

City of Greeley, Colorado
CITY COUNCIL WORKSESSION REPORT
February 23, 2021

1. Call to Order

Mayor John Gates called the virtual meeting to order at 6:00 p.m. via the City's Zoom platform.

2. Pledge of Allegiance

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

3. Roll Call

Cheryl Aragon, Deputy City Clerk, called the roll.

PRESENT

Mayor John Gates

Council Member Tommy Butler

Council Member Brett Payton

Council Member Dale Hall

Council Member Michael Fitzsimmons

Council Member Ed Clark

Council Member Kristin Zasada

4. Reports from Mayor and Council Members

There were no Reports offered by the Mayor and Council Members.

5. COVID-19 Update

Charlie McCartin, Assistant Emergency Manager, referenced the links provided in the Council Agenda packet to the new City of Greeley Dash Board that has the data that his office has been tracking, as well as historical data related to COVID-19 response and activity and includes Five Star Report Card data and hospital rates. He added that there are also links to the Weld County Dash Board and the Vaccination Dash Board county-wide.

With regard to the Five Star Program, City Clerk Anissa Hollingshead updated the Council on the program by noting that businesses are slowly applying for certification and that our metrics are in good shape, including the additional metric of 70 percent of the 70+ population being vaccinated. She noted that currently the community is in level yellow, and certified businesses will be able to operate in level blue with its enhanced capacity limits once the vaccination metric is reached.

6. 2020 Emergency Resource Deployments

Interim Fire Chief Brian Kuznik reported that as part of being an all-hazards, all-response Fire Department, the City of Greeley's Fire Department provides resources and services outside of the City's typical response area at the local, state, and national level.

He went on to share that the core programs of the Fire Department include Fire and EMS response, community risk reduction, technical rescue, hazardous materials response, disaster preparedness, planning and response, and public education with specialty areas of wildland firefighting and the Departments' connection to the National Urban Search and Rescue Response System as a participating agency of the Colorado Task Force 1 Urban Search and Rescue Team.

Chief Kuznik highlighted the 2020 deployments and total number of staff deployed. He also expressed gratitude and appreciation for the support and collaboration across the organization.

Mayor Gates expressed appreciation for the efforts and the work of the Greeley Fire Department during this past challenging year.

7. Development Code Update – Small-format Housing Options

Brad Mueller, Community Development Director, introduced Carol Kuhn, Chief Planner, who then introduced Consultant Chris Brewster. Consultant Brewster provided an overview of work done so far and began the conversation about small format housing options.

His presentation centered around small lots, accessory dwelling units, and Residential Mobile Home Community (R-MH) and small format housing along with the where and how of each. He also offered recommendations for each. For small lots, broaden the use of 4.5k lots, add 2.5k – 4.5k lots (Residential Medium Density (R-M), Residential High Density (R-H)), allow courtyard pattern, and consider compact lots (1.2k – 2.5k); for accessory dwelling units, enable in R-M and Residential Low Density (R-L), process for enabling, add compatibility standards, and add additional review for context and conditions; and for small format, allow other small format housing, reduce project size, increase allowed density, and improve design/compatibility.

Director Mueller reported that what has been offered as part of this presentation and the agenda packet are not mandates, but are a reaction and some feedback from the development community and enabling options.

Chief Planner Kuhn confirmed that the Planning Commission and the Advisory Committee have both seen and heard this presentation in a broader scope, and that staff will be going back to them again for some additional detailed conversations.

Council Member Zasada inquired about the R-MH zoning and what it would look like if it were expanded and whether it would then look like manufactured home parks.

Consultant Brewster expressed that it would look like manufactured home parks, but then for broadening it, the question would become how to improve outcomes for those projects. Some may not meet standards in terms of density and project thresholds.

Mayor Gates noted that he could certainly live with the recommendations offered, but asked whether or not they correlate to things that are not currently working, and Chief Planner Kuhn shared that many of these things are there but not apparent, so the recommendations will help.

Council Member Butler shared that some of these recommendations maybe help developers offer more affordable options.

Council Member Zasada agreed with Council Member Butler, but added that her struggle is with accessory dwelling units based on experiences and other impacts in her neighborhood. She noted that she will try to protect the integrity of single-family neighborhoods.

Council Member Hall expressed agreement with protecting the single-family neighborhoods.

Consultant Brewster advised that the vision has been to use the R-MH zoning as it is now as a special project district with a unique flare.

In an effort to provide feedback and guidance to staff, Council Members reached consensus on proceeding with the recommendations on small lots and R-MH zoning. With regard to accessory dwelling units, consensus was reached to proceed with recommendations for Residential Estate (R-E) and R-M zoning, with some caveats on R-L, but keeping it in the mix.

8. Scheduling of Meetings and Other Events

City Manager Otto noted that there were no additional meetings or events scheduled.

9. Adjournment

There being no further business to come before the Council, the Worksession was adjourned at 7:06 p.m.

John Gates, Mayor

Cheryl Aragon, Deputy City Clerk