-the-Week restrictions have been waived for Water Budget customers by annual Council Resolutions (2017-2019)**
- **Non-watering hours are extended 10 a.m. to 6 p.m.**
- **Rather than further annual waivers, recommend making change permanent**



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 18th**
- **Use Drought Emergency Plan to guide additional code changes**



Council Agenda Summary

February 4, 2020

Agenda Item Number 14

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

Title:

Public hearing and final reading of an ordinance to consider a change of zone 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, and changing the official zoning map to reflect the same

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.

The Planning Commission considered this request on January 14, 2020 and unanimously recommended approval to City Council. This ordinance was introduced at the January 21, 2020 Council meeting.

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 which includes the following public hearing steps:

- 1) City staff presentation

- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

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

Council's Recommended Action:

- A) A motion that, based on the application received and the preceding analysis, the proposed rezone from R-L (Residential Low Density) to R-M (Residential Medium Density) for a 1.87-acre tract, and from R-M (Residential Medium Density) to R-H (Residential High Density) with a DCMP (Development Concept Master Plan) for a 4.22-acre tract meets Development Code Section 18.30.050(c)(3) f, g and h; and, therefore, the rezone is approved.
- B) A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes-Draft (January 14, 2020)

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

PowerPoint Presentation

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 as shown in Exhibit B, in the City of Greeley, County of Weld, State of Colorado:

See attached legal description and map as shown in Exhibit A

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

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

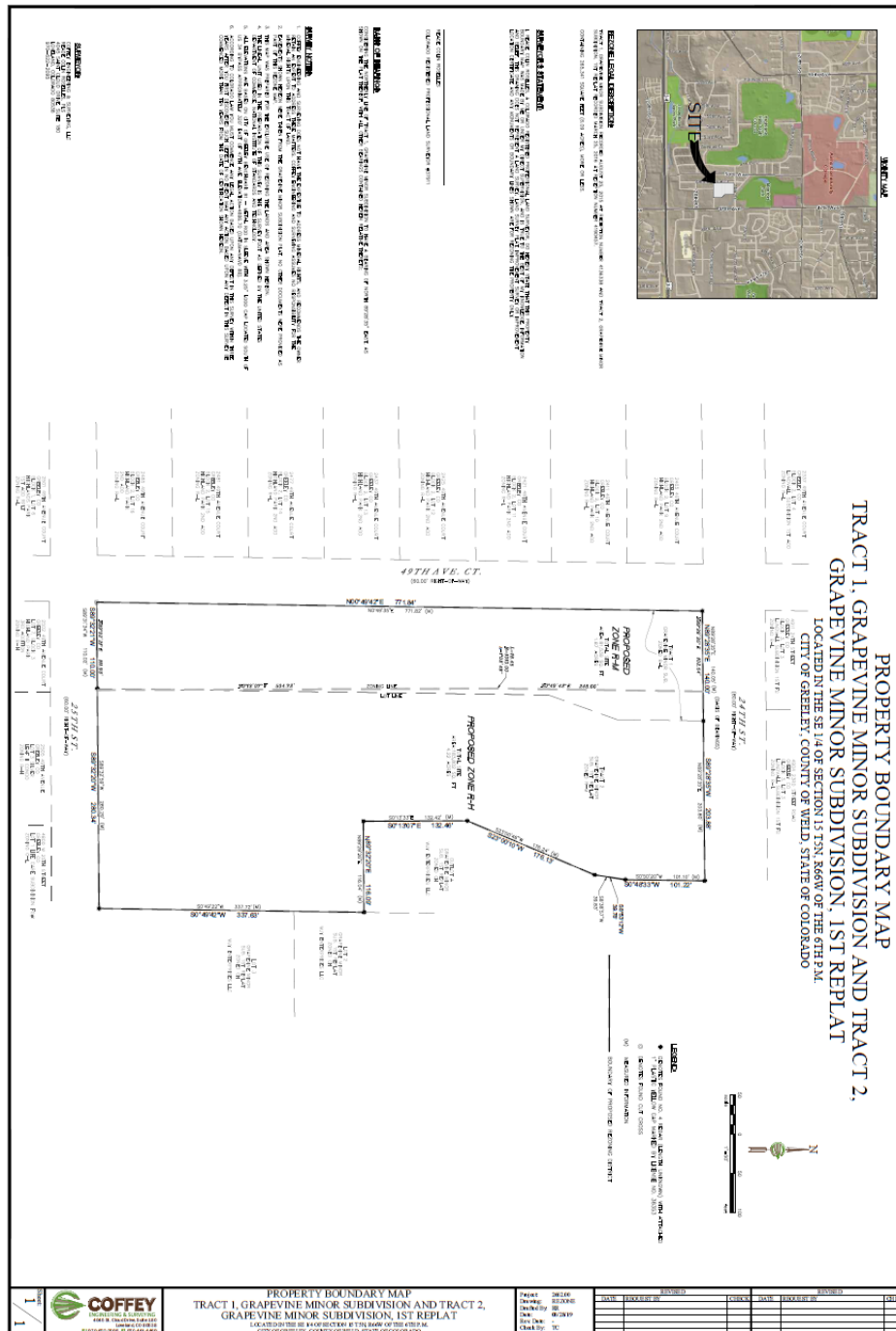


EXHIBIT B

**DEVELOPMENT CONCEPT MASTER PLAN
PARK CROSSING**

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). 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 to 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



PLANNING COMMISSION

Proceedings

January 14, 2020

**City Center South
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m. Commissioners Schulte, Andersen, Briscoe, Franzen, Modlin and Romulo were present.

II. Approval of minutes for meeting held on November 12, 2019

Commissioner Andersen noted a misspelling of Ron Redfern's name in the minutes. With that correction, Commissioner Andersen moved to approve minutes of the meeting held on November 12, 2019. Commissioner Franzen seconded the motion. Motion carried 7-0.

III. Election of Chair

Commissioner Andersen moved to nominate Justin Yeater to serve as Chair of the Planning Commission for 2020. Commissioner Franzen seconded the motion. The motion carried 7-0.

IV. Election of Vice Chair

Commissioner Modlin moved to nominate Erik Briscoe to serve as Vice Chair of the Planning Commission for 2020. Commissioner Franzen seconded the motion. Motion carried 7-0.

V. A public hearing to consider a request to rezone a 4.22-acre tract from R-M (Residential Medium Density) to R-H (Residential High Density) with a DCMP (Development Concept Master Plan) and a 1.87-acre tract from R-L (Residential Low Density) to R-M (Residential Medium Density)

Project Name: Park Crossing Rezone
Case No.: ZON2019-0014
Applicant: Drayson Bowman, Colson Development

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

Presenter: Brittany Hathaway, Planner II

Brittany Hathaway addressed the Commission and entered the staff report and presentation into the record. She described the rezone request to rezone two tracts that would allow for a townhome development on the subject site. Ms. Hathaway noted that the Residential High Density (R-H) tract would have a Development Concept Master Plan (DCMP) to ensure the least amount of impact to the surrounding neighborhood.

Ms. Hathaway presented a map and aerial photo and described the sites and surrounding areas. She also presented photographs of the site. Ms. Hathaway then provided a description of the DCMP and accompanying restrictions that were included in response to concerns expressed during a neighborhood meeting in October. She noted that the DCMP helps to alleviate concerns by restricting uses to single-family detached or attached dwellings, requires an HOA to maintain exteriors and landscaping, and ensures adequate parking and pedestrian routes throughout the project.

Ms. Hathaway provided an overview of the rezone criteria and indicated which portion had been met by this proposal. She elaborated on portions of the criteria and the rationale for a recommendation of approval.

Upon question by Commissioner Schulte, Ms. Hathaway reported that the zoning prior to 2015 was Residential Medium Density (R-M).

Mark Bowman, speaking on behalf of Colson Development, 916 Barnyard Drive, Windsor, Colorado, addressed the Commission. Mr. Bowman presented a rendering of what the completed subdivision might look like. He described the placement of the dwellings and noted that each unit would include a 2-car oversized garage.

Chair Yeater opened the public hearing at 1:26 p.m.

Betty Carwin, 2421 49th Avenue Court, addressed the Commission and asked why the parcel being rezone from R-L to R-M had not been included in the DCMP. She noted the heavy commercial along 47th and added that it was their understanding that the zoning would be R-L. She expressed concern that the area could soon be rezoned to Residential High Density (R-L).

Gary Carwin, 2421 49th Avenue Court stated that his review of the map showed that some of the property zoned R-L would be rezoned to R-H. He also asked why 48th Avenue would become narrower.

Richard Stephens, 2357 50th Avenue stated that he moved to Greeley seven years ago to retire. He pointed out that he has been to Planning Commission on four occasions during that time regarding rezone requests. He expressed concern that a rezone would tear up the roads. Mr. Stephens reported being told that there would be a row of trees and a berm between the Subaru auto dealership and homes but it did not happen. He added that people who do not live in the area are making decisions that affect those who do. He suggested placing speed bumps along 50th Avenue and added that the neighborhood was originally built for a retirement community. Mr. Stephens was also concerned about the number of vehicles in an R-H area.

Sueann Swetzig, 2481 49th Avenue Court reported that she likes the idea of townhomes and felt they were a good addition to the vacant lot. She expressed concern about parking and suggested that guest parking be added to the plan. Ms. Swetzig was also concerned about increased traffic.

The public hearing was closed at 1:36 p.m.

Ms. Hathaway returned to the podium to respond to some of the questions raised during the public hearing. She reported that since the R-L portion that will be rezoned to R-M allows for four units, which the developer is proposing, there is no requirement for a DCMP for that tract. Noting the four attached buildings on west side, Commissioner Briscoe asked whether that area would be rezoned R-M. Ms. Hathaway confirmed that to be the case. She added that the eastern half would allow for ten attached buildings, requiring the rezone to R-H. Ms. Hathaway added that the alleyway will be a private alley and that comments on street width would be addressed during first review. Ms. Hathaway noted that staff has considered guest parking. Chair Yeater asked whether parking would be allowed along 49th Avenue Court, adding that he would not like to see parking on the street for this or any other development in the City.

Chair Yeater observed that there seemed to be concerns about promises made with a prior developer. He asked Ms. Hathaway to advise those in attendance how they can express those concerns. Ms. Hathaway stated that she could be contacted directly and would be happy to discuss concerns or forward those to the appropriate City department. Commissioner Schulte confirmed that this is an approval of the rezone, not any conceptual plans. Upon further question by Commissioner Schulte, Ms. Hathaway reported that the driveways for both the townhomes and single-family dwellings would be large enough to park two cars side by side.

Ms. Hathaway stated that a traffic study was submitted and did not warrant any improvements. Commissioner Schulte noted that when visiting friends in similar areas, guest parking was always appreciated. Commissioner Romulo asked whether a rezone to R-H would allow for more houses per area than what is displayed in the example. Ms. Hathaway responded that it was possible since the DCMP allows for single-family attached and single-family detached dwellings. She provided a description of what is allowed under the DCMP. Commissioner Romulo expressed a desire to discourage or not

allow parking outside of this area. Ms. Hathaway reported that parking controls would likely be handled by the HOA.

Mark Bowman returned to the podium and acknowledged the citizen concerns expressed during the public hearing. He stated that the applicant has made every effort to create four parking spots per unit. He also described the placement of homes, adding that units with courtyards were a better presentation toward the homes across the street. Mr. Bowman noted that the 2-story units would help screen the Subaru dealership and that this development would help to correct what was not done previously. He added that the building height of the homes would also provide screening. Mr. Bowman stated that all required landscaping would be installed. He noted a need for entry-level housing in Greeley and believed that this development would accomplish that. Upon question by Commissioner Schulte, Mr. Bowman confirmed that if plans were modified to include guest parking, it would reduce the number of dwelling units. Mr. Bowman added that in his experience, when guest parking is provided, residents stop parking in their own driveway and fill up guest parking with additional vehicles. It was his intent that by providing four parking spaces, it would encourage residents to use their own garages and driveways for parking.

Commissioners Franzen and Andersen stated that due to the nature of this hearing, they did not have further comments at this time.

Commissioner Andersen moved that, 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 DCMP (Development Concept Master Plan) and from R-L (Residential Low Density) to R-M (Residential Medium Density) meets Development Code Section 18.30.050(c)(3) f, g and h; and, therefore, recommends approval of the rezone to the City Council. Commissioner Franzen seconded the motion.

Chair Yeater acknowledged that the Commission is not evaluating the plan at this time and added that Mr. Bowman had addressed many of the concerns expressed by citizens. He stated that he likes the plan and hopes that there is follow through on its development. Commissioner Andersen added that the plan provides a nice buffer between residential and commercial areas. Commissioner Modlin noted that most of the objections could be dealt with when plat comes before the Commission. Commissioner Briscoe observed that other developments in town have a similar idea and that there is a way to discourage on-street parking. Chair Yeater recognized the value of citizen input and invited everyone to return when the Commission held a hearing to evaluate the plan.

Motion carried 7-0.

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

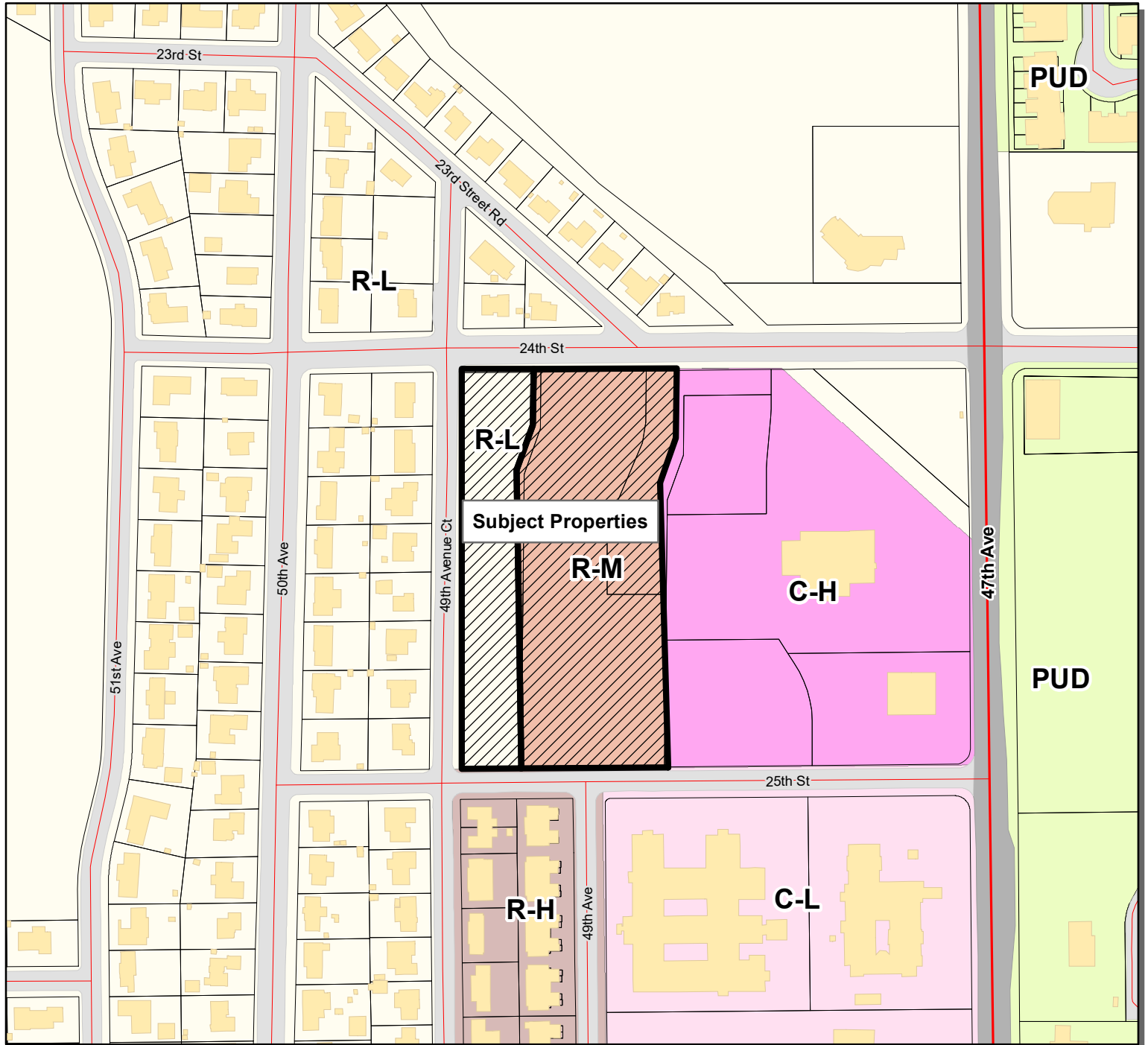
Attachment E – Preliminary Site Plan

Attachment F – Zoning Analysis Map

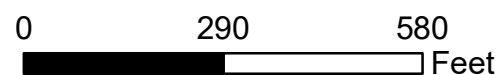
Attachment G – Zoning Suitability Map

Attachment H – Development Concept Master Plan (DCMP)

Zoning/Vicinity Map Park Crossing Rezone



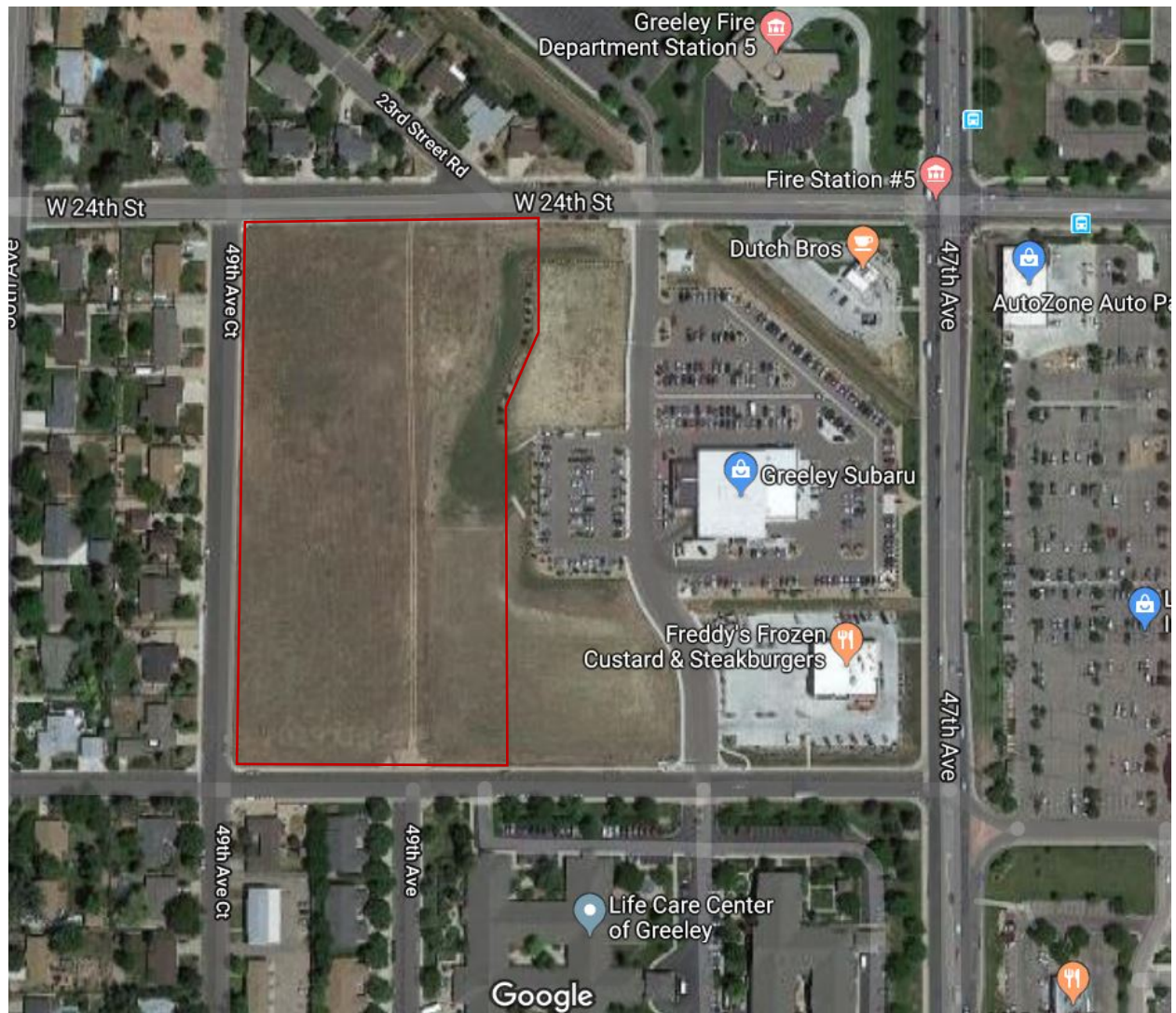
ZON2019-0014



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.

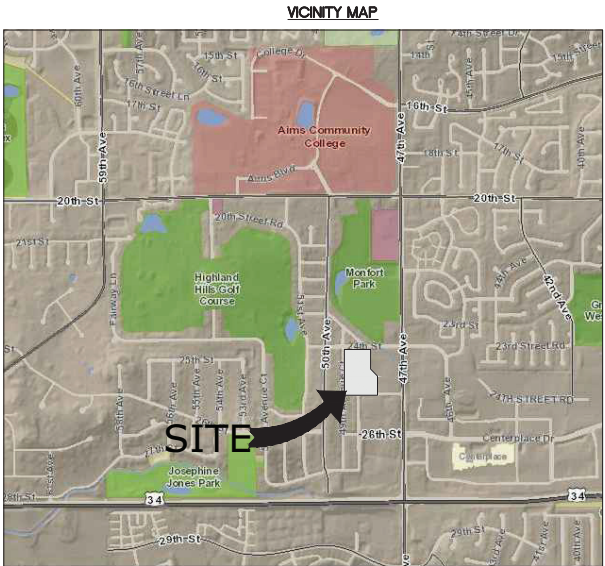
Tract 2 on the site plan cited as "R-H" zoning is proposed to allow single buildings to consist of up to 10 single family dwellings. Thereafter, tract 1 cited as "R-M" zoning is proposed to allow single buildings to consist of more than 4 single family dwellings.

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.



REZONE LEGAL DESCRIPTION:

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.

READE 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:

- 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.
- EASEMENTS SHOWN HEREON WERE TAKEN FROM THE GRAPEVINE MINOR SUBDIVISION PLAT. NO OTHER DOCUMENTS WERE PROVIDED AS PART OF THIS REZONE MAP.
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
- 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.
- 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).
- 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

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.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

2337 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 4
LUNDVALL SUBDIVISION 1ST ADD
ZONING R-L

4911 24TH STREET
GREELEY CO
BLOCK 3, LOT 3
LUNDVALL SUBDIVISION 1ST FG
ZONING R-L

4904 23RD STREET ROAD
GREELEY CO
BLOCK 3, LOT 3
LUNDVALL SUBDIVISION 1ST FG
ZONING R-L

2405 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 9
HIGHLAND PARK 2ND ADD
ZONING R-L

2411 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 10
HIGHLAND PARK 2ND ADD
ZONING R-L

2421 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 11
HIGHLAND PARK 2ND ADD
ZONING R-L

2425 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 12
HIGHLAND PARK 2ND ADD
ZONING R-L

2437 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 13
HIGHLAND PARK 2ND ADD
ZONING R-L

2477 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 14
HIGHLAND PARK 2ND ADD
ZONING R-L

2481 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 15
HIGHLAND PARK 2ND ADD
ZONING R-L

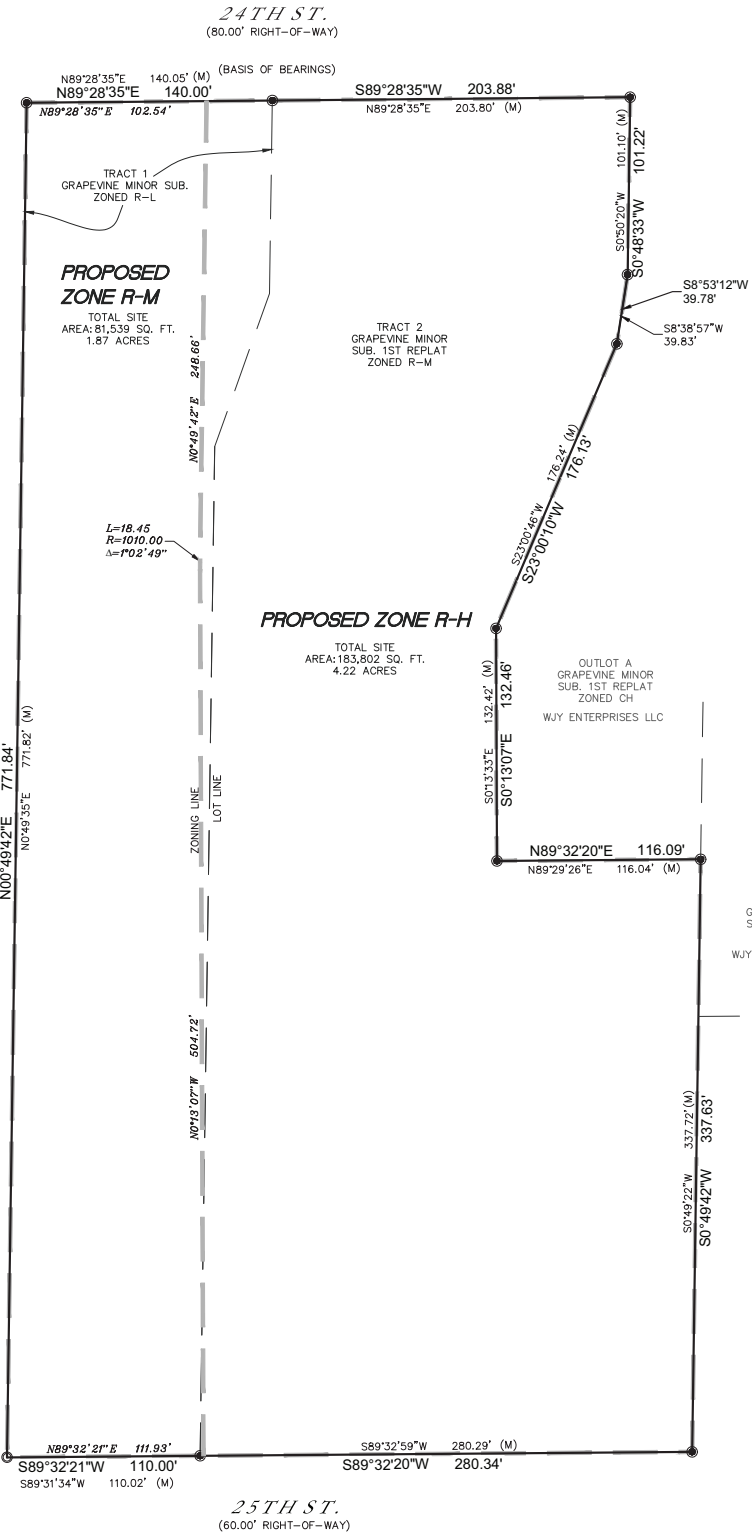
2485 49TH AVENUE COURT
GREELEY CO
BLOCK 2, LOT 16
HIGHLAND PARK
2ND ADD
ZONING R-L

2501 49TH AVENUE COURT
GREELEY CO
BLOCK 1, LOT 6
HIGHLANDS PARK
1ST ADD RPLT
ZONING R-L

2502 49TH AVENUE COURT
GREELEY CO
LOT 7, BLOCK 3
HIGHLANDS PARK
3RD ADDITION
ZONING R-H

2505 49TH AVENUE
GREELEY CO
LOT 3 SILVER
LEAF II CONDO
ZONING R-H

4800 W 25TH STREET
GREELEY CO
LOT 1 LIFE CARE SUBDIVISION FG#1
ZONING C-L



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.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

COFFEY
ENGINEERING & SURVEYING
4045 St. Cloud Drive, Suite 180
Loveland, CO 80538
(970) 622-2095 / (970) 641-4493

Sheet:
1 / 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



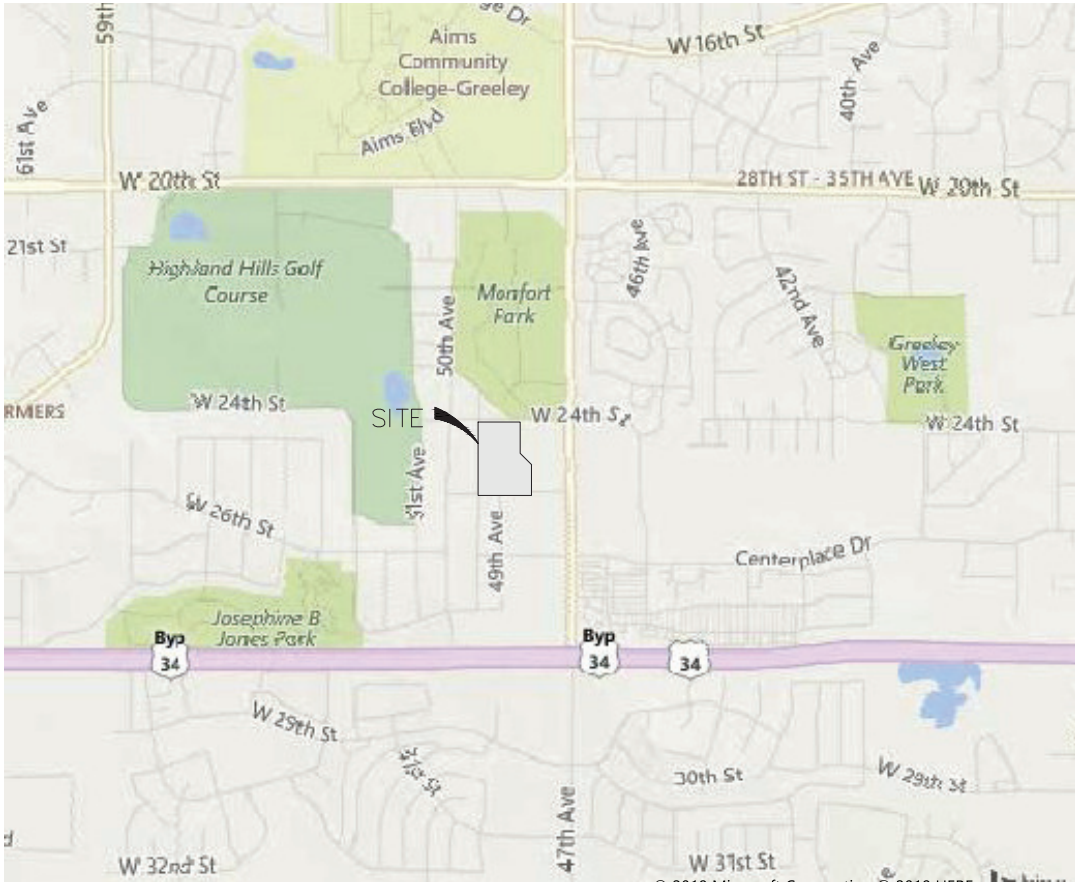
Know what's below.
Call before you dig.

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
	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



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

2 OF 8

	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 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

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.

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			
TYPE	SQUARE FOOT	ACRES	PERCENTAGE
BUILDING	51749	1.19	28.16
HARDSCAPE	55628	1.28	30.27
OPEN SPACE	76387	1.75	41.57
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

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: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW/
CIVIL INSPECTIONS MANAGER

ACCEPTED BY: _____
COMMUNITY DEVELOPMENT DIRECTOR DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION

12/18/19

2 OF 8

PROJECT:	2662.00
DATE:	12/18/19
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.	C-3
SHEET NO.	

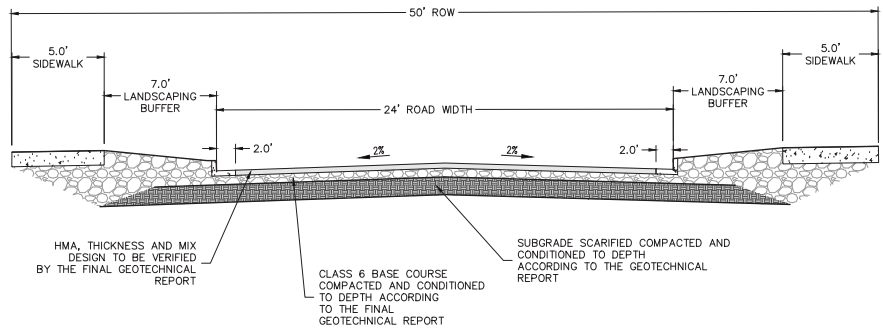
3 OF 8

	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
	EXISTING SWALE
	PROPOSED SWALE
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	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

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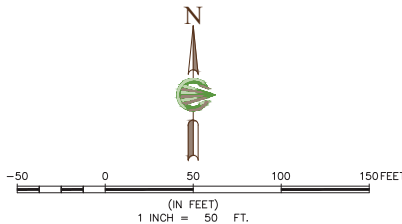
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PLASTIC YELLOW CAP STAMPED LS 38353.

NTS



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: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW/
CIVIL INSPECTIONS MANAGER



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING FILENAME: R:\2000\2662.00 Gopetline Townhomes\DWG\CIVIL\DWG\2662.00-PSD-CRI.dwg DATE: Dec 18, 2019 - 5:08pm CAD OPERATOR: trond
LAYOUT NAME: GR-1
LIST OF DWTs: [00-EX-BASE 2662.00] [00-PHASE 2662.00] [00-UBASE 2662.00] [00-24x26-TB-K-Pavlin Site Plan]



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
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- NUMBER OF UNITS
- PROPERTY BOUNDARY
- EXISTING CURB & GUTTER
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- SIDEWALK CHASE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING SWALE
- PROPOSED SWALE
- USE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
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- EXISTING MINOR CONTOUR

SURVEY CONTROL NOTES

BASIS OF ELEVATION:

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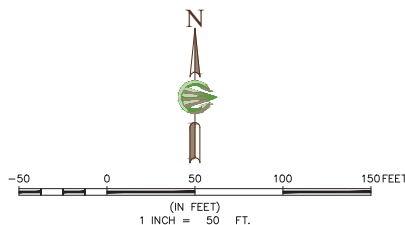
SIGNATURE BLOCK

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:

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 RPLT

UTILITY PLAN

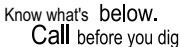
TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION

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

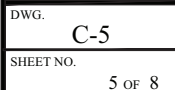


PARK CROSSING
TRACT 1 & 2 GRAPEVINE MINOR 1ST RPLT
DRAINAGE PLAN
TRACT 1 & 2 OF THE GRAPEVINE MINOR SUBDIVISION
SE ¼ OF SECTION 15, T35N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PARK CROSSING
TRACT 1 & 2 GRAPEVINE MINOR 1ST RPLT

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
	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
	EXISTING SWALE
	PROPOSED SWALE
	USE UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	EXISTING WATER LINE
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	PROPOSED STORM SEWER LINE (12" & UNDER)
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	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

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);
NORTHEASTERLY CORNER IS MARKED BY A NUMBER 4 REBAR OF
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STAMPED LS 38353 AND NORTHEASTERLY CORNER IS MARKED BY A
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PLASTIC YELLOW CAP STAMPED LS 38353.

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

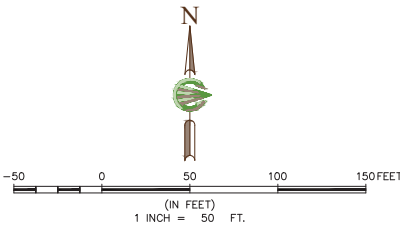
ACCEPTED BY: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW/
CIVIL INSPECTIONS MANAGER

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:

ENGINEERING DEVELOPMENT REVIEW,
CIVIL INSPECTIONS MANAGER

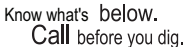
DATE _____



DRAWING FILENAME: R:\2000\2662.00 Gopetline Townhomes\DWG\CIVIL\SWEETS\PLAN SET NAME\2662.00-PSF-CR1.dwg DATE: Dec 18, 2019 - 5:08pm CAD OPERATOR: trond LAYOUT NAME: GR-1

CONTENTS OF DWGS:

	[XREF-BASE 2662.00]	[XREF-PHASE 2662.00]	[XREF-LIBASE 2662.00]	[XREF-24x26-TBL-K-Pavlin Site Plan]
[XREF-EX-BASE 2662.00]				



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

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DWG.	SA-1
SHEET NO.	

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

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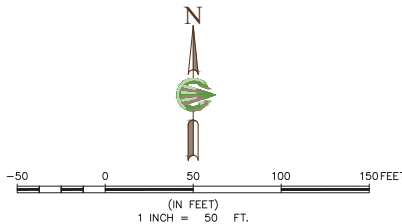
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SITE DATA TABLE			
SITE DENSITY INFORMATION			
UNIT TYPE	BUILDING UNIT COUNT		
3 UNIT TOWNHOMES	2 UNITS		
4 UNIT TOWNHOMES	7 UNITS		
5 UNIT TOWNHOMES	1 UNITS		
6 UNIT TOWNHOMES	1 UNITS		
10 UNIT TOWNHOMES	2 UNITS		
TOTAL ON-SITE RESIDENTIAL UNITS			65
RESIDENTIAL UNITS PER ACRE R-M			12.8/ACRE
RESIDENTIAL UNITS PER ACRE R-L			9.7/ACRE
SITE USE			
TRACT 2			
BUILDING	SQUARE FOOT	ACRES	PERCENTAGE
TYPE	51749	1.19	28.16
HARDSCAPE	55628	1.28	30.27
OPEN SPACE	76387	1.75	41.57
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



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING FILENAME: R:\26001\2602.00 Grapevine Townhomes\DWG5\CIVIL\SHEETS\PLAN SET NAME\Zoning Suitability Map.dwg LAYOUT NAME: S4-1 DATE: Dec 19, 2019 - 8:37am CAD OPERATOR: ttrand

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

Park Crossing Rezone

ZON2019-0014

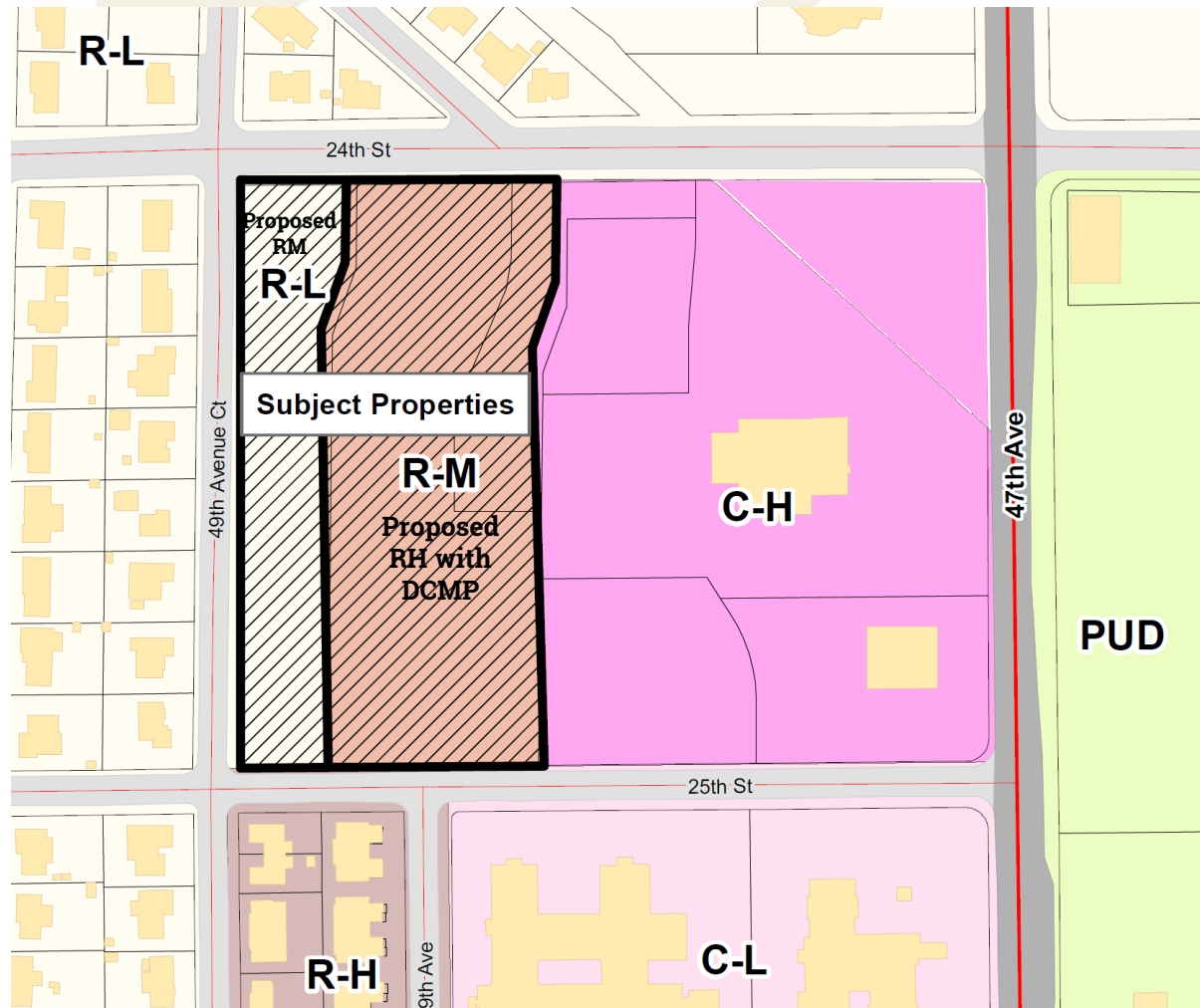
City Council

1st Reading: January 21, 2020

2nd Reading: February 4, 2020



Park Crossing Rezone



Request:

- Rezone a 4.22 acre tract from R-M (Residential Medium Density) to R-H (Residential High Density) with a DCMP and a 1.87 acre tract from R-L (Residential Low Density) to R-M (Residential Medium Density).
- Townhome development proposed.

Surrounding Zoning:

- North: R-L
- South: R-H and C-L
- East: C-H
- West: R-L

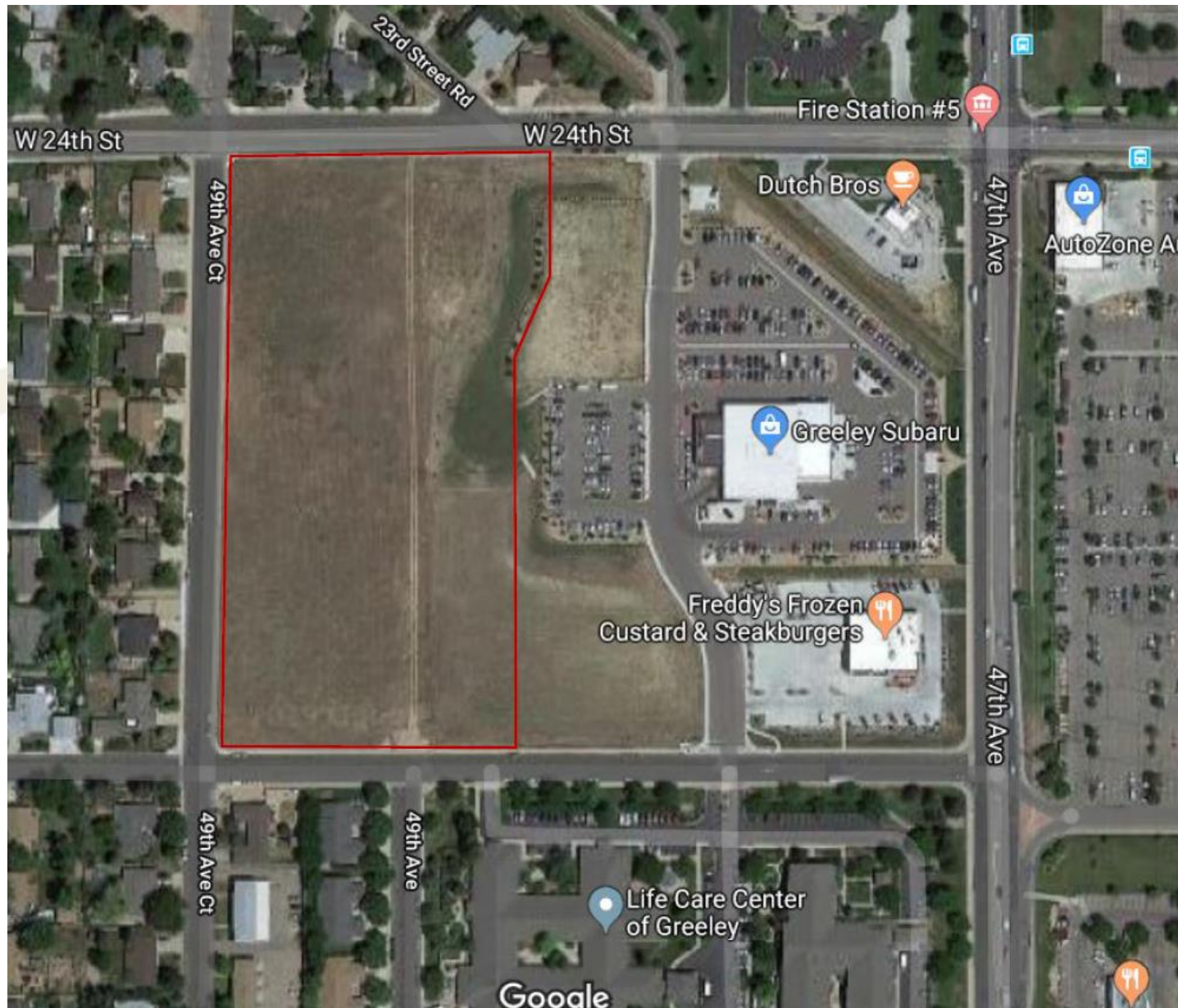


Development Concept Master Plan (R-H Tract)

Applicant has provided a DCMP to supplement the rezone application. This was in response to neighbor concerns to ensure high density apartment uses would not be developed on the proposed R-H zoned tract.

R-H zoning requested in order to allow for more than 4-attached homes, which is the limit provided for with the R-M district.

- **The DCMP restricts the uses for the proposed R-H tract.**
 - **DCMP proposed would allow only for single family detached or single-family attached uses at no more than 10 attached homes per segment.**
- **Requires an HOA to govern all properties for maintenance and exterior appearance.**
- **Requires high quality materials and preferred earth tone color scheme.**
- **Ensures adequate parking and pedestrian routes throughout the development.**
 - **Parking and pedestrian routes will be reviewed at time of subdivision.**

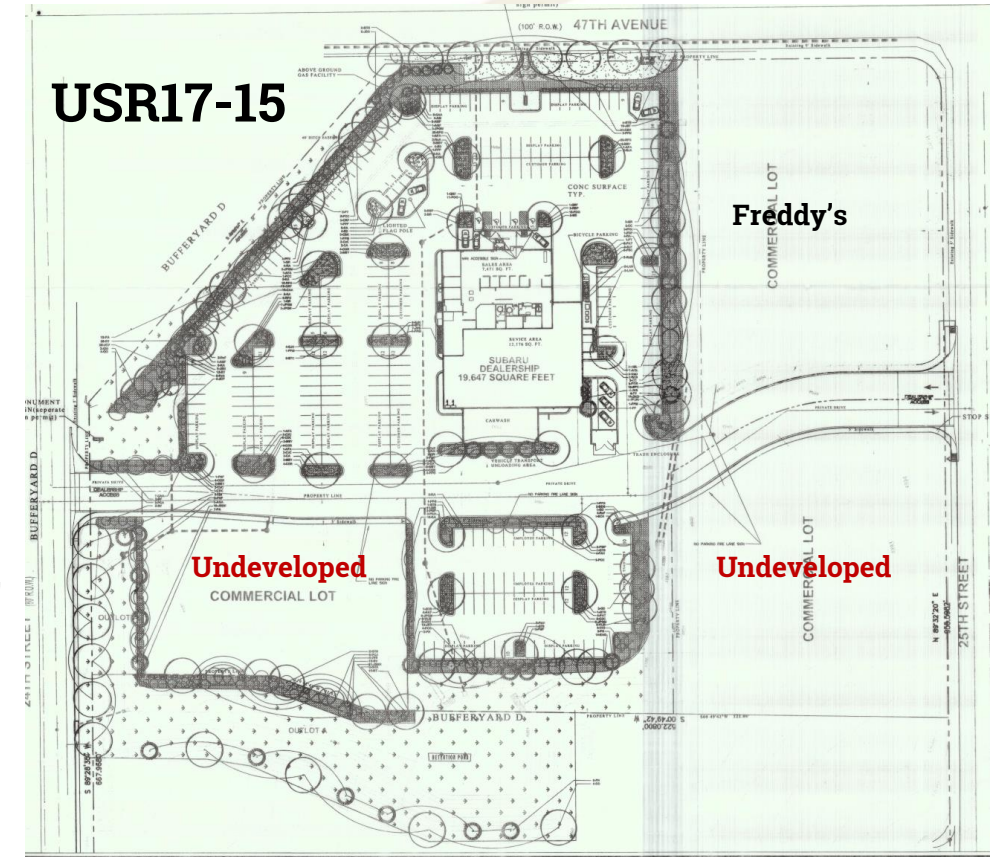


Surrounding Land Uses:

- **North: Single-family residential**
- **South: Multi-family residential and Life Care Center of Greeley**
- **East: Commercial (Greeley Subaru, Freddy's, Dutch Bros)**
- **West: Single-family residential**

Surrounding Land Use History

- Adjacent commercial use, Greeley Subaru, went through zoning (*Z12-14*) and Use by Special Review (*USR2-15 and Amended USR17-15*) public processes in 2015.
 - All landscape and construction requirements were met for the development per the amended USR.
- Two lots adjacent to this project (east) remain undeveloped. Both are zoned C-H.
 - Lots will go through a development review process, including landscaping and buffer review, upon application. No applications have been submitted at this time.



Project Location (Rezone)

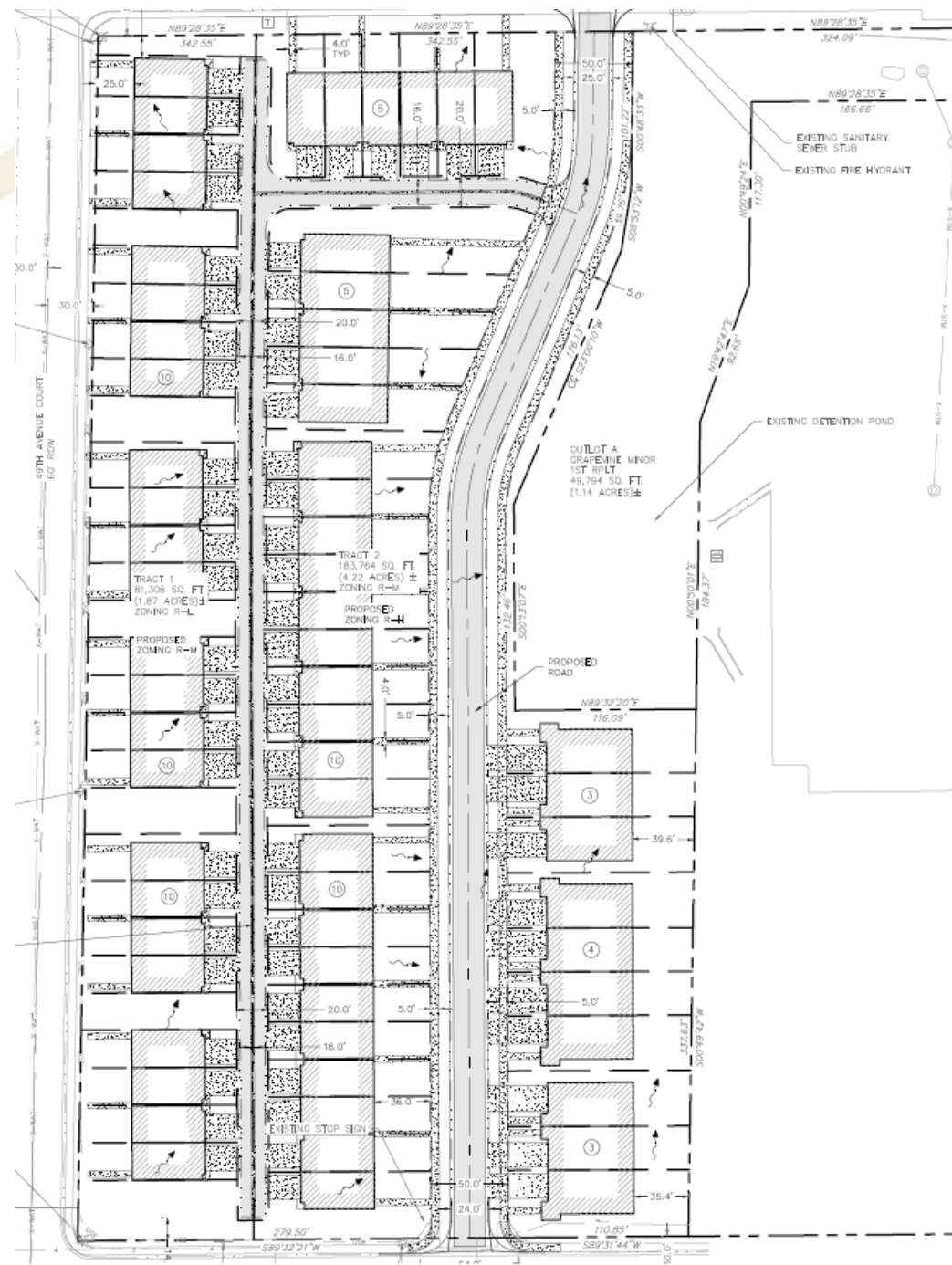
Looking south from W. 24th St.



Looking east from 49th St. Ct.



Proposed Townhome Lots



Rezone Criteria

YES/NO*	Has the area changed to such a degree that it is in the public interest to rezone to encourage development/redevelopment? • 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. • 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.
YES/NO*	Has the zoning been in place for at least 15-years without substantial development? The existing zoning for the R-L tract has been in place since 2015. The existing zoning for the R-M tract has been in place since 1981 without development.
N/A	Are there clerical errors to correct?
NO	Are there detrimental environmental impacts?
NO	Is the rezone necessary to provide community related uses?

Rezone Criteria

YES What is the impact on the City and surrounding neighborhoods?

- No significant environmental concerns.
- Noise is regulated by Municipal Code.
- Adequate City infrastructure is present.
- Police and Fire are already serving this area.
- 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.

YES Is the rezone consistent with the Comprehensive Plan?

- Encourage a compact form over sprawl or leap-frog development.
- Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).
- 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.

YES What is the impact on the zoning suitability plan?

- The Zoning Suitability Map demonstrates that the property can be developed appropriately

Recommendation

The Planning Commission unanimously recommended approval of this rezone request on January 14, 2020.



Questions?



Council Agenda Summary

February 4, 2020

Agenda Item Number 15

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

Title:

School Land Dedication Fee-in-Lieu Discussion

Summary:

New residential development brings new students to the city, creating new demand for school land. Currently there is no mechanism in place in the City of Greeley to create a new supply that would keep up with this new demand.

Policies to address this have been in place in surrounding communities and in most metropolitan areas in the state for several years. Staff has been meeting for the last year with representatives from the Eaton, Windsor and Greeley-Evans School Districts to explore the possibility of the City of Greeley adopting an Intergovernmental Agreement (IGA) that would result in cash-in-lieu payments to the school districts at the time builders seek a residential building permit.

Three school districts lie within Greeley's long-range planning area. Adopting this practice would create a mechanism for acquiring land for schools. Currently there is no way to create new supply of school sites when new demand is created in the form of new housing. The proposed IGAs, if adopted, would result in Greeley adopting a practice already in place in Windsor, Severance, and Eaton. The City of Evans is also reviewing this proposal for adoption at this time.

This memo provides details about the staff findings, and a shared recommendation of support among staff of the three school districts and the City of Evans. Each of the four other jurisdictions are similarly in the process of presenting this research and recommendation to their respective elected bodies.

The Proposal

An IGA is proposed between the City and each of the three school districts. The IGA would be modeled on ones currently in place between Eaton and its school district, Windsor and its district, and in place with many jurisdictions in Colorado. Greeley's current land use policies do not recover any impacts to the school districts from the addition of new housing units; as such, no new school land is acquired, even though new residents are being approved. No new supply is being offset for the new demand.

An IGA is the legal tool available to provide adequate school land, and the process is similar to the existing process for having land (or fee-in-lieu) be dedicated for parks. The IGA would require a flat fee-in-lieu of land dedication on a per-unit basis and would differ by housing type (e.g., single-family vs. multi-family), since student generation rates are different for each type of land use. By law, fees collected could only be used by

the school district for land acquisition or land development (e.g. grading, access, etc.), but not for facility construction.

Although the methodology used for the three districts is the same, the fee-in-lieu amount is not be the same, because each district has different school site size standards and different student generation rates. The math creating the fee differs, then, because of these variables. Understandably, each of the school boards expects to use their adopted service standards, so having these differences is appropriate. This variability in fee amount between entities is not a concern to any of the districts.

For example, the Greeley-Evans School District 6 supports a fee-in-lieu, despite amount differences between the three school districts. They do so even though the number of future new school sites will be limited in the District in the future. If there is a perception, for example, that District's district is already "built out," in fact, District 6 will continue to add students as development continues. As such, they will be looking for land and developing existing land in the future, such as eventual expansion at the Winograd-Northridge campus, or the former John Evans site.

The Impact

School district staff and I have met several times over the last year to confirm their interest and the benefit to all districts. We also reviewed the mechanisms that are already in place in two of the districts to understand how they work (and how well they work). In short, the districts find it a benefit for successful capital planning, as well as being accepted by developers as a common practice. Our own experience in referring developers to the districts in the last six months on a voluntary basis suggests that they recognize this as a common expectation and have not particularly resisted the idea of this fee. Two large-lot developers north of the Poudre in the City of Greeley have already voluntarily agreed to pay the fees requested by Eaton School District.

The school and cities staff group has been working with a practitioner in the field of school siting, Shannon Bingham, to understand the impacts to both school districts and communities. All three districts now have experience working with this him, and I am familiar with the work of his former (retired) associate. Shannon will present background information at the worksession.

The Process

Implementing this policy would entail the City adopting an IGA and fee schedule with each of the school districts individually. Upon adoption, the in-lieu fee would simply be part of the normal review and referral process of any new subdivisions that are processed. Copies of the fee schedules for each of the school districts are attached, as examples of what would accompany the IGA. If Council supports moving forward with this proposal, staff will continue with outreach and coordination with the development community, the school districts, and the City of Evans.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	N/A
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:

None.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

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

Decision Options:

Council can request that staff continue to work with the three school districts and present to Council an Intergovernmental Agreement adopting the fee-in-lieu proposal.

Attachments:

Fee studies from each school district: Eaton (RE-2), RE-4, District 6
 Overview Summary to District 6 School Board from Kent Henson, Asst. Superintendent
 PowerPoint presentation

Land Dedication Fee-in-Lieu Analysis – Eaton RE-2 School District Western Demographics, Inc. - 9/25/19

Introduction – This report illustrates the acreage, costs and methodology associated with implementing a land dedication and fee-in-lieu of land dedication fee system for the Eaton RE-2 School District. The report identifies specific cost elements analyzed and collected by Western Demographics Inc., an acknowledged expert on the topic in the State of Colorado. The report analyzes the number of students that come from housing of various types in the district and estimates an acreage per new single family home of 0.0166 acres per unit and a fee-in-lieu of this land of \$2,252.81 per unit. Lower acreages and fees have been calculated for denser housing types and a slightly higher fee and acreage is associated with mobile homes which tend to produce more students.

History - The majority of Front Range school districts have had land dedication or fee-in-lieu of land dedication systems for decades. These systems have been implemented by many City and County jurisdictions as listed in the following sample table. Two of these districts, SD27J and Douglas County have voluntary capital cost recovery fees, which also collect revenue for actual school construction in addition to funds for land acquisition. Given the typical smaller size of most land developments along the Front Range, the majority of these districts are collecting Fee-In-Lieu instead of receiving school land. This revenue is consolidated so that appropriate sites may be purchased in the best locations to serve student growth needs.

Figure 1 Sample List of Front Range Districts Collecting Fee-In-Lieu

- Adams 12 (Thornton)
- Adams 12 (Westminster)
- Adams 12 (Broomfield)
- Aurora Public Schools
- Boulder Valley (Erie)
- Cherry Creek (Aurora)
- Cherry Creek (Arapahoe County)
- Cherry Creek (Centennial)
- Cherry Creek (Greenwood Village & Cherry Hills Village)
 - Cherry Creek (Glendale)
 - Cherry Creek
- Colorado Springs District 11
 - Douglas County
- Poudre School District
- St. Vrain (Longmont)
- St. Vrain (Weld)
- Thompson Valley
- SD27J (Brighton, Thornton)
 - SD27J (Aurora)
- SD27J (Commerce City)
- SD27J (Adams County)
- SD27J (Capital Facility Fee - for all municipalities)

Developing Areas –Figure 3 indicates several areas where new homes are expected in the Eaton RE-2 School District. In general, the community is mostly composed of single family detached homes and several developing subdivisions continue to produce new units each year. New subdivisions on the extreme western edge of the school district in the Severance area may also bring new homes to the district as Northern Colorado families continue to discover the affordable housing and high quality of life available in the district. As growth continues, the district will be required to responsibly address the need for new schools and acquire sites. Fee systems of the type described in this report are instrumental for providing adequate, well-located sites.

Figure 3 – Areas Where New Homes are Under Construction – Eaton RE-2 School District

* Aspen Meadows (South of Governors Ranch)

* Hawkstone

* Maplewood Estates

* New Subdivisions in the Severance Area

Land Dedication Acreage Calculation - The methodology for calculating the amount of acreage needed for new schools given various new housing dwelling types is illustrated in the following table. Student yields per house are calculated based on samples of housing areas in which students who reside in the area are compared with the total unit count in a study area in order to produce a students per house estimate or yield. In the case of Eaton, approximately 0.52 students are expected from each single new family home based upon existing samples in the Eaton area. Student yields for condominiums, town homes and duplexes are calculated at 0.27 students per unit based on samples in Greeley as there were very few dwellings of this type in Eaton. Yields for mobile homes and apartments are estimated to be 0.54 and 0.14 respectively based on samples collected in Greeley. Mobile home yield rates were reduced based on the lower ratio of students produced by single family homes in Eaton vs. Greeley. The formula for calculation addresses the number of students per new school based on district policy and the desired acreage of a new school site. The student yield is multiplied by site acreage and divided by students per school at each level – elementary, middle and high school. The results for all three levels are then added together to determine the acreage. Figure 4 illustrates the calculation given various dwelling types.

Figure 4

<i>Eaton School District - Initial Land Dedication Fee-In_Lieu Calculations - DRAFT</i> <i>Western Demographics, Inc. - 9/9/19</i>				
Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	600	675	900	
A2 - Eaton SD Student Yield Per SFD Dwelling Unit	0.26	0.12	0.14	0.52
A3 - Site Acreage by Level	10.0	25.0	50.0	
A6 - Acreage Per Unit by Level - SFD	0.0043	0.0044	0.0078	0.0166
B2 - Eaton SD Student Yield Per SFA Dwelling Unit	0.14	0.06	0.07	0.27
B6 - Acreage Per Unit by Level - SFA	0.0023	0.0022	0.0039	0.0084
F2 - Eaton SD Student Yield Per Manufactured Home Dwelling Unit	0.27	0.13	0.14	0.54
F6 - Acreage Per Unit by Level - MANUF HM	0.0045	0.0048	0.0078	0.0171
G2 - Eaton SD Student Yield Per Apartment Unit	0.07	0.03	0.04	0.14
G6 - Acreage Per Unit by Level - APT	0.0012	0.0011	0.0022	0.0045

Fee-in-Lieu of Land Dedication Calculation – Raw Land - The fee-in-lieu element of the calculation converts the acreage needed per housing unit into a cost per acre of developed land that would support a school. This calculation is based upon a raw land cost based on comparable sales of parcels between eight and 42 acres in size in the Eaton area and a cost to convert raw land into a usable site that would support an institutional building with minimal infrastructure available in the form of water, sewer, electrical, gas and an adequate, paved street. The land sales used range in age from one to six years given the limited number of sales of appropriate size. A reasonable land appreciation rate of five percent was applied in order to convert the cost of these comparable sites into current dollars. Given the twelve comparable sites available, an average cost of \$48,000.32 was obtained. Figure 5 illustrates the comparables and the calculation of the average raw land cost. Figure 6 combines the cost of the raw land with approximately \$88,076 of additional cost required to obtain developed land with reasonable adjacent infrastructure and results in a developed land cost of \$136,076. Most school districts implementing fees have calculated developed land costs and used them in their formulas.

Figure 5

PARCEL	ACCTTYPE	SALEP	SALEDT	GIS_Acres	Annual Appreciation	Years of Appreciation	Multiplier	Cost with Appreciation
70929300010	Agricultural	\$115,500	5/30/15	8	0.05	4	1.2	\$138,600
80305400012	Residential	\$500,000	2/25/16	8	0.05	3	1.15	\$575,000
80305100011	Agricultural	\$1,064,000	4/11/19	9	0.05	0	1	\$1,064,000
70929300011	Residential	\$85,000	6/12/15	10	0.05	4	1.2	\$102,000
80305400060	Residential	\$615,000	1/8/18	10	0.05	1	1.05	\$645,750
80305000027	Residential	\$251,600	8/9/13	10	0.05	6	1.3	\$327,080
80306400040	Commercial	\$1,804,700	2/12/15	11	0.05	4	1.2	\$2,165,640
70929300012	Agricultural	\$95,000	5/12/15	12	0.05	4	1.2	\$114,000
80306108001	Industrial	\$375,000	12/15/14	15	0.05	5	1.25	\$468,750
80305000040	Agricultural	\$600,000	10/24/13	21	0.05	6	1.3	\$780,000
80306000033	Commercial	\$1,332,700	9/10/15	28	0.05	4	1.2	\$1,599,240
70931334001	Commercial	\$750,000	11/2/15	42	0.05	4	1.2	\$900,000
		\$7,588,500		185				\$8,880,060
Average Cost per Raw Acre with Appreciation								\$48,000.32

Fee-in-Lieu of Land Dedication Calculation – Developed Land – The estimated cost per acre to convert raw land into developed sites viable for an institutional building adds to the cost of an acre of school land. Figure 6 illustrates the \$88,076 required to provide water, sewer, storm sewer, electric, gas and telephone / broadband to a site along one side of a square acre. This is the typical formula for calculating linear cost for municipal infrastructure such as water pipe and then applying that cost to the length along one side of a square acre in order to get a cost per acre. Some districts use two sides of a square acre given the significant cost to make raw land usable, but the typical practice is along one side.

Figure 6

Eaton School District - Initial Land Dedication Fee-In_Lieu Calculations - DRAFT Western Demographics, Inc. - 9/9/19				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	600	675	900	
A2 - Eaton SD Student Yeild Per SFD Dwelling Unit	0.26	0.12	0.14	0.52
A3 - Site Acreage by Level	10.0	25.0	50.0	
A4 - Developed Land Cost	\$136,076	\$136,076	\$136,076	
A5 - Cost Per Unit by Level - SFD	\$ 589.66	\$ 604.78	\$ 1,058.37	\$ 2,252.81
B2 - Eaton SD Student Yeild Per Single Family Attached (TH, CD, Duplex)	0.14	0.06	0.07	0.27
B5 - Cost Per Unit by Level - SFA	\$ 317.51	\$ 302.39	\$ 529.18	\$ 1,149.09
F2 - Eaton SD Student Yeild Per Manufactured Home Dwelling Unit	0.27	0.13	0.14	0.54
F5 - Cost Per Unit by Level - MANUF HM	\$ 612.34	\$ 655.18	\$ 1,058.37	\$ 2,325.89
G2 - Eaton SD Student Yeild Per Apartment Unit	0.07	0.03	0.04	0.14
G5 - Cost Per Unit by Level - APT	\$ 158.76	\$ 151.20	\$ 302.39	\$ 612.34
Raw Land Cost / Acre Based on 10 Recent Sales				\$48,000.32
Basic Infrastructure Cost / Acre - Low Impact Western Demographics Model	Cost Per Linear Foot (lf)	Linear Feet Along One Side of a Square Acre	Subtotal / Acre	
Electric, Gas Telephone	\$46.00	208.71	\$9,601	
Street Improvements	\$250.00	208.71	\$52,178	
Water and Sewer	\$66.00	208.71	\$13,775	
Storm Sewer	\$60.00	208.71	\$12,523	
Total Cost - Basic Infrastructure				\$88,076
Developed Land Cost Including Basic Infrastructure				\$136,076

Developed Land Cost – Details – Figure 7 displays the comparables and engineering cost estimates that are the background data for the infrastructure costs used to calculate developed land cost. Western Demographics collected infrastructure data from recent projects including the Eaton Recreation Center, Severance High School and Prairie Heights Middle School along with additional data from Northern Engineering (a regional authority on Weld County institutional construction costs) and developed reasonable and conservative cost estimates for four major infrastructure categories. Linear footage-based costs were converted into the \$88,076 per acre figure and subsequently combined with the raw land cost and results in a developed land cost of \$136,076..

Figure 7

Western Demographics, Inc. - Developed School Land Calculation Comparables and Samples - 8/19/19 - DRAFT

	Northern Engineering	Cost Per Linear Foot	Eaton Rec Center Sample Costs	Cost This Sample	Cost Per Linear Foot Based on Acreage	Severance HS Sample Costs	Cost This Sample	Cost Per Linear Foot Based on Acreage	Prairie Heights MS - Sample Costs	Cost This Sample	Cost Per Linear Foot Based on Acreage	Average of Sample Data	Western Demographics Working Figures	Cost Per Linear Foot	DRAFT - Suggested Cost Per Linear Foot	DRAFT - Suggested Cost Per Acre Based on Linear Feet Along One Side of a Square Acre
Dry Utilities	Dry utility budget (electric, gas, telephone) - \$5,000 per single family residential lot (Western Demographics 5 du/acre = \$25,000 / Acre divided by 208.71)		Fiber	\$50,000	\$7	Fiber	\$100,000	\$6	Fiber	\$100,000	\$10		Gas	19.00		
			Gas	\$50,000	\$7	Xcel Gas	\$160,000	\$10	Gas	\$50,000	\$5		Electric	19.00		
			Electric	\$25,000	\$4	Xcel Electric	\$40,000	\$2	Electric	\$40,000	\$4		Telephone / Cable	8.00		
		119.78	Total Dry Costs		\$18	Total Dry Costs		\$19	Total Dry Costs		\$20	\$44		46.00	\$46.00	\$9,600.66
Street Improvements	Overlot grading for a 36' wide (flowline to flowline) roadway (assume cut to fill 60' wide/LF) - \$12 per Lineal Foot (LF) of roadway	12.00	Construction of 3rd Street – approximate	\$1,000,000	\$142	Construction of Hidden Valley Parkway to the HS	\$1,700,000	\$106	City of Evans street impact fee	\$120,000	\$12.57		Grading 3' ROW	17.28		
	Asphalt pavement subgrade preparation - \$11 per LF of roadway	11.00							Traffic light	\$250,000			4" Rock Base	25.92		
	Rollover curb and gutter (with subgrade prep) – 2 x \$24 = \$48 per LF of roadway	48.00											Paving	75.28		
	5' wide sidewalk (with subgrade prep) – 2 x \$30 = \$60 per LF of roadway	60.00														
	Asphalt pavement (3.5" HBP over 6" ABC; 33.67' width of pavement) - \$120 per LF of roadway	120.00														
		251.00	Total Street Costs	\$1,000,000	\$142	Total Street Costs	\$1,700,000	\$106	Total Street Costs	\$370,000	\$39	\$134		118.48	\$250.00	\$52,177.50
Water and Sewer	8" diameter PVC SDR35 sanitary sewer main (with testing) - \$39 per LF	39.00	Water and Sewer taps – Town of Eaton (still needs to be purchased)	\$206,000		North Weld Water – water and tap	\$650,000		Water and tap – previously purchased by the District				Water Line - 6" Steel	41.14		
	4" diameter sanitary sewer manhole - \$3,100 each					Sewer tap – Town of Severance	\$350,000						Sewer Line - 8" Cement	24.68		
	4" diameter sanitary sewer service - \$1,000 each															
	8" diameter PVC C900 water main (with testing) - \$26 per LF	26.00														
	8" diameter gate valve - \$1,700 each															
	Fire hydrant assembly - \$6,300 each															
	¾" diameter water service - \$1,700 each															
	Total Water / Sewer Cost	65.00	Total Water / Sewer Cost	\$206,000	\$29.26		\$1,000,000	\$62.45		\$0	\$0.00	\$52.24		65.82	\$66.00	\$13,774.86
Storm Sewer																
	18" diameter reinforced concrete pipe storm drain - \$60 per LF	60.00										60.00	18" Storm Sewer Line	27.00	\$60.00	\$12,522.60
															\$422.00	\$88,075.62

Regional Fee Comparable Observations – Windsor School District has generally led the fee development process for school land in Weld County and many of the sites constructed throughout that district's rapid growth period were provided via dedication or fee-in-lieu resources and that practice continues. Student yield rates are generally lower as one moves away from the Interstate 25 corridor and school sizes are different in the two districts, therefore fee values proposed in Greeley are a little less than those currently collected in Windsor.

Figure 8 - School Metrics - Comparative Analysis

Community	Eaton	Windsor
Elementary School Size	600	600
Middle School Size	675	900
High School Size	900	1200
Elementary School Site Acreage	10	10
Middle School Site Acreage	25	25
High School Site Acreage	50	50
Single Family Detached House Yield	.52	.70

Figure 9 - Developed Land Cost Per Acre - Comparative Analysis

Community	Eaton	Windsor
Developed Land Cost Per Acre	\$136,076	\$156,000

Figure 10 - Student Yield - Comparative Analysis

Student Yield	Eaton	Windsor
Detached	.52	.70
Attached	.27	.30
Multi-family	.14	.36
Mobile Home	.54	.60

Figure 11 - Comparative Fees

Student Yield	Eaton – Scenario #A	Windsor – Adopted 2019
Detached	\$2,253	\$2,916
Attached	\$1,149	\$1,213
Multi-family	\$612	\$1,304
Mobile Home	\$2,326	\$2,457

Conclusion – A fee per single family detached unit of \$2,252.81 seems reasonable given the various costs faced by Eaton RE-2 School District as it continues to provide high quality school facilities to its students and families based on a sound methodology using the metrics covered in this report. Comparable sales research for raw land, local engineering costs for infrastructure and locally-collected student yield data have all been used, combined with a decades-old formula to produce the suggested fees listed in Figure 11. The fees suggested are slightly lower than those collected in an adjacent district given Eaton smaller school sizes and lower student yields. The revenue collected would greatly assist the district with its efforts to purchase needed school sites as the community continues to grow.

DRAFT

Weld RE-4 Adopted Standards

Exhibit A: School District Planning Standards

Student Yields

Elementary	0.330
Middle School	0.160
High School	0.210
Total	0.700

Capacity

Elementary	600
Middle School	900
High School	1200

Site Requirements

Elementary	10 acres
Middle School	25 acres
High School	50 acres

Developed Land Value \$ 156,000

Exhibit B: Methodology for Calculating Land Dedication and In-lieu Payments

	Student Yield	Site Requirement Acres	Capacity	Acres Per Student	Acres Per Unit	Land Value	Cash In Lieu
Single Family - d							
Elementary	0.330	10	600	0.017	0.00550	\$ 156,000	\$ 858
Middle School	0.160	25	900	0.028	0.00444	\$ 156,000	\$ 693
High School	0.210	50	1200	0.042	0.00875	\$ 156,000	\$ 1,365
Total	0.700	85		0.086	0.01869		\$ 2,916
Single Family - a							
Elementary	0.150	10	600	0.017	0.00250	\$ 156,000	\$ 390
Middle School	0.070	25	900	0.028	0.00194	\$ 156,000	\$ 303
High School	0.080	50	1200	0.042	0.00333	\$ 156,000	\$ 520
Total	0.300	85		0.086	0.00778		\$ 1,213
Multi Family							
Elementary	0.210	10	600	0.017	0.00350	\$ 156,000	\$ 546
Middle School	0.100	25	900	0.028	0.00278	\$ 156,000	\$ 433
High School	0.050	50	1200	0.042	0.00208	\$ 156,000	\$ 325
Total	0.360	85		0.086	0.00836		\$ 1,304
Mobile Homes							
Elementary	0.289	10	600	0.017	0.00482	\$ 156,000	\$ 751
Middle School	0.146	25	900	0.028	0.00406	\$ 156,000	\$ 633
High School	0.165	50	1200	0.042	0.00688	\$ 156,000	\$ 1,073
Total	0.600	85		0.086	0.01575		\$ 2,457

Land Dedication Fee-in-Lieu Analysis – Greeley-Evans School District 6 Western Demographics, Inc. - 1/12/20

Introduction – This report illustrates the acreage, costs and methodology associated with implementing a land dedication and fee-in-lieu of land dedication fee system for the Greeley-Evans School District (Weld 6). The report identifies specific cost elements analyzed and collected by Western Demographics Inc., an acknowledged expert on the topic in the State of Colorado. The report analyzes the number of students that come from housing of various types in the district and estimates an acreage per new single family home of 0.0159 acres per unit and a fee-in-lieu of this land of \$2,498.02 per unit. Lower acreages and fees have been calculated for denser housing types and a slightly higher fee and acreage is associated with mobile homes which tend to produce more students.

History - The majority of Front Range school districts have had land dedication or fee-in-lieu of land dedication systems for decades. These systems have been implemented by many City and County jurisdictions as listed in the following sample table. Two of these districts, SD27J and Douglas County have voluntary capital cost recovery fees, which also collect revenue for actual school construction in addition to funds for land acquisition. Given the typical smaller size of most land developments along the Front Range, the majority of these districts are collecting Fee-In-Lieu instead of receiving school land. This revenue is consolidated so that appropriate sites may be purchased in the best locations to serve student growth needs.

Figure 1 Sample List of Front Range Districts Collecting Fee-In-Lieu

- Adams 12 (Thornton)
- Adams 12 (Westminster)
- Adams 12 (Broomfield)
- Aurora Public Schools
- Boulder Valley (Erie)
- Cherry Creek (Aurora)
- Cherry Creek (Arapahoe County)
- Cherry Creek (Centennial)
- Cherry Creek (Greenwood Village & Cherry Hills Village)
 - Cherry Creek (Glendale)
 - Cherry Creek
- Colorado Springs District 11
 - Douglas County
 - Poudre School District
 - St. Vrain (Longmont)
 - St. Vrain (Weld)
 - Thompson Valley
- SD27J (Brighton, Thornton)
 - SD27J (Aurora)
 - SD27J (Commerce City)
 - SD27J (Adams County)
- SD27J (Capital Facility Fee - for all municipalities)

Remaining Land Development Potential in Greeley 6 School District

Given the scale of remaining vacant land in Greeley, it makes sense for a fee ordinance to be implemented at this time. The combined effect of vacant land in Greeley, Evans and the currently unincorporated areas on the east side of the district will produce significant student impact. Cobblestone, Westgate, Triple Creek, Cardinal Acres, City Center West, Gateway Park and Northridge Estates are pending developments that will produce thousands of additional homes and potential school impacts that will not be addressed by existing schools. If a land dedication and fee-in-lieu of land dedication systems were implemented, these developments and others in the future could contribute to a funding base that would allow Greeley 6 to purchase appropriate school sites in smart locations.

Developing Areas – Greeley – 2019 – 2028: The City of Greeley expects new developments to produce over 2,000 new homes during the next eight years, predominantly on the west side of the community. The Greeley / Evans area has emerged as a prime address for young families seeking affordable housing and employment opportunities and much of this housing is targeted for families with these demographics. Figure 2 identifies the names of developing areas.

Figure 2 - Developing Areas – Greeley

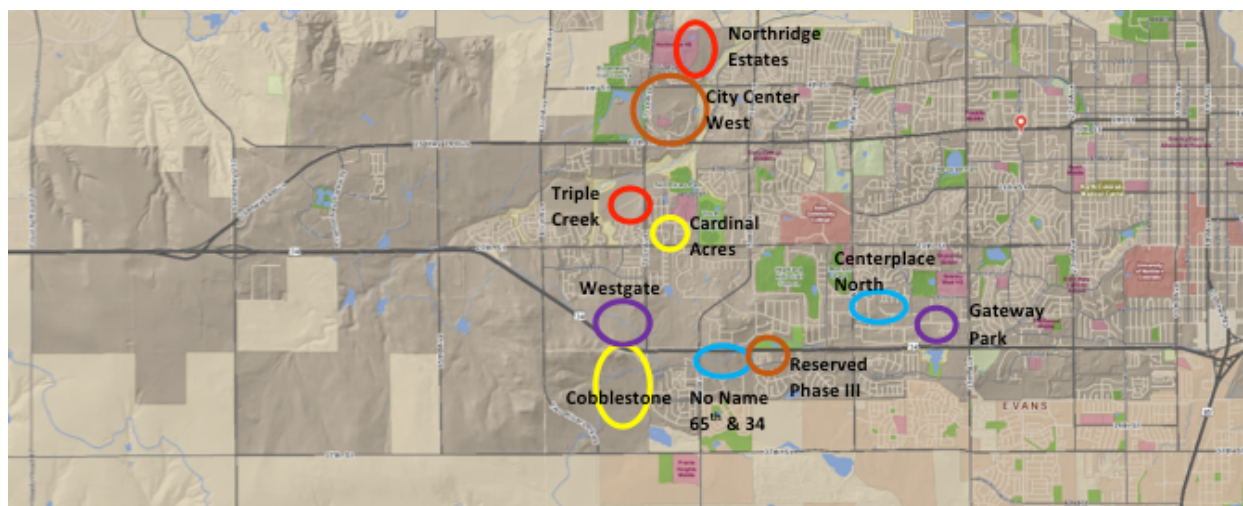


Figure 3 indicates the number of new homes expected in the areas identified on the map above as well as in the Evans area. The City of Evans expects new developments to produce over 1,500 new homes during the next five years.

Figure 3 - Development Absorption Quantities – Greeley and Evans – 2019 – 2028

			Units
Greeley	Units	Centerplace North	133
Cobblestone	675	Gateway Park	144
Westgate	500	Northridge Estates	232
Triple Creek	36		
Cardinal Acres	15	Evans	Units
City Center West	545	Prairie View	155
		Other Vacant Land	1,000s

Land Dedication Acreage Calculation - The methodology for calculating the amount of acreage needed for new schools given various new housing dwelling types is illustrated in the following table. Student yields per house are calculated based on samples of housing areas in which students who reside in the area are compared with the total unit count in a study area in order to produce a students per house estimate or yield. In the case of Greeley-Evans 6, approximately 0.64 students are expected from each single new family home based upon existing samples. Student yields for town homes and duplexes are calculated at 0.31 students per unit. Yields for mobile homes and apartments are estimated to be 0.62 and 0.14 respectively.

The formula for calculation addresses the number of students per new school based on district policy and the desired acreage of a new school site. The student yield is multiplied by site acreage and divided by students per school at each level – elementary, middle and high school. The results for all three levels are then added together to determine the acreage. Figure 4 illustrates the calculation given various dwelling types.

Figure 4

Greeley-Evans School District - Initial Land Dedication Fee-In_Lieu Calculations Western Demographics, Inc. - 1/12/20 - Scenario #8				
Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	700	900	1800	
A2 - Greeley-Evans SD Student Yield Per SFD Dwelling Unit	0.33	0.13	0.18	0.64
A3 - Site Acreage by Level	15.5	27.5	46.0	
A6 - Acreage Per Unit by Level - SFD	0.0073	0.0040	0.0046	0.0159
B2 - Greeley-Evans SD Student Yield Per TH/Duplex Dwelling Unit	0.17	0.07	0.07	0.31
B6 - Acreage Per Unit by Level - TH/Duplex	0.0038	0.0021	0.0018	0.0077
F2 - Greeley-Evans SD Student Yield Per Manufactured Home Dwelling Unit	0.30	0.15	0.17	0.62
F6 - Acreage Per Unit by Level - MANUF HM	0.0066	0.0046	0.0043	0.0156
G2 - Greeley-Evans SD Student Yield Per Apartment Unit	0.07	0.03	0.04	0.14
G6 - Acreage Per Unit by Level - APT	0.0016	0.0009	0.0010	0.0035

Fee-in-Lieu of Land Dedication Calculation – Raw Land - The fee-in-lieu element of the calculation converts the acreage needed per housing unit into a cost per acre of developed land that would support a school. This calculation is based upon a raw land cost based on comparable sales of parcels between eight and sixty acres in size in the Greeley area and a cost to convert raw land into a usable site that would support an institutional building with minimal infrastructure available in the form of water, sewer, electrical, gas and an adequate, paved street. The land sales used range in age from three to six years given the limited number of sales of appropriate size. A reasonable land appreciation rate of five percent was applied in order to convert the cost of these comparable sites into current dollars. Given the eleven comparable sites available, an average cost of \$69,236.52 was obtained. Figure 5 illustrates the comparables and the calculation of the average raw land cost. Figure 6 combines the cost of the raw land with approximately \$88,000 of additional cost required to obtain developed land with reasonable adjacent infrastructure. Most school districts implementing fees have calculated developed land costs and used them in the formula.

Figure 5

Parcel Num	ACCTTYPE	Sales Price	Sale Date	GIS_Acres	Price per Acre	Annual Appreciation	Years of Appreciation	Appreciation Multiplier	Parcel Cost with Appreciation
80305400012	Residential	\$500,000	2/25/16	8.5	\$58,926	0.05	3	1.15	\$575,000
80305300002	Agricultural	\$700,000	1/7/16	61.3	\$11,416	0.05	3	1.15	\$805,000
70931334001	Commercial	\$750,000	11/2/15	41.8	\$17,945	0.05	4	1.2	\$900,000
80306000033	Agricultural	\$900,000	3/17/15	28.1	\$32,075	0.05	4	1.2	\$1,080,000
80306400040	Agricultural	\$1,804,700	2/12/15	11.0	\$164,025	0.05	4	1.2	\$2,165,640
80306108001	Agricultural	\$375,000	12/15/14	15.2	\$24,707	0.05	5	1.25	\$468,750
70929300010	Agricultural	\$2,300,000	7/1/14	8.4	\$274,562	0.05	5	1.25	\$2,875,000
70929300011	Agricultural	\$2,300,000	7/1/14	9.7	\$238,141	0.05	5	1.25	\$2,875,000
70929300012	Agricultural	\$2,300,000	7/1/14	11.9	\$193,143	0.05	5	1.25	\$2,875,000
80305000040	Agricultural	\$600,000	10/24/13	21.2	\$28,259	0.05	6	1.3	\$780,000
80305000027	Residential	\$251,600	8/9/13	10.1	\$24,843	0.05	6	1.3	\$327,080
Totals		\$12,781,300		227.1	\$56,270				\$15,726,470
Average Cost Per Acre with Annual Appreciation									\$69,236.52

Fee-in-Lieu of Land Dedication Calculation - Developed Land - The estimated cost per acre to convert raw land into developed sites viable for an institutional building adds to the cost of an acre of school land. Figure 6 illustrates the \$88,076 required to provide water, sewer, storm sewer, electric, gas and telephone / broadband to a site along one side of a square acre. This is the typical formula for calculating linear cost, some districts use two sides of a square acre given the significant cost to make raw land usable.

Figure 6

Greeley-Evans School District - Initial Land Dedication Fee-In_Lieu Calculations - DRAFT				
Western Demographics, Inc. - 1/12/20 Scenario #8				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	700	900	1800	
A2 - Greeley-Evans SD Student Yield Per SFD Dwelling Unit	0.33	0.13	0.18	0.64
A3 - Site Acreage by Level	15.5	27.5	46.0	
A4 - Developed Land Cost	\$157,312	\$157,312	\$157,312	
A5 - Cost Per Unit by Level - SFD	\$ 1,149.50	\$ 624.88	\$ 723.64	\$ 2,498.02
B2 - Greeley-Evans SD Student Yield Per Townhome/Duplex Dwelling Unit	0.17	0.07	0.07	0.31
B5 - Cost Per Unit by Level - TH/Duplex	\$ 592.17	\$ 336.47	\$ 281.41	\$ 1,210.05
F2 - Greeley-Evans SD Student Yield Per Manufactured Home Dwelling Unit	0.30	0.15	0.17	0.62
F5 - Cost Per Unit by Level - MANUF HM	\$ 1,045.00	\$ 721.01	\$ 683.43	\$ 2,449.45
G2 - Greeley-Evans SD Student Yield Per Apartment Unit	0.07	0.03	0.04	0.14
G5 - Cost Per Unit by Level - APT	\$ 243.83	\$ 144.20	\$ 160.81	\$ 548.84
Raw Land Cost / Acre Based on 10 Recent Sales - With Annual Inflation				\$69,237
Basic Infrastructure Cost / Acre - Low Impact Western Demographics Model	Cost Per Linear Foot (lf)	Linear Feet Along One Side of a Square Acre	Subtotal / Acre	
Electric, Gas Telephone	\$46.00	208.71	\$9,601	
Street Improvements	\$250.00	208.71	\$52,178	
Water and Sewer	\$66.00	208.71	\$13,775	
Storm Sewer	\$60.00	208.71	\$12,523	
Total Cost - Basic Infrastructure				\$88,076
Developed Land Cost Including Basic Infrastructure				\$157,312

Developed Land Cost – Details – Figure 7 displays the comparables and engineering cost estimates that are the background data for the infrastructure costs used to calculate developed land cost. Western Demographics collected infrastructure data from recent projects including the Eaton Recreation Center, Severance High School and Prairie Heights Middle School along with additional data from Northern Engineering (a regional authority on Weld County institutional construction costs) and developed reasonable and conservative cost estimates for four major infrastructure categories. Linear footage-based costs were converted into the \$88,076 per acre figure.

Western Demographics, Inc. - Developed School Land Calculation Comparables and Samples - 8/19/19 - DRAFT

	Northern Engineering	Cost Per Linear Foot	Eaton Rec Center Sample Costs	Cost This Sample	Cost Per Linear Foot Based on Acreage	Severance HS Sample Costs	Cost This Sample	Cost Per Linear Foot Based on Acreage	Prairie Heights MS - Sample Costs	Cost This Sample	Cost Per Linear Foot Based on Acreage	Average of Sample Data	Western Demographics Working Figures	Cost Per Linear Foot	DRAFT - Suggested Cost Per Linear Foot	DRAFT - Suggested Cost Per Acre Based on Linear Feet Along One Side of a Square Acre
Dry Utilities	Dry utility budget (electric, gas, telephone) - \$5,000 per single family residential lot (Western Demographics 5 du/acre = \$25,000 / Acre divided by 208.71)		Fiber	\$50,000	\$7	Fiber	\$100,000	\$6	Fiber	\$100,000	\$10		Gas	19.00		
			Gas	\$50,000	\$7	Xcel Gas	\$160,000	\$10	Gas	\$50,000	\$5		Electric	19.00		
			Electric	\$25,000	\$4	Xcel Electric	\$40,000	\$2	Electric	\$40,000	\$4		Telephone / Cable	8.00		
		119.78	Total Dry Costs		\$18	Total Dry Costs		\$19	Total Dry Costs		\$20	\$44		46.00	\$46.00	\$9,600.66
Street Improvements	Overlot grading for a 36' wide (flowline to flowline) roadway (assume cut to fill 60' wide/LF) - \$12 per Lineal Foot (LF) of roadway	12.00	Construction of 3rd Street – approximate	\$1,000,000	\$142	Construction of Hidden Valley Parkway to the HS	\$1,700,000	\$106	City of Evans street impact fee	\$120,000	\$12.57		Gradig 3' ROW	17.28		
	Asphalt pavement subgrade preparation - \$11 per LF of roadway	11.00							Traffic light	\$250,000			4" Rock Base	25.92		
	Rollover curb and gutter (with subgrade prep) – 2 x \$24 = \$48 per LF of roadway	48.00											Paving	75.28		
	5' wide sidewalk (with subgrade prep) – 2 x \$30 = \$60 per LF of roadway	60.00														
	Asphalt pavement (3.5" HBP over 6" ABC; 33.67' width of pavement) - \$120 per LF of roadway	120.00														
		251.00	Total Street Costs	\$1,000,000	\$142	Total Street Costs	\$1,700,000	\$106	Total Street Costs	\$370,000	\$39	\$134		118.48	\$250.00	\$52,177.50
Water and Sewer	8" diameter PVC SDR35 sanitary sewer main (with testing) - \$39 per LF	39.00	Water and Sewer taps – Town of Eaton (still needs to be purchased)	\$206,000		North Weld Water – water and tap	\$650,000		Water and tap – previously purchased by the District				Water Line - 6" Steel	41.14		
	4" diameter sanitary sewer manhole - \$3,100 each					Sewer tap – Town of Severance	\$350,000						Sewer Line - 8" Cement	24.68		
	4" diameter sanitary sewer service - \$1,000 each															
	8" diameter PVC C900 water main (with testing) - \$26 per LF	26.00														
	8" diameter gate valve - \$1,700 each															
	Fire hydrant assembly - \$6,300 each															
	¾" diameter water service - \$1,700 each															
	Total Water / Sewer Cost	65.00	Total Water / Sewer Cost	\$206,000	\$29.26		\$1,000,000	\$62.45		\$0	\$0.00	\$52.24		65.82	\$66.00	\$13,774.86
Storm Sewer																
	18" diameter reinforced concrete pipe storm drain - \$60 per LF	60.00										60.00	18" Storm Sewer Line	27.00	\$60.00	\$12,522.60
															\$422.00	\$88,075.62

Regional Fee Comparable Observations – Windsor School District has generally led the fee development process for school land in Weld County and many of the sites constructed throughout that district's rapid growth period were provided via dedication or fee-in-lieu resources and that practice continues. Student yield rates are generally lower as one moves away from the Interstate 25 corridor and school sizes are different in the two districts, therefore fee values proposed in Greeley are a little less than those currently collected in Windsor.

Figure 8 - School Metrics - Comparative Analysis

Community	Greeley-Evans	Windsor
Elementary School Size	700	600
Middle School Size	900	900
High School Size	1800	1200
Elementary Site Acreage	15.5	10
Middle School Site Acreage	27.5	25
High School Site Acreage	46	50
Single Family Detached Yield	.64	.70

Figure 9 - Developed Land Cost Per Acre - Comparative Analysis

Community	Greeley	Windsor
Developed Land Cost Per Acre	\$157,312	\$156,000

Figure 10 – Student Yield – Comparative Analysis

Student Yield	Greeley-Evans	Windsor
Detached	.64	.70
Attached (TH, Duplex)	.31	.30
Multi-family	.14	.36
Mobile Home	.62	.60

Figure 11 - Comparative Fees

Housing Type	Greeley-Evans – Scenario #8	Windsor – Adopted 2019
Detached	\$2,498	\$2,916
Attached (TH, Duplex)	\$1,210	\$1,213
Multi-family	\$549	\$1,304
Mobile Home	\$2,449	\$2,457

Conclusion – A fee per single family detached unit of \$2,498 seems reasonable given the various costs faced by Greeley-Evans School District 6 as it continues to provide high quality school facilities to its students and families based on a sound methodology using the metrics covered in this report. Comparable sales research for raw land, local engineering costs for infrastructure and locally-collected student yield data have all been used combined with a decades-old formula to produce the suggested fees listed in Figure 11. The fees suggested are slightly lower than those collected in an adjacent district given Greeley-Evans larger school sizes and lower student yields given its university population. The revenue collected would greatly assist the district with its efforts to purchase needed school sites as the community continues to grow.

Kent Henson, Asst. Superintendent of Support Services
Overview Summary to District 6 School Board

Land Dedication Fees

The majority of Front Range school districts have had land dedication or fee-in-lieu of land dedication systems for decades. These fees have been used by school districts to purchase land or develop land as school building sites. Given the scale of remaining vacant land in the Greeley-Evans School District 6 boundaries, it makes sense for a fee ordinance to be implemented at this time. This fee structure will allow future housing developments in the area to contribute to a funding base that would allow District 6 and other school districts within the City of Greeley to purchase and develop appropriate school sites, in smart locations to accommodate for growth.

Greeley Evans School District 6 is almost 5000 students over capacity. Fortunately through the bond issue we will be reducing that by approximately 33% in the next couple of years. Continued growth works against the capacity gains that we are trying to overcome. Some examples of housing developments that are in some stage of development within our school district and their impact on our capacity are as follows:

Project A.....	Will generate over 500 students when completed.
Project B ...	Will generate over 100 students when completed.
Project C....	Will generate over 200 students when completed.

When added together, this potential influx of students would equate to almost two elementary buildings or a K8 or middle school.

School Land Dedication Fee-in-Lieu Proposal

City Council Worksession (Non-Action) Item
February 4, 2020



Background

- **New residential subdivisions create new students and, with them, new demand for school sites**
- **There is no current mechanism for ensuring new school sites concurrent with residential growth**
- **There are three school districts in Greeley's Long-Range Expected Growth Area: D6, RE-2, and RE-4**
- **RE-2 & RE-4 have had existing IGAs with Windsor, Severance and Eaton for several years**

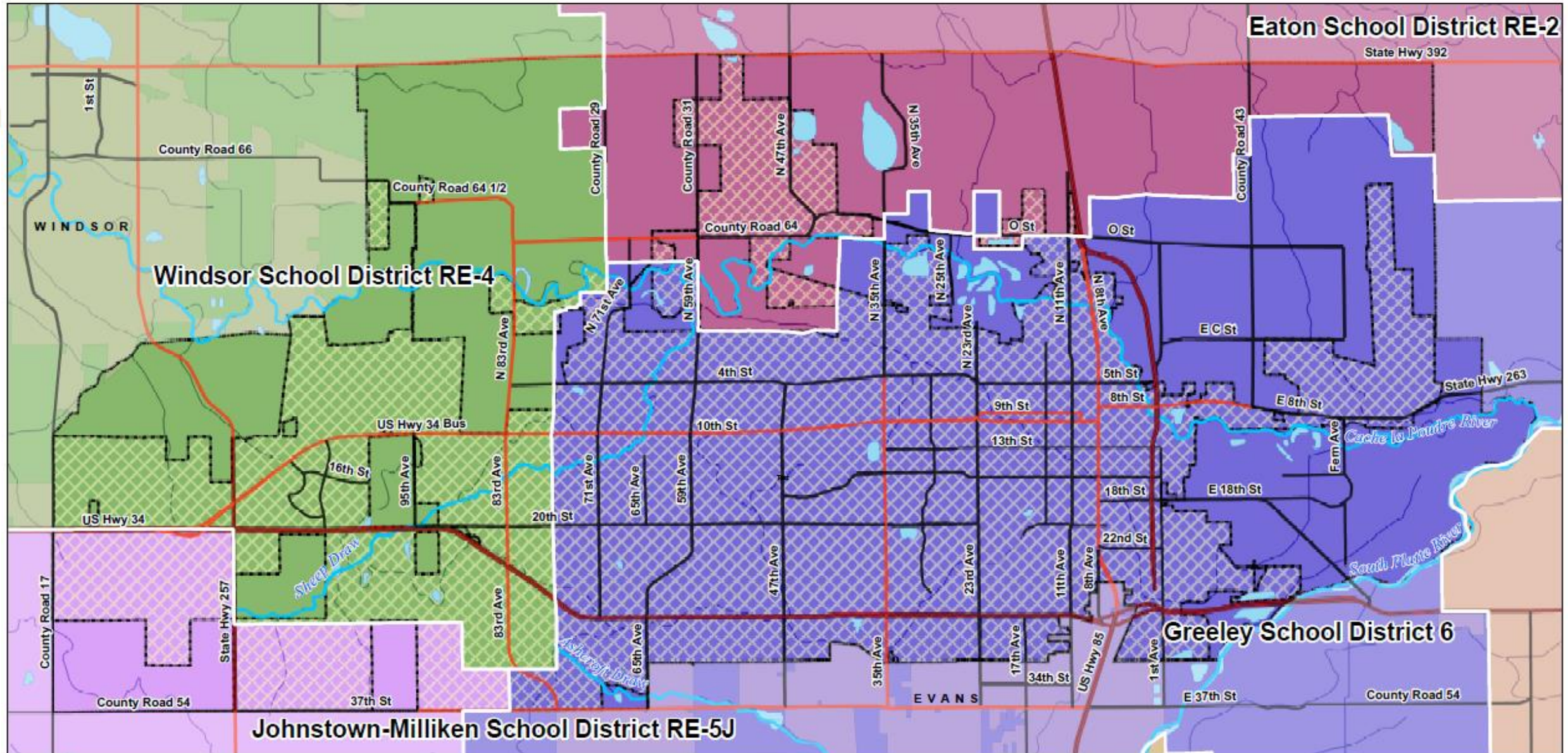


Background

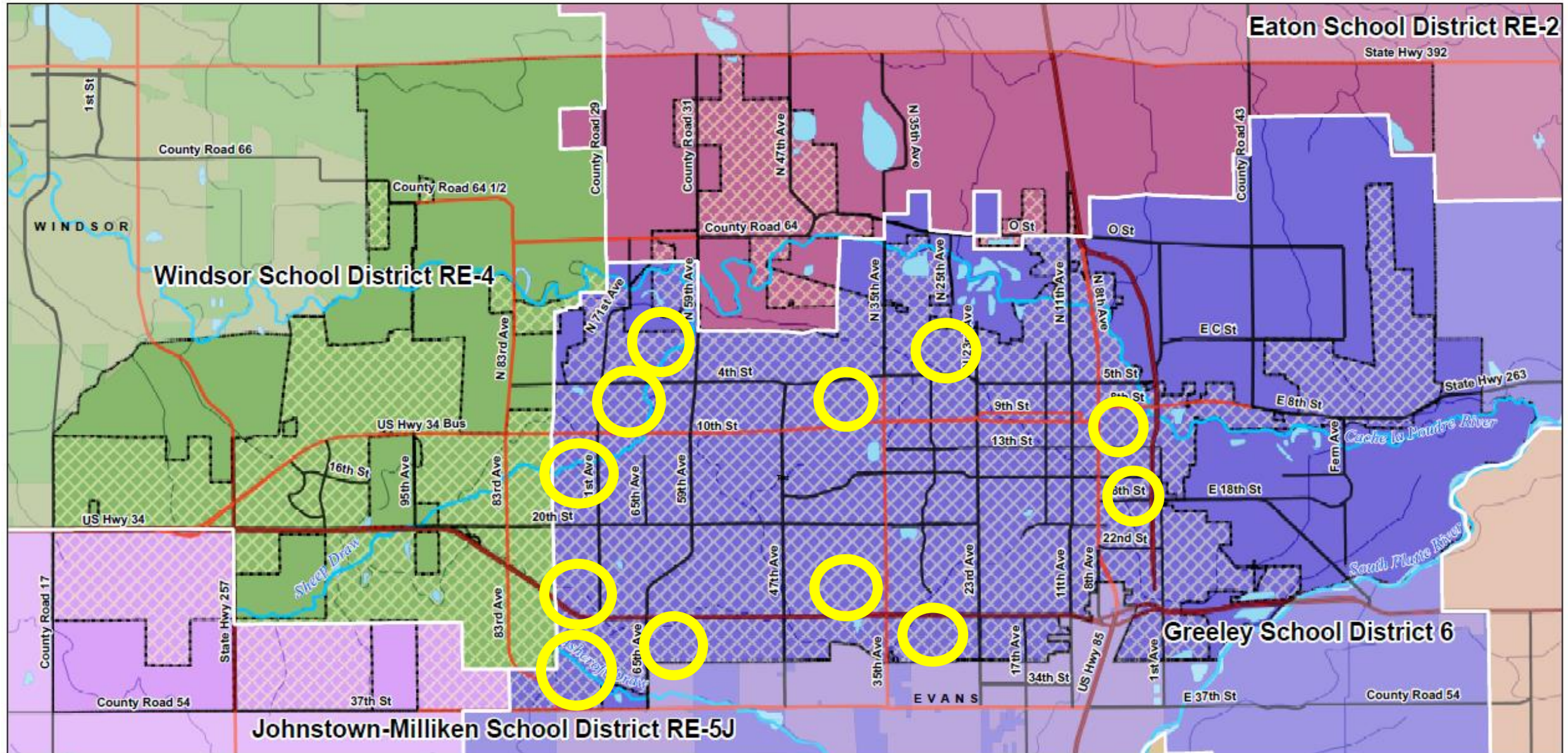
- **Through an IGA, local governments can ensure that new development provides a fee-in-lieu of land dedication to offset the new demand for school sites**
- **In some instances, land is dedicated instead of in-lieu fees**
- **This is a common practice, adopted by most larger jurisdictions in the state; developers are familiar with this practice**
- **RE-2 & RE-4 have had this resource for growth for years**
- **All three school districts would benefit from the proposal**
- **The same is proposed in Evans**



SCHOOL DISTRICTS IN GREELEY

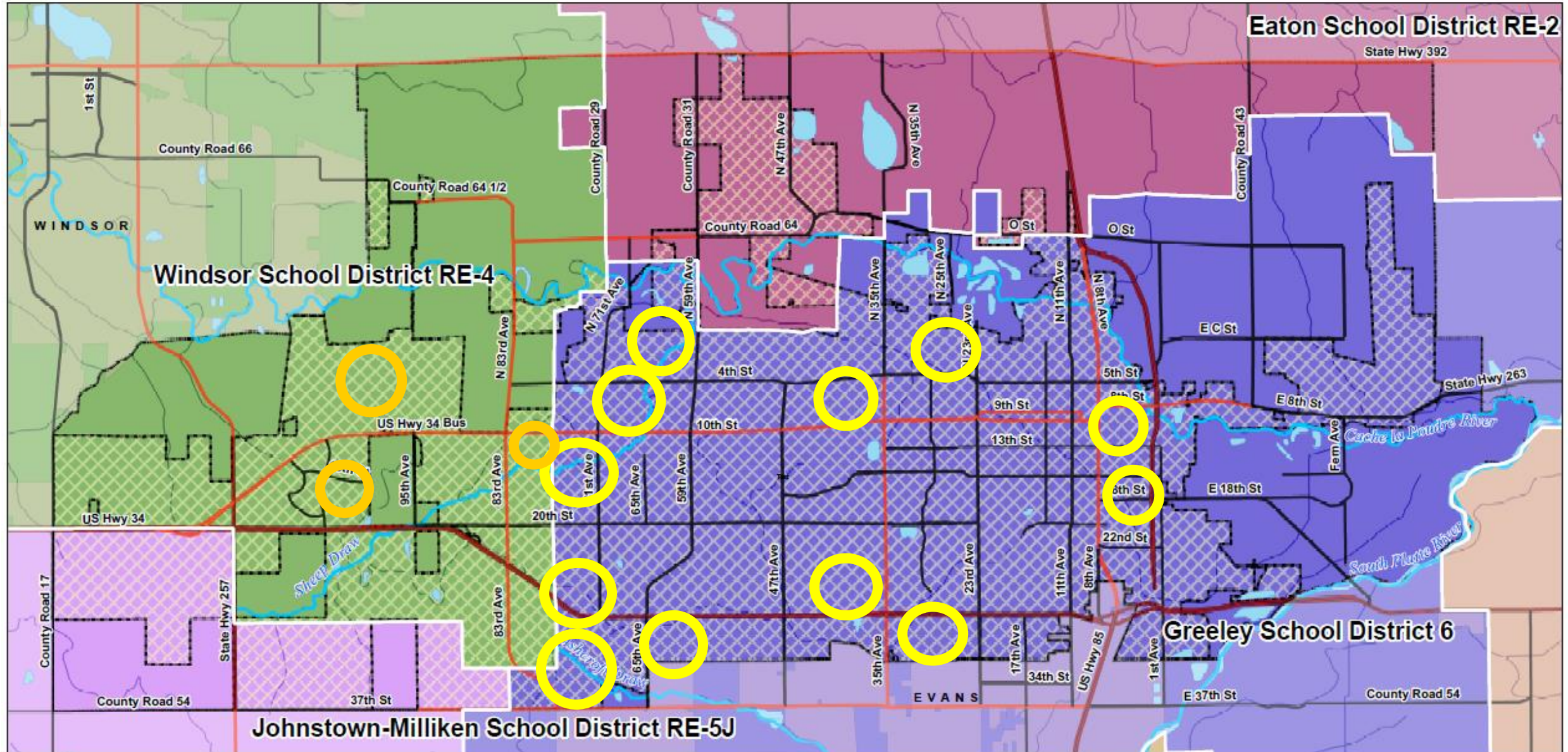


SCHOOL DISTRICTS IN GREELEY

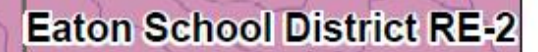


Likely Residential Development Next 1 – 3 Years, RE-4 Added

SCHOOL DISTRICTS IN GREELEY



SCHOOL DISTRICTS IN GREELEY



Proposal

- **Greeley would adopt IGAs with each of the three school districts**
- **IGA format would be similar to those existing with surrounding communities**
- **Fees would differ based on each districts' student generation rates and adopted school site sizes**
- **Fees would differ by housing types (because of different average student generation rates)**





Questions / Council Direction



Council Agenda Summary

February 4, 2020

Agenda Item Number 16

Sharon McCabe, Human Resources Director, 970-350-9714

Title:

Executive Session for Annual Review of the City Manager

Background:

An Executive Session is needed for the annual review of the City Manager.

The Executive Session should immediately follow this item. If Council concurs, the motion listed below is needed first.

Decision Options:

A motion to adjourn the Council Worksession and move into an Executive Session immediately for the purposes of discussing personnel who report to Council as provided for under C.R.S. 24-6-402(4) (f) and Greeley Municipal Code Section 2.04.020 (6) a.

Attachments:

None

Council Agenda Summary

February 4, 2020

Agenda Item Number 17

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.

Attachments

Council Meeting/Worksession Schedule
Council Meetings/Other Events Calendar

City Council Meeting Scheduling

Current as of 1/24/2020

This schedule is subject to change

Date	Description	Sponsor	Placement/Time
February 11, 2020	Cancelled as of 1/21/2020		
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
	Ordinance - Intro - Regalado Rezone	Brad Mueller	Consent
	Ordinance - Intro - Lake Bluff PUD	Brad Mueller	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
	Update on 35th Avenue Road Widening Project	Joel Hemesath	0.25
	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
	Ordinance - Final - Regalado Rezone	Brad Mueller	Regular
	Ordinance - Final - Lake Bluff PUD	Brad Mueller	Regular
	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
	4th Quarter CIP Update (Non-Action)	Joel Hemesath	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

February 3, 2020 - February 9, 2020

February 2020						
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March 2020						
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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) 

2:30pm - 4:30pm RSVP Required: Aims Community College
Community Summit (Aims Greeley Campus in the Facilities and
Operations Showroom) - Council Master Calendar

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
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23	24	25	26	27	28	29

March 2020						
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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						
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23	24	25	26	27	28	29

March 2020						
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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)

5:30pm - 8:30pm Greeley Area Chamber of Commerce Annual Dinner & Awards (Island Grove Events Center, 425 N. 15th Avenue) - Council Master Calendar

Friday, February 21

Saturday, February 22

Sunday, February 23

February 24, 2020 - March 1, 2020

February 2020						
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March 2020						
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15	16	17	18	19	20	21
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29	30	31				

Monday, February 24

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall)
- 6:00pm - 7:00pm Youth Commission (Butler)

Tuesday, February 25

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

Wednesday, February 26

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

Thursday, February 27

Friday, February 28

Saturday, February 29

Sunday, March 1

March 2, 2020 - March 8, 2020

March 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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	13	14	15	16	17	18
	19	20	21	22	23	24
	25	26	27	28	29	30
	31					

April 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Monday, March 2

Tuesday, March 3

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

Wednesday, March 4

Thursday, March 5

7:00am - Poudre River Trail (Hall) 

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

6:00pm - MPO (Gates/Payton) 

Friday, March 6

Saturday, March 7

Sunday, March 8

Council Agenda Summary

February 4, 2020

Agenda Item Number 18

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

February 4, 2020

Agenda Item Number 19

[Title](#)

Adjournment