



Planning Commission Remote Meeting Instructions for January 12, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.**

You can view the Planning Commission meeting by following the instructions below to watch the **YouTube** live stream. By utilizing this option to view the meeting, you will not be able to provide live input during the meeting. To provide live input, see the “Real Time” instructions near the bottom of this page.

View by YouTube:

- From your laptop or computer, click the following link or enter it manually into your web browser: (www.youtube.com/CityofGreeley). This will take you to the City of Greeley YouTube channel where you will be able to view the meeting

Citizen input and public comment for items appearing on this agenda as public hearing / quasi-judicial are valuable and welcome

There are several options for those who are interested in participating and sharing public comments:

E-mail – Submit to [**cd_admin_team@greeleygov.com**](mailto:cd_admin_team@greeleygov.com)

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Address to Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

Real Time – Click the link below to register for the webinar. After registering, you will receive an email with instructions for joining the meeting. **During the meeting, use the Q&A feature at the bottom of the screen. You will be called upon to speak at the appropriate time.**

https://greeleygov.zoom.us/webinar/register/WN_EFtgJ5rKRRSzP4H1MOuUVg

Please visit the Planning Commission web page at <https://greeleygov.com/government/b-c/boards-and-commissions/planning> to view and download the contents of the agenda packet. You are also welcome to call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



PLANNING COMMISSION

Agenda

January 12, 2021
1:15 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Approval of minutes for meeting held on December 8, 2020**
- IV. Approval of minutes for meeting held on December 15, 2020**
- V. Continuation of a public hearing to consider an Ordinance repealing Chapter 18.44 and Appendix D in their entirety, adding a new Chapter 18.44, amending portions of Chapter 18.04.110, 18.42,030, and amending Appendix 18-B of the City of Greeley Municipal Code, all regarding Landscaping, Irrigation, Buffers, and Screening Standards**

Project Name: Landscape Code Update
Case No.: CU2018-0002
Applicant: City of Greeley
Presenter: Marian Duran, Long-Range Planner

- VI. A public hearing to consider adoption of the Get Outdoors Greeley Strategic Plan**

Project Name: Strategic Plan Adoption
Case No.: PS2021-0001
Applicant: City of Greeley
Presenter: Justin Scharton, Natural Areas & Trails Superintendent

- VII. Staff Report**

- VIII. Adjournment to Worksession**

Topic: Household Occupancy Standards
Presenters: Caleb Jackson, Planner II

PLANNING COMMISSION HEARING DATES:

All hearings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m. Agendas are posted at <http://greeleygov.com/government/b-c/boards-and-commissions/planning>.

January 26, 2021
February 9, 2021
February 23, 2021
March 9, 2021
March 23, 2021
April 13, 2021
April 27, 2021

May 11, 2021
May 25, 2021
June 8, 2021
June 22, 2021
July 13, 2021
July 27, 2021

Please visit www.greeleygov.com for more information about the City's response to COVID-19 in order to protect public and employee health & safety



PLANNING COMMISSION

Proceedings

December 8, 2020
(Zoom Webinar and viewable on City of Greeley YouTube)
1:15 p.m.

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

II. Roll Call

Chair Yeater, Commissioners Andersen, Schulte, and Modlin were present. Commissioners Briscoe, Franzen and Romulo were absent.

III. Approval of minutes for meeting held on November 24, 2020

Commissioner Andersen moved to approve the minutes dated November 24, 2020. Commissioner Schulte seconded the motion. The motion carried 4-0. (Commissioners Briscoe, Franzen and Romulo were absent.)

Commissioner Briscoe joined the meeting at 1:18 p.m.

IV. A public meeting to consider a Preliminary Subdivision request to subdivide 48.926 acres of land located in the R-H (Residential High Density) zone district into one lot intended for multi-family development, two outlots, one tract for future development, and right-of-way for future improvements to 29th Street

Project Name:	Greeley 29 th Street Multi-Family Preliminary Subdivision
Case No.:	SUB2020-0010
Applicant:	Troy Spraker, Lamp Rynearson, on behalf of Edward Rose & Sons
Location:	North of Ashton Estate Subdivision, south of Highway 34 Bypass, east of 65 th Avenue, and west of T-Bone Ranch Subdivision
Presenter:	Darrell Gesick, Planner III

Darrell Gesick addressed the Commission and introduced the item as a request to subdivide 48.926 acres of land into one lot intended for multi-family development, two outlots for future right-of-way dedication, one tract for future development, and dedication of right-of-way for future improvements to 29th Street. He added that the request included a dedication and vacation of various easements and an alternative compliance for a reduction of the oil and gas setbacks. Mr. Gesick informed that the proposed multi-family will have twenty-one

buildings with twenty-four to forty-two units per building for a total of 732 units and will include a clubhouse with pool, detached garages, and a dog park to be completed in multiple phases. He advised that the site plan is being reviewed concurrently and that a final subdivision will follow the preliminary plat, which will both be reviewed and approved administratively. Mr. Gesick advised that the site was annexed in 1993 and zoned R-3 in 1994, the equivalent of the current R-H (Residential High Density) zoning. He added that the site was a farm at one time and currently has two vacant single-family homes, several accessory structures, and oil and gas operation facilities.

Mr. Gesick presented an aerial map of the site and described the surrounding zoning. He noted site characteristics that included a detention pond currently located on the southwest corner of the site and an irrigation ditch which will be relocated north as part of the proposed development.

Mr. Gesick presented the proposed preliminary plat in detail explaining that Outlot A would be dedicated and owned by the developers of Lot 1 who will plant trees and landscape on Outlot A. He stated that the right-of-way dedication will be for the continuation of 29th Street and that Tract 1 will be for future development. Mr. Gesick added that Outlot B will be dedicated to the City of Greeley and dedicated to the Colorado Department of Transportation (CDOT) in the future for improvements to Highway 34 Bypass and 65th Avenue.

Mr. Gesick noted that there is a current active oil and gas operation (Ridge Oil & Gas) located at 83rd Avenue and Highway 34 Bypass that was previously approved by the Commission. He noted that the oil and gas wells are to be plugged and abandoned over the next year when operations are complete. Mr. Gesick pointed out that the continuation of 29th Street will provide another access to subdivisions surrounding the site and improve traffic flow in the area. He pointed out a couple of oil well facilities that are encroaching onto the 29th Street right-of-way on the eastern side of the site and noted the typical setback for an oil and gas well is 150 feet.

Mr. Gesick presented the proposed alternative compliance request by the applicant to reduce the 150-foot oil and gas setback along two location points along the future 29th Street expansion. He reported that at the request of City Fire Department personnel, the applicant agreed to install jersey barriers around the oil facilities to protect equipment from damage while the road is being built and during the first stage of development.

Ms. Gesick described the consideration criteria in Development Code Section 18.40.440(d) and advised that the proposal meets all mandatory criteria. He added the proposed preliminary plat is not part of any approved Development Concept Master Plan and notice is not required for preliminary subdivisions as this is a public meeting, not hearing. Mr. Gesick advised the he had been in contact with the T-Bone Ranch and Ashton Heights Homeowner's Associations and no comments or concerns were received. Staff recommended approval.

Commissioner Briscoe asked if the intent of the developer is to begin development on the east side of the site until the oil and gas wells are abandoned and then continue development to the west. Mr. Gesick affirmed that was his understanding of the construction phases. Chair Yeater asked for clarification regarding the length of time jersey

barriers are required to be in place. Mr. Gesick responded that the jersey barriers would remain up until the wells are plugged and abandoned.

Commissioner Andersen requested clarification regarding limitations to development, including construction of a lift station that had not been scheduled to be built near the site. Thomas Gilbert, Engineering Development Review, addressed the Commission advising that he has been in contact with the Water & Sewer Department regarding the lift station and that it is scheduled to be completed by the end of the first quarter of 2022. He added that the applicant is aware and that the first phase of construction will be complete after the lift station is in place.

Kirsten Rimes, Edward Rose & Sons, expressed gratitude to the Commission for the opportunity to present and thanked Mr. Gesick for the presentation. She added that the first phase of construction will start on the eastern part of the site. Ms. Rimes noted she was informed by the oil and gas company that one of the oil wells will be plugged and abandoned in the next few months and offered to answer any questions.

Chair Yeater asked if the oil and gas company had provided clear documentation to the applicant regarding a timeline for removal of the oil and gas facilities. Ms. Rimes informed that she received communication from PDC, who explained three of seven oil wells will be removed by the end of this year and they are hopeful the remaining four will be removed by the end of 2021. She added that PDC has acquired plug and abandon permits and that the final timeline is determined by the progress of the oil company drilling operation. She noted that she has not received confirmation from PDC regarding a removal timeline. Ms. Rimes advised that if the removal of oil facilities are not in a timely manner, the applicant will revisit options for something more aesthetic or a continuation of jersey barriers.

Commissioner Briscoe asked whether any of the proposed homes will be built on previous oil and gas wells. Troy Spraker from Lamp Ryneerson, on behalf of Edward Rose & Sons, 4715 Innovation Drive Fort Collins, addressed the Commission advising that per discussion with the Fire Department, setbacks for homes near oil wells will be 50 feet.

Chair Yeater requested clarification of the location of the jersey barriers on the landscape plan. Mr. Gesick explained the preliminary landscape plan does not identify the jersey barriers as the plan provides an idea of the final landscape plan after the oil and gas wells have been plugged and abandoned. He advised that the plans presented were the first submittal and the applicant would most likely submit landscape plans for the different phases of construction that identify placement of the jersey barriers.

Commissioner Modlin requested clarification around the flow of traffic during the construction phase. Mr. Gilbert advised that a traffic impact study was submitted and the additional traffic on 65th Avenue from 29th Street operates at an approved level of service.

Mr. Gesick advised that the primary goal of the alternative compliance request is to reduce the setbacks of the oil and gas well for continuation of 29th Street and that the jersey barriers placement would allow improvements to continue for that area with later phases to follow. He added that the proposed structures must meet setbacks.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the Preliminary Subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 18.04.440(d) 1-3 and, therefore, approve the requested preliminary subdivision as presented. Commissioner Schulte seconded the motion.

Chair Yeater expressed his concern regarding the possibility of the jersey barriers staying in place long-term and future challenges the City and Planning Commission may face to remedy the problem. He added that the Fire Department should be involved if oil and gas plug and abandon plans change. He expressed being uncomfortable approving then possibly requesting the applicant to complete additional work in the future. He expressed excitement for this important development for the community and affirmed he would be voting in favor.

The motion carried 5-0. (Commissioners Franzen and Romulo were absent.)

V. A public hearing to consider amendments to Chapter 18 of the Municipal Code regarding updating and clarifying the notice requirements for amendments to Final Planned Unit Developments (PUD) and major amendments to Development Concept Master Plans (DCMP) (Chapters 18.18 and 18.30) and clarification as it relates to freestanding sign calculations (Chapter 18.54)

Project Name: Miscellaneous Code Updates
Case No.: CU2020-0003
Applicant: City of Greeley
Presenter: Mike Garrott, Planning Manager

Mike Garrott addressed the Commission and pointed out a correction of the case number in the agenda, noting that it should read CU2020-0003. He introduced the item as a request for various amendments to Chapter 18 of the Municipal Code (“Code”). He advised that staff recommends removal and replacement of the reference to public meeting by replacing the language in Chapter 18.18.040 of the Code to provide clarification for the public and staff.

Mr. Garrott presented the criteria factors for a major change to an approved Final PUD that would result in a Final PUD amendment process. He advised that the Development Code currently requires approval of seventy-five percent of owners of not less than seventy-five percent of land area to amend an approved Final PUD. Mr. Garrott stated that it is often a difficult process to obtain the appropriate signatures when there are multiple landowners or when property is owned by out-of-state corporations.

Mr. Garrott advised that numerous property owners have sought rezoning to traditional zone districts, which by Code, does not require approval from any property owners within the PUD and only requires notice to properties within 500 feet of the property in question. He noted that the proposed amendment does not propose changing the requirements for amendments to a Preliminary PUD. Mr. Garrott advised that staff recommends to remove the approval provision and replace the provision with a requirement that all property owners within the boundary of a final PUD be notified in writing by the applicant and through the public hearing notification process.

Mr. Garrott presented a description of a Development Concept Master Plan (DCMP) and presented criteria factors for major changes to an approved DCMP noting the similarity to a Final PUD Amendment. He informed that the Code requires a notice to property owners within 500 feet of a proposed site for major changes to DCMP. Mr. Garrott added that a typical applicant request is for modification to a development on a single lot and a DCMP often covers large areas of land with many possible property owners. He stated the Code requires notice to a small area that might not capture all properties within the DCMP. Mr. Garrott advised that staff recommend all major changes to a DCMP would require notice to all properties and owners within the DCMP boundary.

Mr. Garrott informed that the calculations for freestanding signs have not changed since the 1998 Development Code update. He explained the current Sign Code formula to calculate signage, adding that the table in the Code is correct but the formula is inaccurate. Mr. Garrott explained that the revision to the sign code section is designed to remove the more complicated language and calculation requirements and allow ease of use by the public.

Staff recommended approval of the proposed amendments to Chapter 18.18 Notice, Chapter 18.30 Development Concept Master Plan, and Chapter 18.54 Signs of the Greeley Municipal Code.

Chair Yeater opened the public hearing at 2:04 p.m. The clerk reported that no comments had been received by email or in the Zoom chat. The public hearing was closed at 2:04 p.m.

Commissioner Andersen moved that, based on the Project Summary and accompanying analysis, the Planning Commission finds that the proposed amendments to Chapter 18 of the Greeley Municipal Code as presented are necessary and appropriate to meeting the intent of the Comprehensive Plan and to clarify administration of the Development Code, and recommend approval to City Council. Commissioner Modlin seconded the motion.

Commissioner Andersen commented that the proposed amendment, referring to notice, is a good idea and inclusive to the public. Commissioner Schulte agreed the change with procedure will be a smoother process for property owners.

The motion carried 5-0. (Commissioners Franzen and Romulo were absent.)

VI. Staff Report

Brad Mueller, Community Development Director, addressed the Commission and thanked them for their time and consideration with future planned Code update worksessions. He thanked the Commission for concession to hold a special hearing on December 15, 2020.

Carol Kuhn, Chief Planner addressed the Commission and explained that a formal action from the Commission was required to cancel the Planning Commission meeting on December 22, 2020 and a separate motion to have a special Planning Commission meeting on December 15, 2020 in lieu of the December 22, 2020 hearing.

Commissioner Andersen moved to have a special Planning Commission meeting on December 15, 2020. Commissioner Schulte seconded the motion. The motion carried 5-0. (Commissioners Franzen and Romulo were absent.)

Commissioner Andersen further moved to cancel the December 22, 2020 Planning Commission meeting. Commissioner Schulte seconded the motion. The motion carried 5-0. (Commissioners Franzen and Romulo were absent.)

Commissioner Briscoe commented that a number of multi-family projects have been presented to the Commission with few opportunities for ownership, move-up, and executive housing development types. He referenced the call in the Strategic Housing Plan for the City to form a task force to identify opportunities to work with developers encouraging ownership, move up, and executive housing and asked if information was available.

Mr. Mueller invited Ben Snow, Director of Economic, Health and Housing, to present an update of the Housing Plan to Commission in early 2021. He added that executive housing remains in short supply and provided examples of planned projects. Mr. Mueller informed the Commission of a number of single-family detached housing construction around City Center West and east of Northridge High School that will be constructed within the next year. He discussed the current trend of condominium construction and efforts by NOCO Housing Now. Mr. Mueller advised that the Development Code update may provide more permissive options for developers. He added that the Economic, Health, and Housing Department provides, opportunities to advocate for types of housing, tax credit opportunities and support for affordable housing.

Ms. Kuhn addressed the Commission and introduced housing items to be discussed at a future worksession. She explained an activity for the Commission to complete prior to the worksession and expressed her excitement about the discussion.

Commissioner Briscoe referenced a recent article that described Greeley as a “bedroom community” where it is cheap to live with accessible towns in the near vicinity, adding that is what had prompted his earlier question. Mr. Mueller expressed his appreciation of Commissioner Briscoe’s insight and advised that as planners, a goal is to provide a community where people can live, work and play. He added ancillary benefits included decreased traffic and pollution. He informed that the City monitors commuter activity and is part of the Metropolitan Planning Organization, a regional transportation planning organization. Mr. Mueller advised that City of Greeley is consistent with neighboring cities.

Allison Baxter, Transportation Planner, addressed the Commission and confirmed the City reviews commuter pattern trends. She added that trends are measured using a program called Streetlight. She informed the Commission of a transportation plan project that will start in January of 2021. Ms. Baxter advised that approximately ten percent of Greeley residents commute to Fort Collins, and vice versa, but that for the most part, Greeley residents also work in Greeley. She added the City Manager’s Office is working on an imaging campaign that could help with different perspectives of Greeley.

Chair Yeater asked if any significant information was received regarding the Highway 34 and 47th Avenue CDOT public meeting. Mr. Garrott responded that the meeting will take place via Zoom on December 16, 2020 at 6:00 p.m. Ms. Baxter offered to provide designs to the Commissioners to allow them to have a visualization of what CDOT is planning.

VII. Adjournment to Worksession

The meeting adjourned at 2:28 p.m.

Justin Yeater, Chair

Brad Mueller, Secretary



PLANNING COMMISSION

Proceedings

December 15, 2020
(Zoom Webinar and viewable on City of Greeley YouTube)
1:15 p.m.

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

II. Roll Call

Chair Yeater, Commissioners Andersen, Schulte, Briscoe, Franzen and Romulo were present. Commissioner Modlin was absent.

III. A public hearing to consider an Ordinance repealing Chapter 18.44 and Appendix D in their entirety, adding a new Chapter 18.44, amending portions of Chapter 18.04.110, 18.42.030, and amending Appendix 18-B of the City of Greeley Municipal Code, all regarding Landscaping, Irrigation, Buffers, and Screening Standards

Project Name: Landscape Code Update
Case No.: CU2018-0002
Applicant: City of Greeley
Presenter: Marian Duran, Long-Range Planner

Chair Yeater introduced the case. Commissioner Modlin joined the meeting at 1:16 p.m.

Marian Duran addressed the Commission and made reference to the prior Planning Commission worksession where information was presented and discussion held with regard to updates to the Landscape Code. She introduced some of the planners and consultants who worked on the update. Ms. Duran presented the goals and priorities and noted that they align with the Imagine Greeley Comprehensive Plan as well as the water conservation and landscape policy for water efficiency. She added that the language in the proposed plan is designed to be less confusing and more user friendly.

Ms. Duran explained that feedback was received from industry experts who brainstormed with staff and committee members on ideas that worked in other communities and what might work for Greeley. She introduced Courtney Stasiewicz, a landscape designer with the Birdsall Group in Littleton, Colorado. Ms. Stasiewicz was contacted by Ms. Duran and the team in late August and approximately 15 people participated in the process to prepare a draft revised Landscape Code.

A public meeting was held in November and a bilingual survey was made available on the department website. Ms. Duran briefly highlighted a few of the 85 responses that were received and noted that the full survey results were in the packet.

Ms. Duran presented a slide comparing the current landscape code language to the proposed language. She described the purpose and intent as well as some of the requirements for single-family and two-family lots. Ms. Duran stated that some of the confusing language in the code about trees, buffer yards, perimeter treatment and parking lot standards had been revised or eliminated.

Ms. Duran also spoke about the importance of meeting water conservation goals established by the City and noted that water conservation and irrigation guidelines will be compiled into a manual by the Water and Sewer Department and utilized by city staff. She explained that since changes could be made quite often, it made sense to compile the materials into a manual rather than include within the Code.

Commissioner Andersen referenced page 8 of the packet about entry corridors maintaining architectural landscaping design and asked what an entry corridor was, as she could not locate a definition in the draft. Ms. Duran explained that an entry corridor could include an entry into the City of Greeley or into a subdivision that would provide an enhancement to the landscaping of that area and make it more visually appealing. She added that staff is also considering an update to the Entry Corridor Plan as it has become outdated. Upon question by Commissioner Andersen as to whether the requirements would apply to all businesses along a corridor, Ms. Duran advised that it would depend upon the location of a project. She referenced projects in the past at State Farm and the Colorado Department of Transportation on west Highway 34. Commissioner Andersen expressed concern that a commercial property located along an entry such as Highway 85 could lose part of its property to create aesthetically pleasing landscaping as a requirement of the Code, adding that it could increase the cost per square foot. Ms. Duran advised that the requirement might only apply to a property and would not be required throughout the corridor.

Commissioner Romulo asked whether entry corridors are clearly delineated. Mike Garrott, Planning Manager, addressed the Commission and stated that Ms. Duran was referring to a 1993 corridor plan adopted by the City that highlights landscaping, art features, and sense of place when entering larger corridors such as what is seen on 11th Avenue, 10th Street and the Highway 34 "Welcome to Greeley" sign. He added that the language in the Code is describing major corridors or projects that are usually done by the City or State, adding that the City is not requiring additional landscaping under the current or new Code. He noted that the goal is to create a sense of place, enhance business and provide a uniform theme. Upon question by Commissioner Andersen as to whether it was being considered as a goal or a requirement, Mr. Garrott advised that it would be a requirement. He added that Planning staff will review when projects are developed along major corridors.

Referring to page 15 of the packet, Commissioner Andersen asked if trees planted in the parkway counted as trees in front of a residence. Ms. Duran advised that the requirement is for one tree in a private yard and one tree in a parkway. She added that single-family and two-family dwellings will be required to have one tree in the front yard and one tree in the parkway, with a 35-foot distance between trees.

Ms. Stasiewicz addressed the Commission and stated that it is typical for designers and developers to install parkway trees and that owners are responsible for planting trees on their property. Commissioner Andersen asked what would occur if a lot is not big enough to maintain a 35-foot distance between trees. Ms. Duran advised that each situation and neighborhood is unique and would be reviewed accordingly based on lot size.

Commissioner Andersen asked who was responsible for requiring an owner to plant a tree in the yard and when that might occur. Ms. Duran stated that a developer would install parkway trees as part of construction and that planting of trees in the yard would be enforced by Code Compliance when performing neighborhood equity sweeps. She added that the focus is more on new developments as it would be difficult to enforce in older neighborhoods. Commissioner Andersen also noted a spelling error on page 10.

Commissioner Romulo referenced language on page 10 of the packet noting that landscaping plantings shall be designed to establish water efficient irrigation practices. She asked if this was a requirement and whether it might be a code violation for residents who may want to include bluegrass or other grasses. Ms. Duran advised that it is not a requirement; however the Code encourages continued water conservation. She described the “Life after Lawn Program” that provides incentives for property owners who switch some bluegrass for xeriscaping for water efficiency.

Brad Mueller, Community Development Director, addressed the Commission and indicated that the language that appeared to be a requirement may not be the intention. He suggested providing the Commission with language to consider when making a motion. Carol Kuhn, Chief Planner, addressed the Commission and provided some options that could be worked into a motion to correct any spelling errors and clarify language in specific sections. Upon question by Chair Yeater, Ms. Kuhn agreed to attempt to craft a motion that encompassed all of the Commission’s comments. Commissioner Romulo noted that her comments were about language in Section 18.44.040, stating that if the subsections contain a combination of required and optional requirements, they should be separated. She added that if all of the items in the subsections are optional, a header text would probably suffice.

Commissioner Andersen referenced language in Section 18.44.100(a)(1) requiring a perimeter treatment plan demonstrating landscaping in areas adjacent to all rights-of-way behind the *walk in low density suburban areas* and asked about the meaning of “walk in low density suburban areas.” Ms. Duran was unsure of the intent and offered to review and make any necessary revisions. Commissioner Schulte offered that perhaps language from another jurisdiction was used in the working draft and possibly not deleted. Mr. Mueller suggested clarification by adding the word “sidewalk” in low-density suburban areas and Ms. Duran agreed. Commissioner Schulte pointed out that this appears to be the only section where the word “suburban” appears and asked whether it was necessary to be included. Ms. Duran suggested that it was probably included at the request of one of the committee members but could be removed if it does not make sense or creates confusion.

With regard to Section 18.44.110, Median Standards, Commissioner Andersen noted that plant coverings would be designed with a mulch of choice. She wanted to ensure that floatable mulch would not be installed where it might float away and clog storm drains. Ms. Duran advised that language regarding floatable mulch had been included in an earlier draft, but that after talking with experts in the Stormwater Division who advised that any type of mulch material will eventually float away, the language was removed. She added

that it is difficult to require non-floating mulch when it cannot be prevented from being displaced.

With regard to ground cover described in Attachment C, Commissioner Andersen noted the reference to patterned concrete and asked whether patterned concrete was considered proper ground cover. Ms. Duran stated that it was not the intent that ground cover be exclusively patterned concrete and offered to review the language in more detail. Commissioner Romulo noted that there appeared to be two definitions of patterned concrete. Ms. Kuhn suggested using the word “paver” instead of patterned concrete. Commissioner Franzen asked whether there should be a limit to the size of pavers. Ms. Duran pointed out that there is still a requirement that at least 50 percent of the yard must be landscaped. She advised that staff wanted to eliminate too many standards appearing in the Code and that perhaps specific information could be included in a policy manual. Commissioner Andersen agreed that it would be a good idea to make the policy broad and have a handbook with specifics.

Upon question by Commissioner Andersen, Ms. Duran described the meaning and purpose of a footstep in commercial parking areas, adding that it is a step or area designed to avoid individuals walking on landscaped areas. It would ensure the preservation of landscaping next to parking areas and would be more comfortable for people who park adjacent to parking islands without stepping onto landscaping or rock. Upon further question by Commissioner Andersen, Ms. Duran advised that footsteps can be lowered, paved or striped areas.

Commissioner Romulo noted that, similar to ground cover, there were two definitions of “screening” and “weed.” Commissioner Andersen also pointed out that there were duplicate definitions of “street tree.” Commissioner Andersen expressed that it could be difficult to word a motion that contained all of the changes discussed during the hearing.

Chair Yeater opened the public hearing at 2:04 p.m. There being no public comment by mail, email or chat, the public hearing was closed at 2:04 p.m.

Chair Yeater echoed Commissioner Andersen’s comments about how to properly word a motion that captured all of the suggested changes. Commissioner Briscoe added that following the earlier lengthy worksession on this matter, the Commissioners had received a 71-page code update to review and take action at this hearing. He noted the concerns that had been identified and did not feel that this forum would be conducive to a thoughtful recommendation by the Planning Commission. He indicated that it felt rushed and asked whether the special hearing had been scheduled due to an urgency to expedite the code adoption process. Mr. Mueller responded and indicated that there was no inherent urgency and that the reason for the special hearing was in recognition that the regular hearing on December 22nd was not a workable date for the Commission. Mr. Mueller expressed his understanding that it is difficult to wordsmith a motion on the spot, and would advocate for a continuance to a date certain to address comments brought up during the hearing if the Commission was more comfortable. Chair Yeater asked whether the presentation would need to be repeated in its entirety.

Chair Yeater turned it back over to the Commission, indicating his recommendation to review the Code with the proposed changes before voting on the matter. Commissioner Romulo added that it would be important for staff to make sure to specifically and clearly delineate items in the Code that are recommended versus those that are required. Chair Yeater confirmed that the next regular hearing is January 12, 2021 and asked whether it would be necessary to schedule another special hearing. Mr. Garrott stated there was no reason to schedule another special hearing.

Commissioner Andersen moved to continue the item to January 12, 2021. Commissioner Romulo seconded the motion. The motion carried 7-0.

IV. Staff Report

Brad Mueller introduced Gary Roberts, the new Code Compliance Supervisor. Mr. Roberts addressed the Commission and provided a brief background, adding that he is happy to be in Greeley and looks forward to working with the Planning Commission in the future.

Mr. Mueller expressed appreciation for the Commission's time and effort reviewing the items for today's hearing, providing feedback and making recommendations for revisions. Since the code change not a quasi-judicial matter, Mr. Mueller extended an invitation to Commissioners to reach out to each other or contact him or staff with any comments or questions. Commissioner Briscoe asked whether a legal issue would be created by providing materials earlier when being asked to consider an item of this magnitude. He stated that it would have been beneficial to have the 71-page code document at the previous worksession rather than a few days prior to the hearing. Commissioner Briscoe expressed concern that there may not have been enough time to digest the information prior to being required to vote on a recommendation to City Council on repeal and replacement of the landscape code. Mr. Mueller advised that materials could be provided in advance of worksessions, with official drafts for adoption placed in packets prior to hearings. Mr. Garrott stated that the Code, with revisions, would be sent out the week after the Christmas holiday. Ms. Kuhn added that other jurisdictions sometimes schedule two worksessions prior to a hearing: one for more detailed policy-level discussions and another where drafts are worked through with staff. She asked if this might be something the Commission is interested in considering in the future.

The meeting adjourned at 2:22 p.m.

V. Adjournment to Worksession

Topic: Development Code Update – Housing Options
Presenters: Carol Kuhn, Chief Planner and Consultant (Gould Evans)

Justin Yeater, Chair

Brad Mueller, Secretary



Planning Division

MEMORANDUM

TO: Planning Commission

FILE No.: Project Number CU2018-0002 Continued from December 15, 2020 Public Hearing to January 12, 2021

SUBJECT: Repeal Chapter 18.44 and Appendix D in their entirety, adding a new Chapter 18.44. Amending portions of Chapter 18.04.110, 18.42.030; and amending Appendix 18-B of the City of Greeley Municipal Code, all regarding Landscaping, Irrigation, Buffers, and Screening Standards

FROM: Marian Duran, Long Range Planner

DATE: January 12, 2021

On December 15, 2020, Planning Staff presented proposed revisions to the City's Landscape Code requirements. During the public hearing, the Planning Commission asked questions and requested clarification on a number of sections and proposed revisions. Staff has addressed these questions and requests and has revised Chapter 18.44 in response to the requested clarifications. The revisions include:

1. Clarified the entry corridors and the relationship of these corridors to new subdivision design and development.
2. Clarified the difference between the required on-lot trees and parkway landscaping requirements.
3. Provided consistency between shall, may, must, and other requirements throughout Section 18.44.
4. Removed duplicated definitions.
5. Clarified perimeter treatments.
6. Clarified that oil and gas facilities may request alternative designs to be reviewed by the Community Development Director or designee on a case-by-case basis.

7. Clarified the water-efficient irrigation practices and general landscaping design standards (18.44.04).
8. Clarified and revised the parkway standards (18.44.100) and clarified exemptions for properties located within the General Improvement District (GID).
9. Added definition for mulch and revised Boulevard Median Standards.
10. Clarified Ground Cover and included reference to concrete pavers.
11. Clarified a “footstep” and provided a revised figure (18.44-12).
12. Moved all definitions back into the Landscape regulations (18.44.030) to provide consistency with other sections of the Development Code. All definitions contained in the entire Chapter 18 will be moved to a separate Definitions section as part of the overall code update.
13. Corrected spelling errors and other typographical errors.

STAFF RECOMMENDATION

Approval

PLANNING COMMISSION RECOMMENDED MOTION

A motion that, based on the Project Summary and accompanying analysis, the Planning Commission finds that the proposed amendments to Chapter 18 of the Greeley Municipal Code as presented are necessary and appropriate to meeting the intent of the Comprehensive Plan and to clarify administration of the Development Code, and recommend approval to City Council.

ATTACHMENTS:

Staff report from continued December 15, 2020 public hearing and attachments

PLANNING COMMISSION SUMMARY

ITEM: Amendment to the City of Greeley Municipal Code, Title 18 – Development Code

FILE NUMBER: CU2018-0002

PROJECT: An Ordinance Repealing Chapter 18.44 and Appendix D in their entirety, adding a new Chapter 18.44. Amending portions of Chapter 18.04.110, 18.42.030; and amending Appendix 18-B of the City of Greeley Municipal Code, all regarding Landscaping, Irrigation, Buffers, and Screening Standards

APPLICANT: City of Greeley, Community Development Department

CASE PLANNER: Marian Duran, Long Range Planner

PLANNING COMMISSION HEARING DATE: January 12, 2021 - Continued from December 15, 2020

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by staff and the public, and shall then make a recommendation to the City Council regarding the proposed repeal and amendments to the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is requesting to repeal Chapter 18.44 – Landscaping and Buffering Standards and replace with Chapter 18.44 – Landscaping, Irrigation, Buffers, and Screening Standards in order to meet Greeley Comprehensive water conservation goals and City Council priorities. As a result of the changes to Chapter 18.44, Appendix D – Tree, Shrubs, and Ground Cover Lists would be repealed and definitions to the following Chapters below would also be amended (*see Attachment A - Chapter 18.44 – Proposed Amendment to Chapter 18.44 – Landscape Code, Attachment B – Proposed Amendments to Chapters 18.04 and 18.42, Attachment C – Proposed Amendments to Appendix 18-B, and Attachment C – Proposed Amendments to Appendix 18-B Definitions*).

Chapter 18.04.110 - Definitions

Chapter 18.42.030 - Definitions

Appendix 18-B – Definitions

STAFF RECOMMENDATION

Approval

BACKGROUND

The Community Development Department recommends an update to the Landscape Code, Title 18.44, with an anticipated Final Adoption date in January 2021. The last rewrite of the landscaping code was in 2009 (Ordinance No. 2009-20), which added language that supports

water-wise landscaping methods and objectives to increase water saving measures. In 2015, Ordinance No. 2015-40 adopted the Landscape Policy Plan for Water Efficiency. The Landscape Policy Plan was a cooperative project, which involved the City Manager's Office, the Water & Sewer Department, CPRD (Culture, Parks, and Recreation Department), and Community Development. The goal was to develop policies that balanced the history of water acquisition and lifestyle values of the City of Greeley, while also seeking water efficiency. The 2015 Landscape Policy Plan for Water Efficiency is a sub-element of the Greeley 2060 Comprehensive Plan,, but the Policy Plan is still in effect as part of the the Imagine Greeley Comprehensive Plan which promotes incentives, information, and training programs related to conservation through landscaping.

In the last five years, Greeley has experienced exponential growth and development that still often results in over-watering. In that time, the City has introduced new programs such as the Water Efficiency Audits, Water Restrictions, and Water Budgets to reflect how the community uses water. The Water & Sewer Department is also running a pilot program that encourages developers to implement a water-wise subdivision design.

In order to support these efforts and the 2015 Policy Plan for Water Efficiency goals, the updated code language is being proposed for Council's consideration. The revised Landscape Code includes modernized water conservation language that influences and encourages planting practices to reduce each property's overall water consumption. The update seeks to achieve City Council priorities and "Imagine Greeley: Comprehensive Plan" goals and to improve code enforcement action (*see Attachment D – Target Comprehensive Plan Objectives*).

The Landscape Code Update has been developed in-house, taking into account internal/external stakeholder comments and comments from a 15-person citizen advisory Landscape Code Update Committee. The Landscape Code Update Committee consists of landscape design professionals, including those working for developers and those active in construction and maintenance. The Committee met four times, commencing on August 28, 2020, where representatives provided input on what existing code elements work well and areas where new regulations would help achieve water efficiency goals and improve the development process.

KEY ISSUES/STAFF ANALYSIS

Article XIX, Section 19-1(b) of the Greeley Charter describes the Planning Commission's role in providing advice on land use matters to the City Council. These proposed changes are relevant for the Commission's review and recommendation for Council Consideration.

The updated landscape code language would not require single-family and two-family dwellings to convert their yards or adjacent parkway into water efficient design; instead, it promotes individual choice that allows and encourages water-wise design. For example, property owners may reduce front landscaping (including parkway) to 50% live material; the remaining property can be rock or mulch (natural/synthetic), as can all side and back yards. The “Life after Lawn” program educates property owners on how to convert their lawn to water efficient landscaping. Those who join the program and meet the 50% live material qualify for a rebate of up to \$1.00 per square foot of material that was converted. The Water Department calculates the amount of landscaping irrigable on each property in the Water Budget program – hardscape material is not included in the Water Budget calculations.

Additional changes have taken place at the subdivision stage. For example, if a developer or subdivider designs their subdivision with water-efficient landscaping, the Water & Sewer Department may reduce raw water dedication. The Water & Sewer Department is also working on a Water-Wise pilot program that reduces the raw water dedication for developers at the time of platting. Another incentive that these Landscape Code changes support and reinforce is the Shade Program run by the City Forestry Division, which is a low-cost tree-planting program. All these programs are opportunities for developers and individual property owners to receive credits or reductions, and they also help implement water conservation principles supported by this proposed set of code changes (*see Attachment A - Proposed Amendment to Chapter 18.44 – Landscape Code, Attachment B - Proposed Amendments to Chapters 18.04 and 18.42*).

The overarching changes to Chapter 18.44 are as follows.

1. The Purpose and Intent Section gives more prominence to land use compatibility and water efficiency, and promotes energy and ecological benefits at the regional, the community and neighborhood level, as well as upholding agricultural tradition and the Tree City USA designation.
2. Single-family and two-family lots are now only required to have 50% live plantings in yards visible from adjacent rights-of-way.
3. Buffer yards are not required along the entire length of the adjoining lot, but only where the most intense and differing land-uses exist. Additionally, the most intense buffer width requirement has decreased 60%, reducing the amount of land needed for buffer yards.
4. Perimeter treatment materials are reduced, although differences by street classifications remain. The language is clarified to help and helps the public understand who maintains perimeter treatments (i.e., an owners' association, metropolitan district, property owner, or a tenant).
5. Parking lots are now exempt from perimeter screening, as they already require parking lot screening. Screening for parking lots has also reduced from ten feet to eight feet. Medians are required when there are more than 100 parking spaces, with a minimum of two medians for every two bays.
6. Irrigation standards have been eliminated as code requirement and moved to a policy document, because best management practices often change with industry technology. Examples of these are rain sensors, automatic irrigation systems, subsurface and drip irrigation, irrigation audits, and temporary irrigation and hydrozones. These requirements will be in a separate landscape & irrigation policy manual developed primarily by the Water & Sewer Department.

PUBLIC NOTICE AND COMMENT

Staff also conducted an online public survey that ran from October 28 through December 3, available in both English and Spanish (*see Attachment E – Landscape Code Update Survey Results and Questions*). Staff also hosted a virtual public webinar on November 5. The meeting provided information regarding the importance of water conservation and limited water supplies, Greeley's landscape tradition, and why it is essential to continuously review the Landscape Code in order to support City water efficiency goals. There have been 85 survey responses to date. Common themes are that the public cares about water conservation and is supportive of water-efficient landscaping (*see Attachment D - Target Comprehensive Plan Objectives*).

There was a Planning Commission worksession to present the Landscape Code Update on November 10 and a City Council worksession on December 8. There were no questions or comments at the worksession, but there were later discussions through email and at the November 24th PC hearing from a Commissioner, sharing their concerns of overwatering in parkways and asked how these areas would be regulated by the City. Staff explained that subdivision applications are required to submit a landscaping and irrigation plan that illustrates perimeter a buffer yard(s) (if, required), outlots, common open space, and all parkway landscaping. The developer must install required landscaping. Perpetual maintenance is required by either the adjacent property owner or the HOA (Home Owners Association). The Community Development Department, and Water and Sewer Departments encourage the use of more xeric landscaping as part of the review of new subdivision applications. The intent and purpose of Title 18.44 is to continue the historical tradition of streetscape streets. Street trees provide shade to those that use sidewalks and provide a beautiful tree-lined promenade, which helps maintain that Tree City USA designation. The updated Code language states that each newly developed lot will be required to have one tree in the front yard and trees in parkways 35 feet apart to reduce the overcrowding of trees.

Staff also received a letter from resident on November 2, 2020, expressing opinions of how the City can take steps on water conservation, incentives, and enforcement to name a few (*see comments in Attachment F - Public Correspondence*).

A formal notice was submitted to the Tribune on December 3, 2020.

PLANNING COMMISSION RECOMMENDED MOTION

A motion that, based on the Project Summary and accompanying analysis, the Planning Commission finds that the proposed amendments to Chapter 18 of the Greeley Municipal Code as presented are necessary and appropriate to meeting the intent of the Comprehensive Plan and to clarify administration of the Development Code, and recommend approval to City Council.

ATTACHMENTS

Attachment A – Proposed Amendment to Chapter 18.44 – Landscape Code
Attachment B – Proposed Amendments to Chapters 18.04 and 18.42
Attachment C – Proposed Amendments to Appendix 18-B Definitions
Attachment D – Target Comprehensive Plan Objectives
Attachment E – Landscape Code Update Survey Results and Questions
Attachment F – Public Correspondence

REPEAL

18.44 – Landscaping and Buffers Standards

ADD

**Chapter 18.44
Landscaping, Irrigation, Buffers and Screening Standards**

18.44.010 - Purpose and intent

- (a) As the City of Greeley's local population grows and density increases , the City must protect a natural sense of place and character through the preservation, protection, and enhancement of the existing natural and planted landscapes, as well as uphold Greeley's agricultural tradition and "Tree City USA" designation that holistically furthers the goals of the [Comprehensive Plan](#).
- (b) Aesthetics and walkability. These standards enhance the aesthetic condition of Greeley's communities, along its thoroughfares and in its public spaces by:
 - (1) Using landscape material to define the hierarchy of roadways visually and to provide shade;
 - (2) Coordinating the public frontage with the private frontage;
 - (3) Preserving and protecting the aesthetic qualities that contribute to Greeley's unique character and the economy that such qualities attract;
 - (4) Providing visual screening, where appropriate; and
 - (5) Reducing visual pollution from the built environment and increasing separation between incompatible uses.
- (c) Health and safety. These standards enhance the health, safety, welfare, and quality of life in Greeley's communities, along its thoroughfares, and in its public and private spaces by promoting the installation of trees and landscaping to:
 - (1) Improve air quality;
 - (2) Provide seasonal shade and temperature regulation to moderate the urban heat island effect;
 - (3) Limit glare created by exterior lighting; and
 - (4) Provide a partial barrier between sidewalks and vehicular lanes.
- (d) Environment and energy. These standards promote ecological benefits at the regional, community, and lot level by:
 - (1) Conserving energy and other limited resources used in buildings through strategic shading and windbreaks;
 - (2) Intercepting precipitation to reduce stormwater runoff and its associated costs;
 - (3) Preserving and protecting sensitive natural land or features, open areas, wildlife habitat, and waterways;
 - (4) Mitigating erosion and sedimentation which negatively impact streams and rivers; and
 - (5) Restoring soils and surrounding land disrupted as a result of construction or grading.
- (e) Water Efficiency. These standards uphold [Greeley's Landscape Policy Plan for Water Efficiency](#), promoting responsible stewardship of Greeley's limited water resources for the benefit of present and future generations by:
 - (1) Conserving water through water-smart landscape design which utilizes water-efficient and drought tolerant principles;

- (2) Encouraging efficient irrigation practices and the use of native and climate adapted plants;
- (3) Reducing high water-use turf and omitting it from impractical areas such as steep slopes and narrow landscaped strips of land; and
- (4) Amending soil pursuant to the Greeley's Landscape Policy for Water Efficiency.

18.44.020 - Applicability of landscaping standards

- (a) For the purposes of this Chapter, all development, except single-family and two-family dwellings, shall be classified as either minor or major development, based on the following Table 18.44-1:

Table 18.44-1 – Minor and Major Development

Minor Development			Major Development		
≥ 5 % to < 25% increase in gross floor area of an existing structure.	OR	≥ 5 % to < 25% increase in existing impervious area on an existing lot or parcel.	≥ 25 % increase in gross floor area of an existing structure.	OR	≥ 25 % increase in existing impervious area on an existing lot or parcel.
No landscape improvements required if less than 5% increase in gross floor area of an existing structure or less than a 5% increase in impervious area on an existing lot or parcel.					

- (b) Alternative compliance. In conjunction with a land use development application, the City may waive one (1) or more of the provisions contained herein, if the applicant or developer proposes modifications and alternatives to the required landscape design and materials, which are equal or greater in design to what is being proposed and meets the purpose and intent of this Chapter.
- (c) Exemptions. The landscaping requirements of this Chapter shall not apply to the following:
- (1) A change of use for existing structures or sites that does not qualify or meet the threshold for a major or minor development, as defined in Table 18.44-1 above.
 - (2) An increase of less than 5% of gross floor area of an existing structure or an increase of less than 5% in impervious area on an existing lot or parcel.
 - (3) Interior or exterior rehabilitation or remodeling of an existing building or structure that does not involve an increase in the GFA.
 - (4) A property located within the General Improvement District (GID) pursuant to Section 18.34.220.
 - (5) A property located within the Redevelopment District on a case-by-case basis and approved by the Community Development Director or Designee.

18.44.030 – Definitions.

American National Standards Institute (ANSI) shall mean the standards by said organization that helps development in the U.S. have an equitable and open process that serves industry and the public good, having a consensus in standards development; ANSI's essential requirements.

Architectural landscape design shall mean the design of outdoor areas, landmarks, and structures to achieve environmental, social-behavioral, or aesthetic outcomes. It involves the systematic design and general engineering of various structures for construction and human use, using existing social, ecological, and soil conditions and processes in the landscape to produce desired landscaping.

Artificial turf shall mean any of the various synthetic fibers made to resemble natural grass.

Berm shall mean a mound of earth, higher than grade, used for screening, definition of space, noise attenuation and decoration in landscaping.

Bioretention facility shall mean a landscaped stormwater element designed to concentrate or remove debris and pollution from surface water runoff by moving water slowly and horizontally at the surface through vegetation using gently sloped sides that cleanse water from pollutants and soil erosion before it enters the City's stormwater system.

Bioswale shall mean a channeled depression or trench that receives rainwater runoff (as from a parking lot) and has vegetation (such as grasses, flowering herbs, and shrubs) and organic matter (such as mulch) to slow water infiltration and filter out pollutants.

Buffer shall mean to promote separation and enhance compatibility between land uses of different intensities.

Buffer yard shall mean that area intended to provide buffering between land uses of different intensities through the use of setbacks, landscaping, earthen berms, solid fences, walls, applicable bioretention facilities or a combination thereof. Unlike a perimeter treatment, a buffer yard is located on the rear yard or interior side yard of a lot, and is not adjacent to streets or alleyways.

Caliper shall mean the diameter or circumference of a tree.

Certificate of Occupancy (C.O.) shall mean a written certificate provided by the City signifying the subject building/structure (property) has complied with City standards allowing for use and occupancy.

Change of use shall mean a use that differs from the previous use of a building or land and which may affect such things as parking, drainage, circulation, landscaping, building configuration, noise, or lighting. A change of ownership which does not include any of the factors listed above shall not be considered a change of use.

Clear vision zone or area shall mean that area which the City requires maintenance of in order to preserve the sight distance and safety of motorists, pedestrians, and bicyclists by requiring an unobstructed line of sight necessary for most drivers stopped at an intersection to see an approaching vehicle, pedestrian, or bicyclist to avoid a collision.

Decision point distance shall mean where the clear vision sight distance triangle begins.

Diameter shall mean the size of an existing tree as measured through the tree trunk at 6-inches above ground level from the uppermost root flare.

Earthen berm shall mean a landscaped mound of earth, higher than grade, used for screening or buffering, defining space, attenuating noise, or landscaping an area.

Foundation plantings shall mean live plantings located immediately around the base of the foundation of a building façade that reflects the formal geometry of the structure.

Ground cover shall mean those materials that typically do not exceed one (1) foot in height used to provide cover of the soil in landscaped areas, which may include a combination of, but not limited to include river rock, cobble, boulders, concrete pavers, grasses, flowers, low-growing shrubs and vines, or other materials derived from once-living things, such as wood mulch. In no event shall weeds be considered ground cover.

Impervious shall mean any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, paved parking and driveway areas, compacted areas, sidewalks, and paved recreation areas.

Irrigation system shall mean an underground, automatic sprinkler system or above-ground drip irrigation system explicitly designed for watering vegetation.

Landscape plan shall mean a scaled graphic plan showing the treatment of all open space areas, parking lots, parking areas, areas adjacent to the public right-of-way, perimeter treatment, and other landscaped areas.

Landscaping shall mean any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to, fountains, reflecting pools, screening walls, solid fences, and benches.

Lawn shall mean a stretch of open, turf-grass covered land; artificial turf shall not be considered lawn or turf-grass.

Living fence shall mean a permanent hedge tight enough and strong enough to serve almost any of the functions of a manufactured fence, but it offers agricultural and biological services.

Maintenance of landscaping shall mean, as it pertains to this chapter, but not be limited to, regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems.

Mulch shall mean a natural planting material such as pine straw, coconut fiber, ground pine post peeling, or tree bark used to control weed growth, reduce soil erosion, and water loss.

Native grass shall mean a native Colorado grass.

Non-deciduous shall mean shrubs or trees, also called evergreens that keep their foliage year-round.

Open space, required shall mean that portion or percentage defined by the zoning standards of a lot required to be open and unobstructed. The area must not be covered by any structure or impervious surface, such as sidewalks or driveways, with the exception of required amenities and/or identity features, if amenities and/or identity features are required pursuant to subdivision and multi-family standards.

Open space, usable shall mean that portion of a lot or site excluding the required front yard area, which is not covered by any building and is available to all occupants of the building or site for recreational and other leisure activities that are normally customarily carried on outdoors. The area shall be unobstructed to the sky and shall have a minimum dimension of fifty (50) feet and a minimum area of six thousand (6,000) square feet. Usable open space may also include outdoor patios and plazas and recreational facilities, as determined in Chapter 18.38. Usable open space shall not include the required setback area from oil and gas facilities, rights-of-way, platted or built trails or sidewalks, parking lots, or occupied buildings.

Ornamental tree shall mean a deciduous tree planted primarily for its ornamental value or for screening and which will typically be smaller than a shade tree approximately fifteen (15) to twenty-five (25) feet in height.

Outlot shall mean a tract of land platted in a subdivision for a specific purpose, which shall be shown on the face of the plat. Specific purposes may include, but are not limited to, drainage areas, storm water detention or retention areas, parks, open space, future development, or land areas reserved for other public facilities.

Parking bay shall mean a group of parking stalls or vehicle parking spaces to accommodate fifteen (15) or more vehicles.

Parkway shall mean the strip of land typically located between the sidewalk and the curb, also referred to as a *tree lawn*.

Passive recreation area shall mean an undeveloped space or environmentally sensitive area that requires minimal maintenance. Entities such as the City's Culture, Parks, and Recreation Department

may maintain passive recreation areas for the health and well-being of the public and for the preservation of wildlife and the environment. The quality of the environment and "naturalness" of an area is the focus of the recreational experience in a passive recreation area.

Perennials shall mean non-woody plants, which may die back to the ground each year but continue to grow on an annual basis. Perennials shall also include cold weather bulbs and tubers and ornamental grasses that grow each year and shall count toward ground cover requirements.

Perimeter treatment shall mean improvements, such as landscaping and fencing, intended to provide visual and noise protection for the outer edges of developments which border arterial or major collector streets. Perimeter treatment is typically established at the time of new subdivision development.

Perimeter treatment plan shall mean a design for the installation and perpetual maintenance of improvements intended to provide visual and noise protection for the outer edges of developments, which border arterial or major collector streets. Perimeter treatment also provides an attractive and varied streetscape for people traveling along thoroughfares. Perimeter treatment is generally located on the fringes of a lot facing public rights-of-way, unlike a buffer yard that screens against directly adjacent uses. .

Permeable shall mean a material that allows liquids or gases to pass through it.

Pervious shall mean a surface that allows water to pass through; a surface that presents an opportunity for precipitation to infiltrate into the ground

Planting median shall mean an area in the approximate center of a city street, road or state highway that is used to separate the directional flow of traffic or the center of two parking bays that provide vegetation and pedestrian accessibility to the principle building structure by way of a paved sidewalk. Pollinator Gardens, designed for the express purpose of providing habitat for or attracting bees, butterflies, moths, hummingbirds, or other beneficial creatures that transfer pollen from flower to flower, or in some cases, within flowers.

Pollinator Gardens shall mean gardens designed for the express purpose of providing habitat for or attracting bees, butterflies, moths, hummingbirds, or other beneficial creatures that transfer pollen from flower to flower, or in some cases, within flowers.

Rain garden shall mean a soil-absorption or filter system designed to be depression storage or a planted hole that allows water filtration and absorption of rainwater runoff from impervious urban areas, such as roofs, driveways, walkways, parking lots, and turf-grass or sod areas. A type of bioretention facility designed to provide stormwater infrastructure improvements with vegetation. Typically shallow vegetative depressions with gentle slide slopes designed as individual stormwater receiving areas or linked to conveyance systems. Soils may or may not be amended in these facilities.

Required landscape area shall mean the area of required open space, according to the zoning district provisions in which the property is located, that are not allowed to be covered by buildings, paving, heavily compacted surfaces, or other impervious improvements.

Required landscaping shall mean the area of required open space, according to the zoning district provisions in which the property is located, that are not allowed to be covered by buildings, paving, heavily compacted surfaces or other impervious.

Right-of-way landscaping shall mean landscaping located within the public or private rights-of-way adjacent to a privately owned lot, outlot, or tract, including parkways.

Single-family dwelling shall means a building or a portion of a building consisting of one or more rooms including living, sleeping, eating, cooking, and sanitation facilities arranged and designed as permanent

living quarters for one family or household; may be attached to one or more than other dwelling units by one or more vertical walls and may have no more than one dwelling unit on any one lot. Surfaces, whether within a lot, outlot or tract or within a public right-of-way, and shall not include any legally established area for storage or outdoor display.

Screening shall mean a method of reducing the impact of visual and/or noise intrusions through the use of plant materials, earthen berms, solid fences and/or walls, or any combination thereof, intended to block that which is unsightly or offensive with a more harmonious element.

Shade tree shall mean a woody plant, usually deciduous, that normally grows with one main trunk and has a canopy that screens and filters the sun in the summer and winter, respectively.

Site plan shall mean a plan set of drawings that property owner, builder, or contractor uses to make improvements to a property through graphic representation, whether computer-generated or hand-drawn, of the arrangement of buildings, parking, drives, landscaping, and any other structure that is part of a development project.

Sod shall mean the grass and the part of the soil beneath it held together by its roots or another piece of thin material typically used as lawn.

Solid fence shall mean a fence that is opaque and provided the fence is composed of solid wood, composite, vinyl, or masonry.

Soil amendments are elements added to the soil, such as compost, natural fertilizer, manure, or chemical fertilizer, to improve its capacity to support plant life.

Stamped (Sealed/Signed) documents shall mean technical drawings or documents prepared under and authorized by a licensed professional for City reviews and permitting legal records verifying authority, professional liability, and qualifications to practice.

Streetscaping or streetscape shall mean as it pertains to this chapter, rehabilitation, preservation, and beautification of those exterior elements of a designated property which are visible from a street, including elements and landscaping within a front or street side setback and/or the public right-of-way.

Street tree shall mean a tree planted in close proximity to a street in order to provide canopy shade over the street and to soften the street environment.

Tree shall mean a large woody plant having one (1) or several self-supporting stems or trunks and numerous branches and which may be deciduous or evergreen.

Tree lawn shall have the same meaning as *parkway*.

Turf-grass shall mean a blend or mix of grasses most tolerant to the Colorado climate, whether in sod or seed form when planted, intended to be regularly maintained as a lawn in urbanized areas. Artificial turf shall not be considered lawn or turf-grass.

Two-Family Dwelling shall mean a house with two families or a building connected by a common wall or parcel where there are two units. For example, a duplex is a two family dwelling.

Universal design shall mean the design of buildings, products or environments to make them accessible to all people, regardless of age, disability or other factors. The term "universal design" was coined by the architect Ronald Mace to describe the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life.

Urban heat island shall mean an urban area that is significantly warmer than its surrounding rural areas due to modifications of land surfaces such as development and other human activities. The temperature difference is usually more significant at night than during the day.

Utility line clearance zones shall mean the minimum clearance horizontal or vertical standard determined by the utility holder. Obstructions and encroachments are prohibited.

Weed shall mean any plant not typically propagated by the horticultural trades and not typically installed for the purposes of landscaping; or which presents a particularly noxious allergenic or growth characteristic. A seed does not include native and naturalized plants, other than designated noxious weeds, grown in areas managed primarily for ecological services.

Xeric landscaping or Xeriscape was coined by Denver Water in 1981 to help make water-efficient landscaping an easily recognized concept. Xeriscape is a combination of the word "landscape" and the Greek word "xeros," which means dry. For the purposes of defining it in this Chapter of the Code, it shall mean the use of low-water or very low-water plants in place of plants that typically require more water to survive and include, but are not limited to, plants having a low or very low water requirement. Xeric landscaping does not mean the same as hardscaping or the use of rocks or rock mulch.

Yard shall mean that area of a lot between the property line and the foundation of a building, structure, or use.

Yard, front or street side shall mean that portion of a lot between the primary structure and right-of-way. A yard may contain more land area than a setback area.

On a corner lot, space or area adjacent to the shorter street rights-of-way shall be considered the front yard.

Yard, interior side shall mean an open-space area between the interior side property line and the building setback line, extending between the front building setback line and the rear building setback line.

Yard, rear shall mean the space or area of a lot between the rear property line and the principal building, extending the full width of the site, and measured perpendicular to the building at the closest point to the rear property line.

Yard, side street shall mean the area extending between the front yard and the rear yard or rear street yard and situated between the side street property line and the face of the principal building which is parallel to, or most nearly parallel to, the side street property line.

18.44.040 - Landscape plan requirements.

- (a) Construction or development of a site shall not be undertaken until a landscape plan meeting the requirements of Chapter 18.16, Submittal Requirements, has been approved by the City. The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize stormwater runoff absorption.
- (b) Landscape plans shall be prepared and stamped by a Colorado registered landscape architect unless waived by the Community Development Director or Designee
- (c) For phased development, a proportionate share of landscaping acceptable to the City, as outlined in an approved Development Agreement or Planned Unit Development (PUD) Plan, shall be installed and maintained with each phase based on the size of the proposed phase and shall be considered completed for the purposes of these regulations when such proportionate share of landscaping has been installed prior to issuance of a building permit.

18.44.050 - General landscaping design standards

- (a) General landscaping design standards apply to all major developments
 - (1) Planting types to be incorporated into a site's landscape plan shall include a mix of shade trees, ornamental trees, non-deciduous trees and shrubs, deciduous shrubs, and perennials.

- (2) Landscaping provisions shall not be cumulative or overlapping. When more than one (1) standard applies, the most restrictive landscape standard shall apply.
- (3) Bioswales, water quality ponds, and rain gardens are encouraged and may be installed to filter runoff from parking lots, streets, civic spaces, and other impervious surfaces.
 - a. Bioretention facilities such as bioswales, water quality ponds, and rain gardens that are integrated into, or part of, a stormwater system shall adhere to the [Storm Drainage Design Criteria and Construction Specification manual](#), as amended. See Figure 18.44-1 for reference.



Figure 18.44-1: Bioretention facilities

- (4) Stormwater and erosion control methods shall comply with the specifications in the [Storm Drainage Design Criteria and Construction Specification](#) manual, as amended.
- (5) All on-lot landscaping shall include foundation plantings where facades are visible from adjacent rights-of-way, open space, parking lots, trails and walks, and passive recreational areas.
- (6) Minimum Plant Sizes. The minimum plant size shall be consistent with Table 18.44-2 below:

Table 18.44-2 – Minimum plant size table

<i>Plant Type</i>	<i>Plant size (Minimum)</i>
Shade trees	2-inch diameter caliper, measured 6-inches above ground from the uppermost root flare
Ornamental trees	1½ - inch diameter caliper, measured 6-inches above ground from the uppermost root flare
Non-deciduous trees	6-foot in height

Shrubs	Volume #5 (ANSI Standards)*
Perennials	Volume #1 (ANSI Standards)

**Shrubs may be substituted with large perennials (Volume #2 (ANSI standard)) or larger at a ratio of three (3) perennials to one (1) shrub ratio.*

- (b) For all all major and minor developments, and single-family and two-family dwellings.
- (1) Bare dirt or weeds are not allowed as ground cover or landscape material.
 - a. Acceptable ground cover or an approved synthetic ground cover shall be kept free of weeds.
 - b. Synthetic or non-plant ground covers shall not be counted towards the required live plantings coverage pursuant to 18.44.080 (a)(1).
 - (2) Artificial turf is an acceptable ground cover, but is only permitted in yards that are not visible from public right-of-way.
 - (3) Landscape plantings are encouraged to be designed using water-efficient irrigation practices.
 - a. Water efficient, drought tolerant, pollinator garden, and xeric landscaping are encouraged to be planted together to promote water conservation.
 - b. Plants with contrasting textures or forms should be grouped to improve the aesthetic appearance of a yard and promote further water conservation.
 - c. Residential subdivisions that incorporate xeric planting designs in parkways, outlots, and common open space areas, may request a raw water reduction subject to review and approval by the Water and Sewer Department.
 - (4) Native grass or native grass seed shall be planted in detention and retention ponds, and in areas that will not be highly trafficked by pedestrian activity.
 - (5) Utility line clearance zones.
 - a. Landscaping shall not obstruct or grow into fire hydrants, water meter pits, utility boxes, public traffic signs, sidewalks, or utility boxes except to comply with the requirement to screen mechanical equipment, pursuant to 18.44.080 (a)(4).
 - b. Easements. No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary, or non-potable irrigation easements.
 - c. Meters, mains, and services. No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services pursuant to Figure 18.44-2.
 - d. Overhead lines. Trees or shrubs may encroach into the utility clearance zone, but shall never touch or bump into overhead phone or utility lines when the landscape material has fully matured. Shorter ornamental trees with a maximum height of twenty (20) feet are typically acceptable, but shall follow service provider guidelines.
 - e. Storm water detention areas. Placement of landscape materials which are determined to produce pollutants that may negatively affect the quality of stormwater runoff shall not be permitted near drainage, stormwater detention, or 100-year floodplain areas.

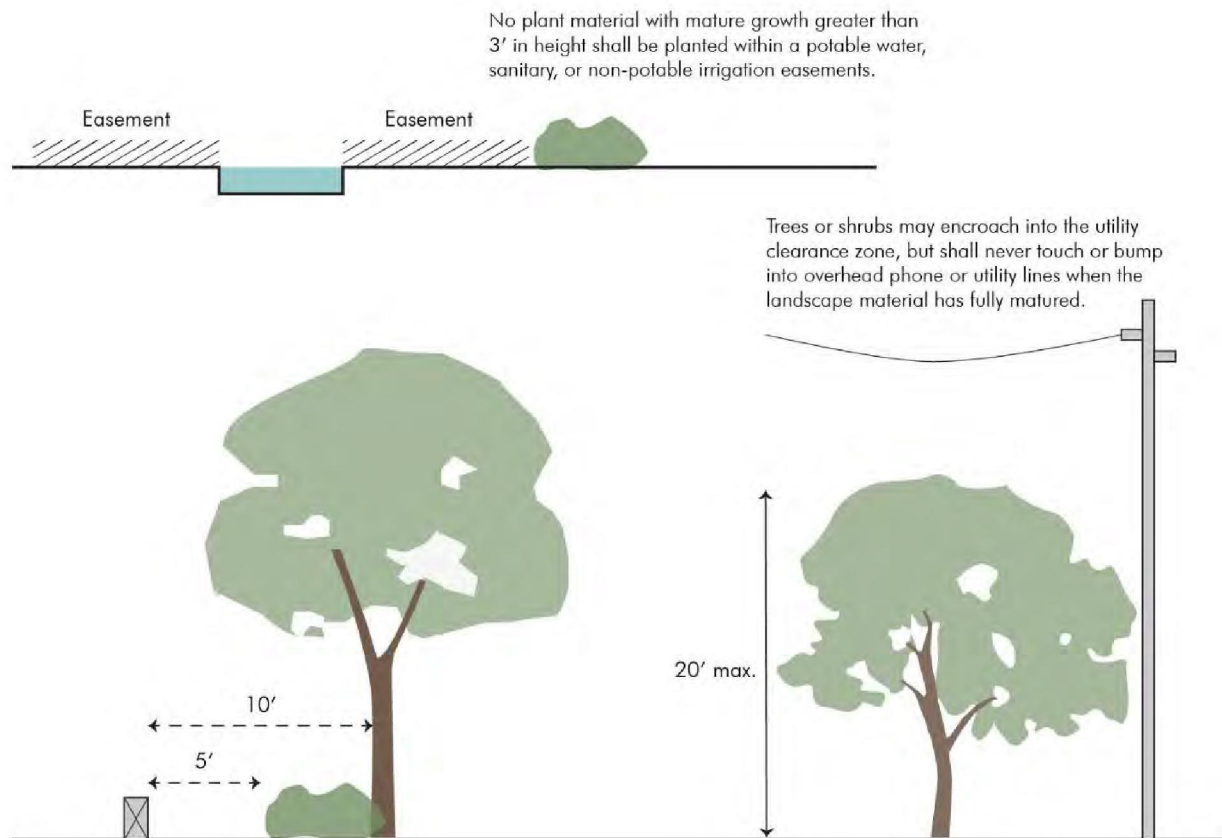


Figure 18.44-2: Utility line clearance zones

- (6) Clear vision sight distance triangle. For safety and visibility purposes, a sight distance triangle shall be created and maintained in which no landscape materials, earthen berms, or other visual obstructions are present. The clear vision sight distance triangle shall have a fifteen (15) foot decision point distance and a conflicting vehicle distance measurement, which is measured fifteen (15) feet perpendicular from the projected flow line of the intersecting street, driveways, and alleys.
 - a. The conflicting vehicle distance measurement is dependent on the street classification and speed allowance of the street pursuant to the City's [Design Criteria and Construction Specifications](#), as amended. It must allow full view of traffic approaching on the left or the right of the minor road pursuant to Figure 18.44-3.

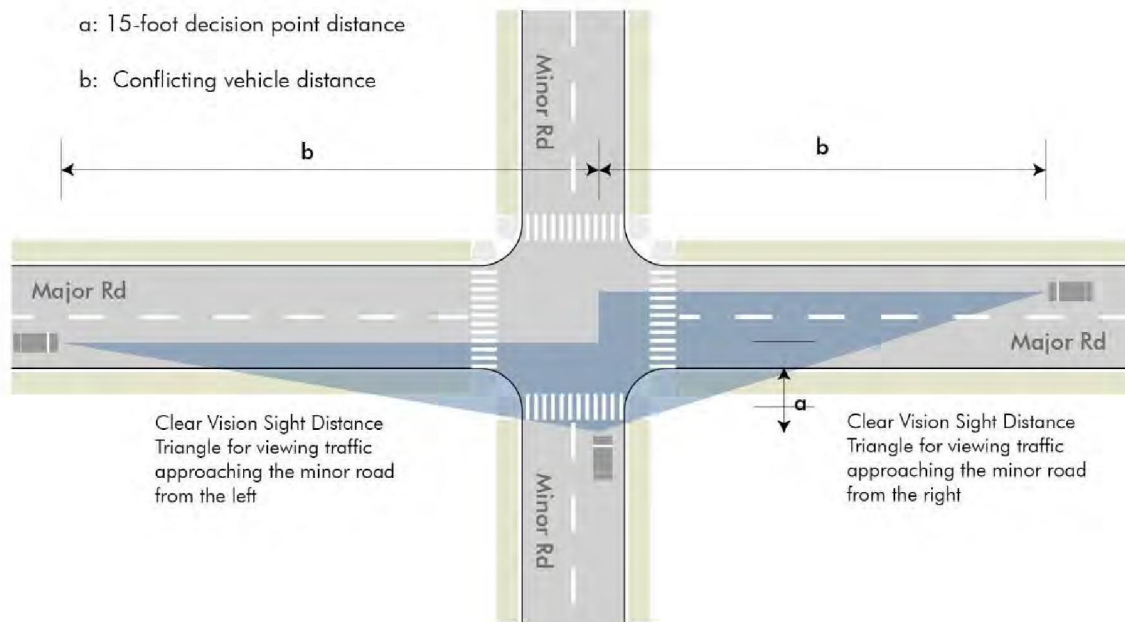


Figure 18.44-3: Clear vision sight distance triangles

- b. Landscaping proposed within the required clear vision sight distance triangle shall be maintained at a height no greater than thirty (30) inches above the adjacent street level.
- (7) Right-of-way landscaping. A right-of-way planting permit shall be required for any trees and landscape material with a mature height of over eighteen (18) inches planted within a public right-of-way.
- (8) Prior to the installation of turf-grass and/or other plant materials in areas that have been compacted or disturbed by construction activity, such areas shall follow soil amendment procedures pursuant to [Title 14.08](#) and the [Water and Sewer lawn installation specifications](#).
- (c) Alternatives.
 - (1) Utility easements or utility lines that conflict with required landscaping such as, but not limited to, buffer yards, perimeter treatment, right-of-way landscaping, parkway landscaping, foundation plantings, and median standards shall require an alternative design that is equal to or greater than what is typically required by this Chapter.
 - (2) Short rooted plants such as perennials and grasses may be planted along utility easements and other utility line paths.

18.44.060 - Installation and maintenance

- (a) Installation and maintenance requirements shall apply to all major and minor developments, and single-family and two-family dwellings.
- (b) All major development.
 - (1) Required installation and inspections. Prior to the issuance of a certificate of occupancy the following provisions shall be executed:
 - a. A stamped letter of substantial completion shall be provided by a licensed landscape architect or a certified irrigation auditor.
 - b. All subdivision landscape installation shall be complete including, but not limited to, installation of all common open space, outlots, street trees, and perimeter treatments and shall be installed prior to the issuance of the first certificate of occupancy or through a landscape plan or development agreement that includes a phasing plan.

- (2) All landscaped areas, including but not limited to, bioretention facilities, bioswales, rain gardens, detention areas, common open space areas, medians, and perimeter treatments shall be maintained in perpetuity by a homeowners or business association unless otherwise noted in a development agreement, a plat, or a recorded document, and as accepted and approved by the City.
- (3) Approval. Installed landscape material may be inspected by the City periodically throughout the life of development.
- (c) All major and minor developments.
 - (1) An inspection shall be performed by the City or by a licensed landscape architect or a certified irrigation auditor for all new and changed landscape material.
 - (2) Perpetual maintenance.
 - a. The developer, owners' association, property owner and/or tenant, as required by this Chapter, shall be responsible for the maintenance of all on-lot, right-of-way landscaping; all buffer yard(s), perimeter treatment, and screening improvements. All improvements shall be kept in healthy condition.
 - b. Property owners shall be responsible for the perpetual maintenance of the adjacent front parkway, unless otherwise maintained by a homeowner or business association.
 - c. Landscape material on corner lots with a side or rear parkway shall be installed by a developer and maintained perpetually by a property owner or a property owners' association.
 - (3) Replacement. Failure to replace dead landscape materials within three (3) growing seasons (spring, summer, or fall) from the date of issuance of Certificate of Occupancy, shall be considered a violation of the site plan approval and is subject to penalties pursuant to Chapter 9.18.180 and Chapter 1.33 of the Municipal Code.
- (d) Exceptions. If weather prevents the required landscaping from being installed, collateral in the form of a Financial Security Agreement, acceptable to the City, in the amount of one hundred twenty-five percent (125%) of the cost of materials and installation is to be provided to the City and approved prior to issuance of the certificate of occupancy.
 - (1) Single-family and two-family dwellings. If not previously installed, all required on-lot and rights-of-way landscaping, excluding perimeter treatment and buffer yards, shall be installed in accordance with the provisions of this Chapter, within one (1) year of the issuance of the certificate of occupancy.

18.44.070 - Irrigation systems

- (a) Irrigation system requirements apply to all major and minor developments, and as applicable to single-family and two-family dwellings.
- (b) All major developments.
 - (1) Irrigation system design required. In conjunction with a landscape plan, an irrigation system design shall be submitted, reviewed, and approved by the Water and Sewer Department.
 - (2) The irrigation system shall be a fully functioning automatic irrigation system, designed to minimize overspray and installed in accordance with Water and Sewer design standards.
 - (3) Waiver. Existing infill developments located in the Redevelopment District may request a waiver from irrigation requirements. The waiver will be reviewed on a case-by-case basis and approved by the Community Development Director or Designee.
- (c) All major and minor developments.
 - (1) The irrigation system shall include the following:
 - a. Subsurface and drip irrigation. Trees, shrubs, and plantings in bed areas, such as landscape islands, shall be designed to group plants with similar water requirements, and be irrigated by drip, bubbler systems, low volume spray heads, or subsurface irrigation systems.

- b. Temporary irrigation. A temporary irrigation system is only allowed where native grass has been installed on an undeveloped lot or part of a developed lot, an outlot, retention or detention pond, and landscaping shall be established within three (3) to four (4) growing seasons, and shall comply with the re-vegetation standards as provided in the [Storm Drainage Design Criteria and Construction Specification](#), as amended.
 - c. After native grass is established, the temporary irrigation must be removed within three (3) months after establishment is complete.
- (2) Irrigation audit. An irrigation audit shall be required following installation of the irrigation system.
- (3) Automatic irrigation. Landscaped areas shall be served by a fully-functioning automatic irrigation system, as determined by Storm Drainage Design Criteria and Construction Specification, as amended.
- (d) All major and minor developments, including new single-family and two-family dwellings.
 - (1) Minimize overspray. Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks, and parking lots.

18.44.080 - Landscape requirements for all zoning districts

- (a) Landscape requirements for all zoning districts apply to all major and minor developments.
 - (1) The minimum site area required to be landscaped is fifty percent (50%) of the required open space, as established for each of the zone districts pursuant to Chapter 18.38.
 - (2) Where landscaping is used for screening, a minimum of forty percent (40%) must be non-deciduous plant materials.
 - (3) Any part of a site not used for building coverage and main entrances, parking areas, driveways, sidewalks, or other site improvements shall be landscaped.
 - (4) All utility and ground-mounted electrical equipment planned and existing equipment, including but not limited to electric transformers, switch gearboxes, cable television boxes, telephone pedestals, and boxes, shall be screened with landscape material on the sides visible from the public rights-of-way that are not used for service access.
 - (5) Trash enclosures that are not architecturally integrated, trash receptacles, loading docks, and any outdoor storage areas shall be screened with landscape material on all sides visible from public rights-of-way such as sidewalks, streets, and other properties from which the property is visible.
 - (6) For streetscapes, parking lot perimeters, and parking lot interiors, additional landscaping beyond the minimum standards may be required in order to:
 - a. Buffer dissimilar uses and activities;
 - b. Break up the massing of blank walls and large buildings; and
 - c. Accent special features such as main entries and corridors.
- (b) For all major and minor developments, and single-family and two-family dwellings.
 - (1) Trees required on lot. Trees shall be planted pursuant to the following:
 - a. All required trees shall comply with the minimum plant material sizes listed in Table 18.44-2, Minimum plant size table.
 - b. Existing mature trees may count toward these requirements pursuant to Section 18.44.130.
 - (2) Parkway standards. Landscaping within rights-of-way shall be provided subject to the following standards:
 - a. Parkway development must have fifty percent (50%) live landscape material.
 - b. Shade trees shall be planted at a regular spacing of a minimum of thirty-five (35) feet on center.

- (1) Single-family and two-family dwelling shall have no less than one (1) tree per street frontage.



Figure 18.44-4: Parkway standards

- c. Street trees and shrubs shall be those species suitable for the location in which they are planted and installed after sidewalks have been completed. Street trees and shrubs shall be planted pursuant to Section 18.44.050 (a)(6), clear vision sight distance triangle provisions.
 - d. Xeric landscaping and native grasses are encouraged in parkways.
 - e. Street trees adjacent to sidewalks and streets shall have a height clearance of eight (8) feet above sidewalks and fourteen (14) feet above streets.
- (3) If existing healthy vegetation is retained on-site, it may be counted toward the landscape requirements pursuant to provisions of this Chapter.
- (4) All landscape materials planted pursuant to the provisions of these requirements shall be healthy at the time of planting and compatible with the local climate.



Figure 18.44-5a: Tree sidewalk clearance – urban



Figure 18.44-5b: Tree sidewalk clearance - residential

(c) For all single-family and two-family dwellings.

- (1) A minimum of one (1) tree shall be planted on all single-family and two-family lots as follows:
 - a. One (1) tree shall be planted on lot in the front yard; this requirement is in addition to the required parkway planting requirements.
 - b. Additional trees, not otherwise required, are encouraged to be planted in other parts of the residential property, where feasible.
- (2) A minimum of fifty percent (50%) live plantings shall be provided within all yards adjacent to visible from all rights-of-way, except for alleys, including typical and atypical lots pursuant to Figures 18.44-6 and 18.44-7.
 - a. All non-paved areas and yards not visible from adjacent rights-of-way must be landscaped pursuant to Section 18.44.050(b).
 - b. Driveways, walkways, patios, porches, and areas containing an accessory structure shall be excluded for the purposes of calculating the fifty percent (50%) landscape material requirement.

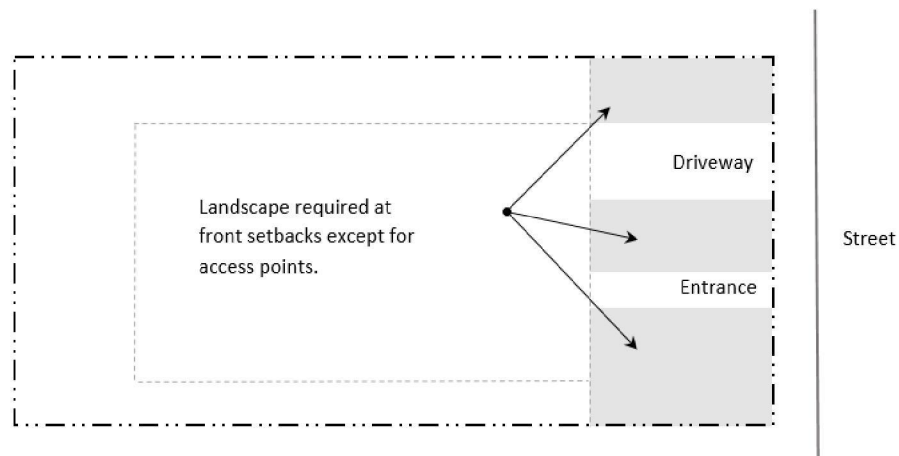


Figure 18.44-6: Typical Lot Frontage

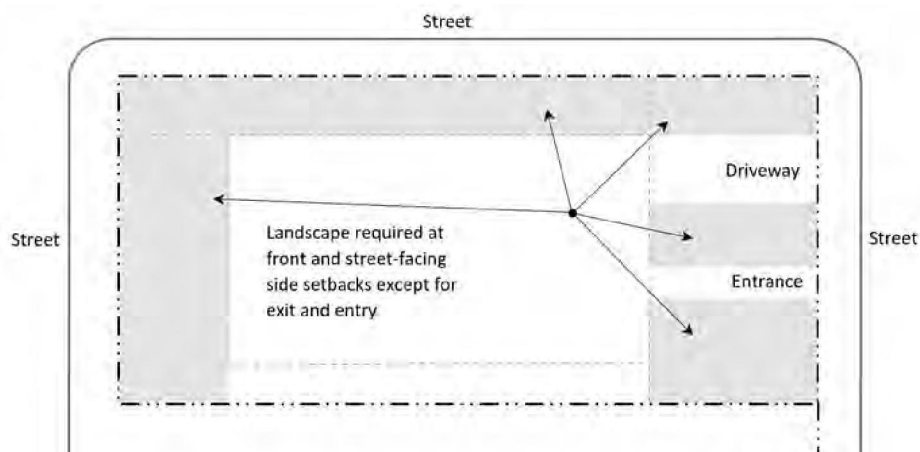


Figure 18.44-7: A-typical Lot Frontage

18.44.090 - Buffer yards standards

(a) Buffer yard standards applies to all major developments.

- (1) The purpose of buffer yards is to provide a landscaped barrier for dissimilar uses for a transitional effect between two (2) or more lots sharing a common property line. The buffer yard standards of this section also applies as follows:
 - a. All new development on vacant land adjacent to existing development.
 - b. New residential subdivisions are not exempt from this provision.

- c. Requests for reductions to landscape requirements for oil and gas sites located in non-urbanized areas may be approved by the Community Development Director or Designee, on a case-by-case basis.
 - d. Land uses separated by public rights-of-way, such as alleys and streets, shall not be considered adjacent for the purposes of this section.
- (2) Location of buffer yards.
- a. Pursuant to Figure 18.44-8, buffer yards shall be located along the property line where the most intense and differing land-uses exist.
 - b. A buffer yard is required where abutting land uses may impact the adjacent property, such as, but not limited to a storage yard or a commercial or industrial building development against a residency, or an open space park.
 - c. Buffer yards shall not be placed within any dedicated rights-of-way.



Figure 18.44-8: Buffer yard along differing land uses

- (3) Buffer yards may be interrupted, having a break, for necessary pedestrian and vehicle access.
- (4) Existing healthy vegetation within the required buffer yard area may be counted toward the required landscaping.
- (5) Landscaping requirements for buffer yards.
 - a. Non-deciduous trees are required to make up a minimum of forty percent (40%) of the required trees.
 - b. Perennials or shrubs used towards buffer requirements must be no smaller than thirty-six (36) inches in height at maturity.
 - c. Shrubs, ornamental grasses, and perennials may not be substituted for trees in the buffer yard unless the applicant has demonstrated to staff that the site is encumbered by utilities as described in Section 18.44.050 (b).
 - d. All plant material conversions shall be reviewed on a case-by-case basis based on durability and appearance in the location where the materials are to be installed and may be approved by the Community Development Director or Designee.

- e. A solid wall or fencing is not required as part of a buffer yard, but if a solid wall or fence is provided that is at minimum 6-feet in height, then the width of the buffer yard may be reduced by twenty-five percent (25%)
- (6) Earthen berms are also encouraged as part of the buffer. Landscape material may be reduced by up to fifty percent (50%) if the site plan includes berming or other topographic features that achieves the intent of this section and are designed to complement adjacent properties.
 - a. Earthen berms shall have a slope with a horizontal to vertical ratio of no less than 3:1 ratio and no greater than a 4:1 ratio for turf-grass mowing, and shall have a crown width of at least two (2) feet. See Figure 18.44-9 below.
 - b. All berms, regardless of size, shall be stabilized with grasses, especially at the crown.
 - c. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair the safe operation of vehicles.

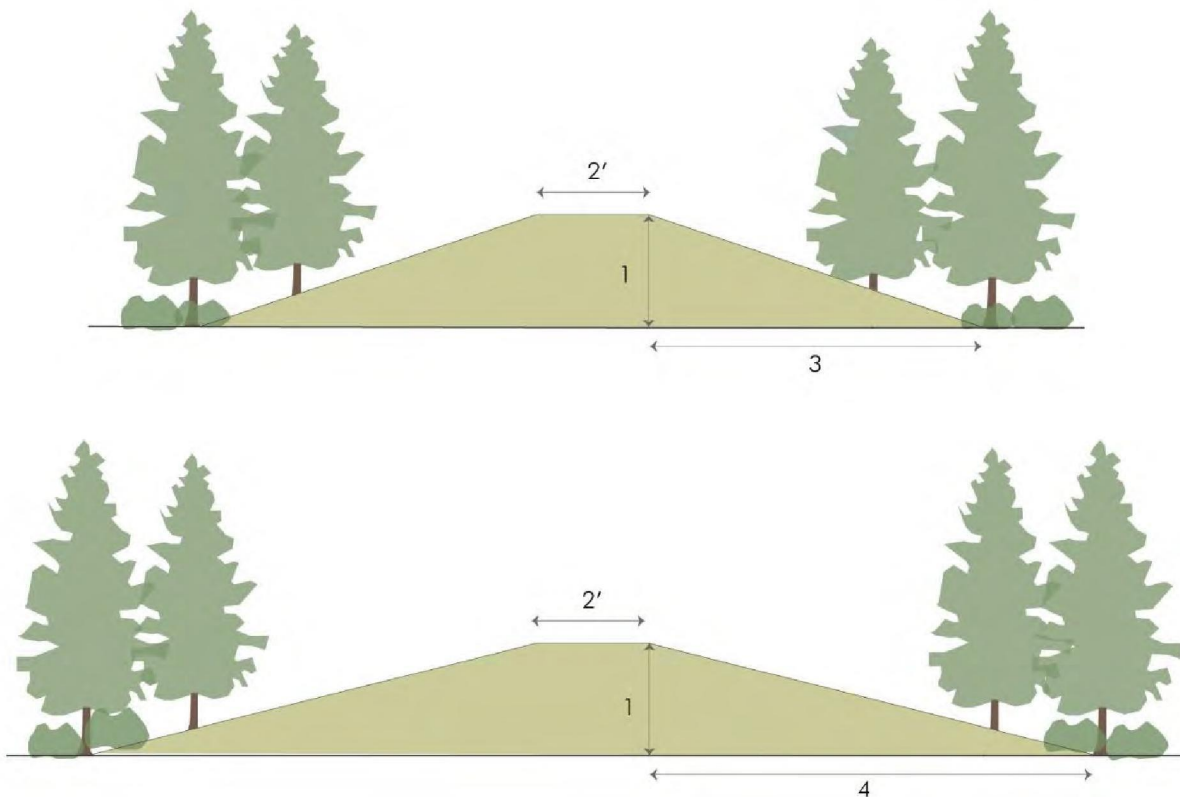


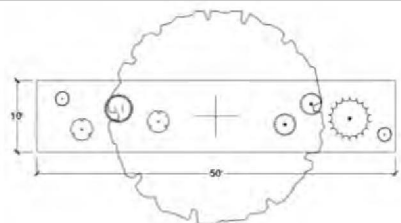
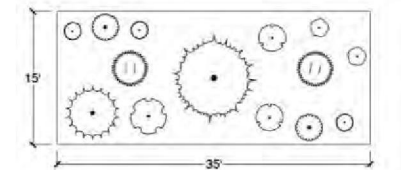
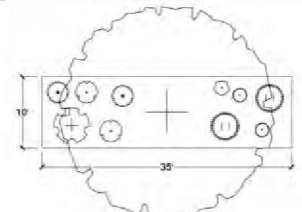
Figure 18.44-9: Earthen berms

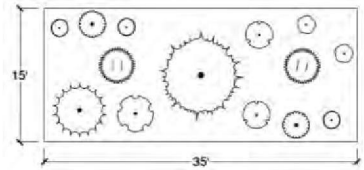
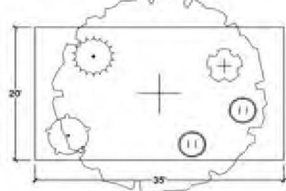
- (7) Minimum buffer yard requirements.
 - a. The land use intensities listed on Table 18.44-3 identifies the intensity for the proposed land use and adjacent land uses.
 - b. The minimum buffer yard requirement on Table 18.44-4 identifies the buffer yard requirement for the proposed land use adjacent to those land uses identified in Table 18.44-3

Table 18.44-23– Land use intensity table

Intensity	Land Use
Low-intensity use	Including but not limited to offices (2 stories or less), churches, schools, public facilities including recreational fields, community swimming pools, and similar facilities, daycare facilities, single-family, two-family, and multi-family developments of less than 12 units per acre.
Medium-intensity use	Including but not limited to neighborhood commercial and service activities, retail operations under 3,000 square feet gross floor area and typically do not operate 24-hours a day, restaurants (no drive-up window services), banks (without drive-up windows), convenience stores (without gasoline sales), offices (3 or more stories), multi-family developments greater than 12 units per acre.
High-intensity use	Including but not limited to commercial activities that typically operate 24-hours, vehicle repair shops, service stations, drive-up window restaurants, and banks, car washes, hotels and motels, shopping centers, as well as light manufacturing activities and research facilities; or any commercial or industrial property that has a gross floor area greater than 3,000 square feet gross floor area.
Very-high intensity use	Including but not limited to heavy-industrial uses, heavy manufacturing, truck terminals, mobile home sales, vehicle sales, heavy equipment sales, facilities involving outdoor storage and outdoor commercial recreation establishments; commercial or industrial properties typically greater than 20,000 square feet gross floor area.

Table 18.44-4 – Minimum buffer yard material and width table

<i>Proposed Use:</i>	<i>Adjacent Shared Use:</i>	<i>Buffer Yard Quantity/Width:</i>	<i>Example Image:</i>
No buffer yard is required when a proposed developed property is adjacent to another of property with use of the same intensity.			
Medium-intensity use	Low-intensity use	One (1) tree and eight (8) shrubs for every 50-linear feet; Minimum width: 10-feet wide	
High-intensity use	Low-intensity use	One (1) tree and thirteen (13) shrubs for every 35-linear feet; Minimum width: 15-feet wide	
High-intensity use	Medium-intensity use	One (1) tree and ten (10) shrubs for every 35-linear feet; Minimum width: 10-feet wide	

Very-high intensity use	Medium-intensity use	One (1) tree and thirteen (13) shrubs for every 35-linear feet; Minimum width: 15-feet wide	
Very-high intensity use	High-intensity use	One (1) tree and five (5) shrubs 35-linear feet; Minimum width: 20-feet wide	

(8) Alternatives.

- a. If a development includes a vegetated water quality pond, decorative and articulated 6-foot tall solid wall, or an architectural landscape design, the property owner may request a ten percent (10%) reduction in the overall landscape requirement, except for buffer yards and perimeter treatments.
- b. If the site has unique characteristics where buffering cannot be feasibly installed due to size constraints, minimal setbacks, or easement encumbrances, a request for alternative compliance pursuant to Section 18.44.020(b) and 18.38.140 may be granted.
- c. For infill sites only. A buffer yard may be replaced with two (2) or more public space concepts such as, but not limited to outdoor seating areas and dining with landscaping, wood, gas or propane fire pits, fireplaces, grills and outdoor heaters or decking areas that are accessible and functional to the public, sustainable in design, and allows for community engagement. Requests for this buffer yard replacement provision shall be reviewed on a case-by-case basis and may be approved by the Community Development Director or Designee.

18.44.100 Parking lot landscaping standards

- (a) Parking lot landscape standards shall apply to all major and minor developments.
- (b) Parking lots shall adhere to the setback standards pursuant to Chapter 18.38 - Zoning District Development Standards.
 - (1) General parking lot landscape standards:
 - a. Landscaping must accommodate a two (2) foot vehicle curb overhang.
 - b. Landscape shall incorporate a universal design.
 - c. Landscaping material such as shrubs or perennials, but excluding required trees, shall have a limited height of thirty (30) inches where vehicle visibility is necessary.
 - d. The total on-lot tree count shall be no less than one (1) tree per five (5) parking lot spaces.
 - e. The required landscape treatment for parking lot screening may also include a living fence, berming, decorative metal fencing, and/or masonry wall.
 - (2) Parking lot screening.
 - a. A minimum eight (8) foot wide landscaped area, exclusive of sidewalks and utility easements, shall be provided between the parking lot and street right-of-way to accommodate the required plantings.
 - b. The landscape treatment shall be located at the perimeter of surface parking lots abutting street corridors, and shall not encumbe the clear vision sight distance triangle.

- c. A minimum of one (1) shade tree or non-deciduous tree shall be planted for every thirty-five (35) linear feet. Where space allows, earthen berms are encouraged as part of the screening to allow for diversity and interest in landscape design. A minimum of six (6) shrubs shall be planted between every tree. A mix of evergreen and deciduous shrubs is encouraged.

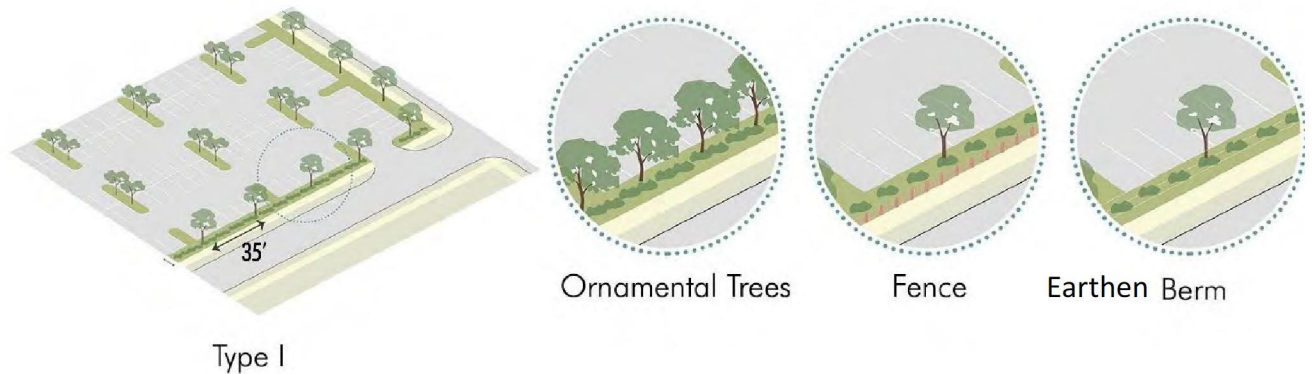


Figure 18.44-10: Parking lot screening

- (3) Interior parking lot design. The following landscaping requirements shall apply to parking lots with fifteen (15) or more parking spaces to provide pervious surfaces within a parking lot.
- Parking lot islands shall include curb cuts that direct runoff into pervious areas. Plants within these pervious areas shall have a high salt and chemical tolerance.
 - Where more than fifteen (15) parking stalls are provided in a row, one (1) parking lot island shall be provided. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but at no time shall the total number of islands be less than the required amount of one (1) island for every fifteen (15) spaces.



Figure 18.44-11: Single row and double row parking lot islands

- c. The end of every parking row shall have a landscaping island.

- d. Standard size vehicle parking.
 - i. Single row parking lot islands. The minimum size of a parking lot island must be nine (9) feet wide by nineteen (19) feet long, and contain no less than one (1) shade tree.
 - ii. Double row parking lot islands. The minimum size of a parking lot island must be nine (9) feet wide by thirty-eight (38) feet long, and shall contain no less than two (2) shade trees.
 - e. Compact vehicle parking.
 - i. Single row parking lot islands. The minimum size of a parking lot island shall be eight (8) feet wide by sixteen (16) feet long, and shall contain no less than one (1) shade tree.
 - ii. Double row parking lot islands. The minimum size of a parking lot island shall be eight (8) feet wide by thirty-two (32) feet long, and shall contain no less than two (2) shade trees.
- (4) Footstep access.
- a. Landscape islands shall have an additional twelve (12) inch setback from an adjacent curb to provide a footstep for pedestrian access from the parking stall pursuant to Figure 18.44-12.
 - b. The footstep access may be accomplished with a wider walk, enlarged curb, or striping to avoid having vehicles park too close and pedestrians step on landscape material.
 - 1. If the footstep is inside the landscape island, it shall be constructed of concrete or an acceptable all-weather compacted material.

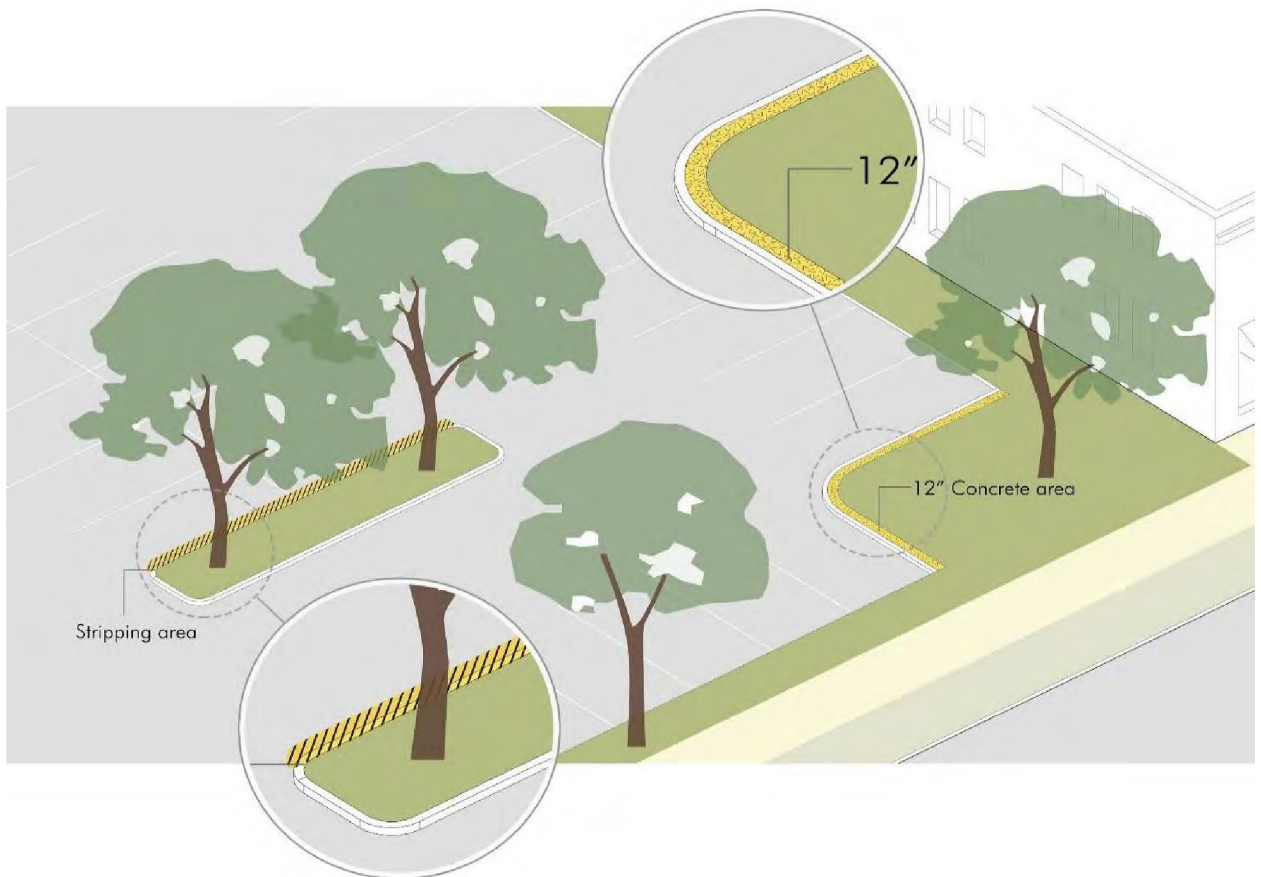


Figure 18.44-12: Landscape island footstep access

- (5) Planting median. Shall be required in parking lots with greater than 100 parking spaces:
- For every two (2) parking bays, a continuous planting median is required to provide pedestrian accessibility and additional shading for large parking lot surfaces, pursuant to Figure 18.44-13.
 - All medians shall be a minimum of fifteen (15) feet wide and shall include a five (5) foot sidewalk.
 - All planting medians shall contain defined breaks, as necessary, to provide pedestrian circulation between bays of parking. The bays shall allow for handicap accessibility from one side of the planting median to the other and onto any sidewalk located within the planting median.

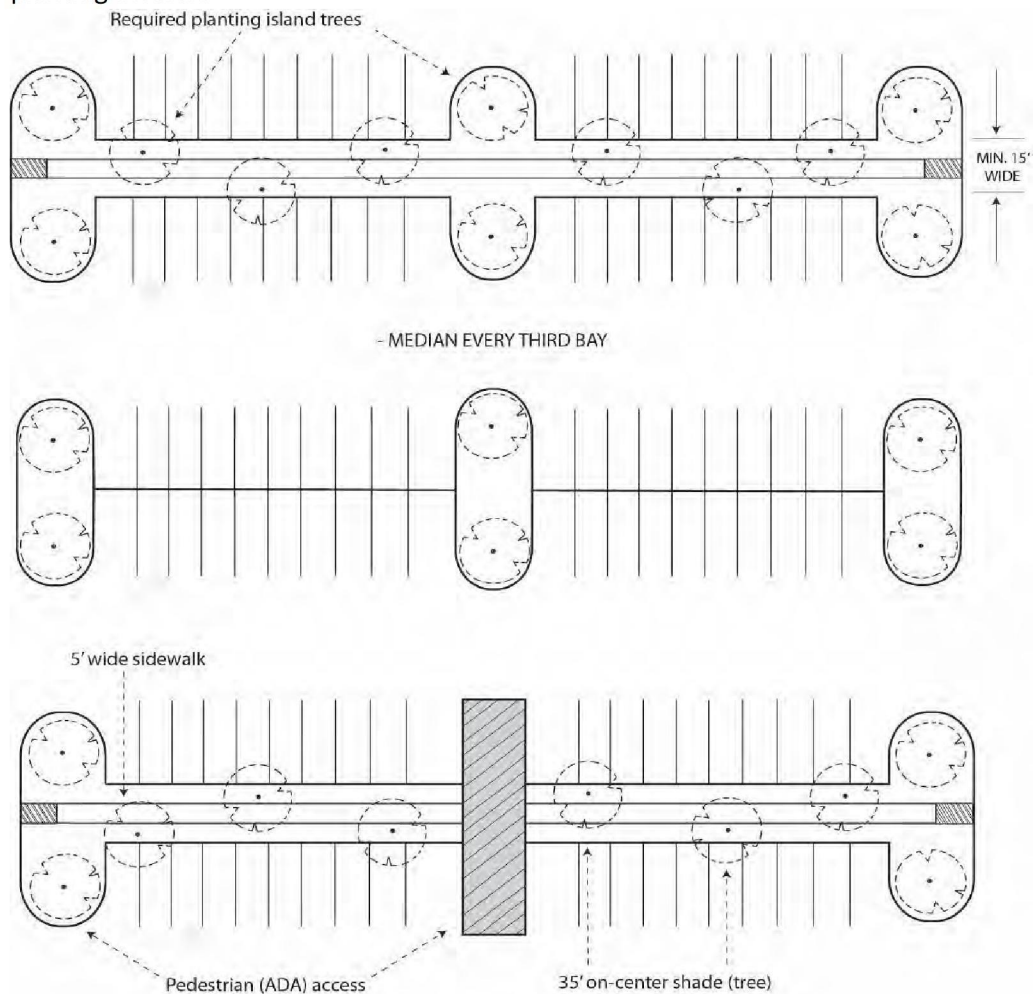


Figure 18.44-13: Example Planting Medians

- (6) Alternatives.
- Parking lot entry areas may request a twenty percent (20%) reduction of the required landscape material if the property includes large monumentation, artwork, or architectural landscape design and may be approved by the Community Development Director or Designee, on a case-by-case basis.

- b. Parking lot landscape screening. Landscape material may be reduced by twenty percent (20%), if an architectural and decorative short-wall or earthen berm no greater than thirty-six (36) inches in height is included in the overall design of the landscape screening treatment.
 - c. Parking lots that include a bioretention facility that is greater than ten percent (10%) of the size of the entire impervious area of a parking lot, may request a reduced parking lot screening setback by up to one (1) foot.
- (7) Exemptions.
- a. Residential complexes or commercial centers that share a parking area or that have property lines adjacent to an alley or areas that abut an alley, may be exempted from these requirements, on a case-by-case basis and upon approval by the Community Development Director or designee.

18.44.110 - Perimeter treatment standards

(a) Perimeter treatment standards. .

A perimeter treatment plan shall be submitted for all new developments, except for individual single-family or two-family dwellings which are not being approved as part of a subdivision application. The perimeter treatment plan shall include landscaping in areas adjacent to all rights-of-way, landscaping behind the sidewalk, as well as any parkway plantings.

- (1) Requirements. The perimeter treatment plan shall include all landscaping improvements such as live plant material and elements such as fencing, earthen berms, walls, and enhanced streetscape that include furnishings, lighting, and any alternative design requests. Alternative design requests may be approved by the Community Development Director or Designee on a case-by-case basis.
 - a. The plantings and elements required in perimeter treatments shall include the area between the edge of the roadway against the property line as part of the streetscape, or along the edge of an outlot or common open space area facing rights-of-way.
 - b. The perimeter treatment shall be complimentary to adjacent sites and any surrounding perimeter treatments in the immediate area.
- (2) Subdivision entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs, perennials, and ground covers. Plantings shall be massed and scaled based on the entryway size and space. Landscaping should also be designed to provide detail, color, and variety to create visual interest.
- (3) Required perimeter treatment shall be installed concurrent with other site infrastructure improvements, as per Section 18.04.1195, and prior to the issuance of a certificate of occupancy pursuant to Section 18.44.060 (b)(1), or as specified in a Development Agreement or PUD plan.
- (4) Solid fences and walls included as part of a perimeter treatment shall be in accordance with Section 18.52.035. All walls shall include top-of-wall and bottom-of-wall dimensions at five foot intervals.
- (5) Perimeter treatment design. Notwithstanding the parkway requirements pursuant to 18.44.080 (b)(2), perimeter treatment areas shall contain the plantings according to Table 18.44-5, or an acceptable mix of trees and shrubs that provide comparable screening, as determined by the City.

(b) Alternatives.

- a. For sites with unique characteristics or site constraints that may make where perimeter treatment difficult to install due to size , reduced setbacks, or easement encumbrances, a request for alternative compliance pursuant to Section 18.44.030(b) and 18.38.140

may be submitted for review and approval by the Community Development Director or designee on a case-by-case basis.

(c) Exemptions.

- (1) Parking lots that require parking lot screening, shall not be subject to perimeter landscape requirements.

Table 18.44-5: Perimeter treatment design requirements

<i>Use Type</i>	<i>Street Classification</i>	<i>Type - Base Standard (plants per 100 linear feet)*</i>	<i>Minimum Width of Perimeter (in feet)</i>
Residential/Institutional	Collector	4 trees 14 shrubs	10
Residential/Institutional	Arterial	4 trees 16 shrubs	20
Residential/Institutional	Highways/ Expressways/ Freeways	4 trees 24 shrubs	30
Commercial/Industrial	Collector/Arterial	3 trees 5 shrubs	10
Commercial/Industrial	Highways/ Expressways/ Freeways	4 trees 10 shrubs	15

** All perimeter treatment plans shall contain forty percent (40%) non-deciduous trees and shrubs.*

18.44.120 - Boulevard median standards

- (a) Boulevard median plan shall be submitted for all new developments, except for individual single-family or two-family dwellings which are not being approved as part of a subdivision application or land use application.
 - (1) A cross-section and planting plan of the proposed boulevard median to be landscaped shall be included with the land use application.
 - (2) Xeric plants, decorative rocks and boulders, perennials, grasses, and shrubs may be included in the median design.
 - (3) Plant groupings shall be designed in association with the mulch of choice. When mulches are mixed, it is encouraged to incorporate a creative design that provides stormwater erosion control
 - (4) Proposed tree species shall be approved by the City.
 - (5) The developer, pursuant a Development Agreement, shall be responsible for installing the median landscaping and irrigation system.

18.44.130 - Alterations, replacement, and removals

- (a) Alterations, replacement, and removals shall apply all major and minor development, and single-family and two-family dwellings.
- (b) Protection, mitigation, and preservation applies to all major and minor developments.
 - (1) Protection of wildlife habitat and/or linkages to wildlife habitat. The preservation and protection of healthy specimen trees, masses of smaller, healthy trees, and trees in common open spaces and in passive recreational areas is preferred.

- (2) Unauthorized removal and replacement, modifications, deviations, or alterations to the approved landscape plans, or failure to install and maintain plant material (including replacement of dead or dying plant material) is prohibited and subject to penalties in Chapter 9.18.180 of the Municipal Code.
- (3) Mitigation plan.
 - a. A tree inventory and report shall be prepared by a certified arborist to evaluate each tree for its mitigation value.
- (4) Tree credits, pursuant to Table 18.44-6, shall be given so long as the provisions of this Code section are met.
- (c) Preservation of existing trees and vegetation is preferred.
 - (1) Trees that are not in the path of new structures, pedestrian access, or parking lots, shall be preserved and incorporated into the overall site design of an associated development.
- (d) Removal and replacement of trees shall apply to all major and minor developments, and single-family and two-family dwellings.
 - (1) Replacement shall be provided on-site and in the rights-of-way adjacent to the property pursuant to the minimum tree planting requirements Chapter.
 - (2) Replacement of trees shall be of the same or similar species and tied to a previously approved landscape plan and/or to an existing condition of the subject site, except for those species designated as noxious or prohibited species.

Table 18.44-6: Tree Credits/Debits

<i>Diameter caliper of tree</i>	<i>Tree credit/debit</i>
≤ 2-inches to 20-inches	1
>20-inches	3

- (e) If the site design precludes incorporation of some or all existing healthy trees, then replacement shall be made as follows:
 - (1) For all major and minor developments.
 - a. Replacement shall be provided on an adjacent site or the nearest public land, if feasible, as determined by the City.
 - b. If the number of trees required for replacement cannot be feasibly mitigated on the subject site, the dollar value of the trees as cash-in-lieu, including the estimated cost of installation, shall be provided to the City.
- (f) No credit shall be granted for trees which are:
 - (1) Defined as non-native invasive plants or prohibited species as determined by the City;
 - (2) Dead, dying, diseased, or infested with harmful insects;
 - (3) Not located on the actual development site;
 - (4) Irreparably damaged due to improper pruning;
 - (5) Preserved trees, where root protection zones have been impacted;
 - (6) Relocated trees, where relocation techniques have not been approved by the City or as part of an approved landscape plan; and Trees removed by the City due to sight impairment of vehicular traffic or pedestrian circulation shall not be replaced with new trees and shrubs.

Amendments and Repeals to Chapter 18

Additions to this section of the code are in ALL CAPS.

Deletions have a ~~strike through~~.

18.04.110 - Definitions –

Buffer shall mean to promote separation and ENHANCE compatibility between land uses of different intensities ~~within or adjacent to a development, or along roadways or other public areas, through the use of setbacks, natural vegetation, berms, fences, walls or a combination thereof.~~ The term *buffer* may also be used to describe the methods used to promote compatibility, such as a landscape buffer.

Perimeter treatment plan shall mean ~~a plan designed for the installation and perpetual maintenance of improvements~~ intended to provide visual and noise protection for the outer edges of developments which border arterial or major collector streets.

PERIMETER TREATMENT ALSO PROVIDES AN ATTRACTIVE AND VARIED STREETScape FOR PEOPLE TRAVELING ALONG THOROUGHFARES. PERIMETER TREATMENT IS GENERALLY LOCATED ON THE FRINGES OF A LOT FACING PUBLIC RIGHTS-OF-WAY, UNLIKE A BUFFER YARD THAT SCREENS AGAINST DIRECTLY ADJACENT USES. Said plan shall include materials, techniques and sizes of buffering treatments, such as landscaping, fencing, screen walls, berms or a combination thereof sufficient to provide adequate buffering. The perimeter treatment plan may be incorporated into and shown on the landscape plan.

18.42.030 – Definitions –

Parkway shall mean the strip of land TYPICALLY located between the sidewalk and curb, **ALSO REFERRED TO AS A TREE LAWN.**

Yard, front or street side shall mean that portion of a lot between the primary structure and right of way.

YARD, FRONT SHALL MEANS THE SPACE OR AREA OF A LOT BETWEEN EVERY POINT ON THE FRONT OF A PRINCIPAL BUILDING AND THE FRONT PROPERTY LINE OF THE SITE, TYPICALLY ADJACENT TO THE STREET, WHICH EXTENDS THE FULL WIDTH OF THE SITE, AND MEASURED PERPENDICULARLY TO THE BUILDING AT THE CLOSEST POINT TO THE FRONT PROPERTY LINE. ON A

CORNER LOT, SPACE OR AREA ADJACENT TO THE SHORTER STREET RIGHTS-OF-WAY SHALL BE CONSIDERED THE FRONT YARD.

YARD, REAR SHALL MEANS THE SPACE OR AREA OF A LOT BETWEEN THE REAR PROPERTY LINE OF THE PRINCIPAL BUILDING AND THE REAR PROPERTY LINE OF THE SITE, EXTENDING THE FULL WIDTH OF THE SITE, AND MEASURED PERPENDICULAR TO THE BUILDING AT THE CLOSEST POINT TO THE REAR PROPERTY LINE.

YARD, INTERIOR SIDE SHALL MEANS AN OPEN-SPACE AREA BETWEEN THE INTERIOR SIDE PROPERTY LINE AND THE BUILDING SETBACK LINE, EXTENDING BETWEEN THE FRONT BUILDING SETBACK LINE AND THE REAR BUILDING SETBACK LINE.

YARD, SIDE STREET SHALL MEAN THE AREA EXTENDING BETWEEN THE FRONT YARD AND THE REAR YARD OR REAR STREET YARD AND SITUATED BETWEEN THE SIDE STREET PROPERTY LINE AND THE FACE OF THE PRINCIPAL BUILDING WHICH IS PARALLEL TO, OR MOST NEARLY PARALLEL TO, THE SIDE STREET PROPERTY LINE.

REPEAL: ~~Appendix 18-D~~ Tree, Shrub, and Ground Cover Lists

Amendments and Repeals to APPENDIX 18-B – Definitions

Additions to this section of the code are in ALL CAPS.

Deletions have a ~~strikethrough~~.

AMERICAN NATIONAL STANDARDS INSTITUTE (*ANSI*) SHALL MEAN THE STANDARDS BY SAID ORGANIZATION THAT HELPS DEVELOPMENT IN THE U.S. HAVE AN EQUITABLE AND OPEN PROCESS THAT SERVES INDUSTRY AND THE PUBLIC GOOD, HAVING A CONSENSUS IN STANDARDS DEVELOPMENT; ANSI'S ESSENTIAL REQUIREMENTS.

ARCHITECTURAL LANDSCAPE DESIGN SHALL MEAN THE DESIGN OF OUTDOOR AREAS, LANDMARKS, AND STRUCTURES TO ACHIEVE ENVIRONMENTAL, SOCIAL-BEHAVIORAL, OR AESTHETIC OUTCOMES. IT INVOLVES THE SYSTEMATIC DESIGN AND GENERAL ENGINEERING OF VARIOUS STRUCTURES FOR CONSTRUCTION AND HUMAN USE, USING EXISTING SOCIAL, ECOLOGICAL, AND SOIL CONDITIONS AND PROCESSES IN THE LANDSCAPE TO PRODUCE DESIRED LANDSCAPING.

ARTIFICIAL TURF SHALL MEAN ANY OF THE VARIOUS SYNTHETIC FIBERS MADE TO RESEMBLE NATURAL GRASS.

Berm shall mean a mound of earth, higher than grade, used for screening, definition of space, noise attenuation and decoration in landscaping.

BIORETENTION FACILITY SHALL MEAN A LANDSCAPED STORMWATER ELEMENT DESIGNED TO CONCENTRATE OR REMOVE DEBRIS AND POLLUTION FROM SURFACE WATER RUNOFF BY MOVING WATER SLOWLY AND HORIZONTALLY AT THE SURFACE THROUGH VEGETATION USING GENTLY SLOPED SIDES THAT CLEANSE WATER FROM POLLUTANTS AND SOIL EROSION BEFORE IT ENTERS THE CITY'S STORMWATER SYSTEM.

BIOSWALE SHALL MEAN A CHanneled DEPRESSION OR TRENCH THAT RECEIVES RAINWATER RUNOFF (AS FROM A PARKING LOT) AND HAS VEGETATION (SUCH AS GRASSES, FLOWERING HERBS, AND SHRUBS) AND ORGANIC MATTER (SUCH AS MULCH) TO SLOW WATER INFILTRATION AND FILTER OUT POLLUTANTS.

Buffer shall mean to promote separation and **ENHANCE** compatibility between land uses of different intensities, ~~within or adjacent to a development, or along roadways or other public areas through the use of setbacks, natural vegetation, berms, fences, walls or a combination thereof.~~ The term *buffer* may also be used to describe the methods used to promote compatibility such as a landscape buffer.

Buffer yard shall mean that area intended to provide buffering between land uses of different intensities or along roadways or other public rights of way.

BUFFER YARD SHALL MEAN THAT AREA INTENDED TO PROVIDE BUFFERING BETWEEN LAND USES OF DIFFERENT INTENSITIES THROUGH THE USE OF SETBACKS, LANDSCAPING, EARTHEN BERMS, SOLID FENCES, WALLS, APPLICABLE BIORETENTION FACILITIES OR A COMBINATION THEREOF. UNLIKE A PERIMETER TREATMENT, A BUFFER YARD IS LOCATED ON THE REAR YARD OR INTERIOR SIDE YARD OF A LOT, AND IS NOT ADJACENT TO STREETS OR ALLEYS.

CALIPER SHALL MEAN THE DIAMETER OR CIRCUMFERENCE OF A TREE.

CERTIFICATE OF OCCUPANCY (C.O.) SHALL MEAN A WRITTEN CERTIFICATE PROVIDED BY THE CITY SIGNIFYING THE SUBJECT BUILDING/STRUCTURE (PROPERTY) HAS COMPLIED WITH CITY STANDARDS ALLOWING FOR USE AND OCCUPANCY.

Change of use shall mean a use that **DIFFERS** substantially differs from the previous use of a building or land and which may affect such things as parking, drainage, circulation, landscaping, building configuration, noise or lighting. A change of ownership which does not include any of the factors listed above shall not be considered a change of use.

Clear vision **ZONE OR AREA** ~~zone or area~~ shall mean that area which the City requires **MAINTENANCE OF IN ORDER TO PRESERVE THE SIGHT DISTANCE AND SAFETY OF MOTORISTS, PEDESTRIANS, AND BICYCLISTS BY REQUIRING** an unobstructed line of sight necessary for most drivers stopped at an intersection to see an approaching vehicle, pedestrian or bicyclist to avoid a collision.

DECISION POINT DISTANCE SHALL MEAN WHERE THE CLEAR VISION SIGHT DISTANCE TRIANGLE BEGINS.

DIAMETER SHALL MEAN THE SIZE OF AN EXISTING TREE AS MEASURED THROUGH THE TREE TRUNK AT 6-INCHES ABOVE GROUND LEVEL FROM THE UPPERMOST ROOT FLARE.

EARTHEN BERM SHALL MEAN A MOUND OF EARTH, HIGHER THAN GRADE, USED FOR SCREENING OR BUFFERING, THE DEFINITION OF SPACE, NOISE ATTENUATION, AND DECORATION IN LANDSCAPING.

FOUNDATION PLANTINGS SHALL MEAN LIVE PLANTINGS LOCATED IMMEDIATELY AROUND THE BASE OF THE FOUNDATION OF A BUILDING FAÇADE THAT REFLECTS THE FORMAL GEOMETRY OF THE STRUCTURE.

Ground cover shall mean those materials **THAT TYPICALLY DO NOT EXCEED ONE (1) FOOT IN HEIGHT** used to provide cover of the soil in landscaped areas, **WHICH** and shall **MAY INCLUDE A COMBINATION OF, BUT NOT LIMITED TO** include river rock, cobble, boulders, **CONCRETE PAVERS**, grasses, flowers, low-growing shrubs and vines and those

materials derived from once-living things, such as wood mulch. **IN NO EVENT SHALL WEEDS BE CONSIDERED GROUND COVER.**

IMPERVIOUS SHALL MEAN ANY HARD-SURFACED, MAN-MADE AREA THAT DOES NOT READILY ABSORB OR RETAIN WATER, INCLUDING BUT NOT LIMITED TO BUILDING ROOFS, PAVED PARKING AND DRIVEWAY AREAS, COMPACTED AREAS, SIDEWALKS, AND PAVED RECREATION AREAS.

~~*Irrigation system* shall mean an automatically or manually controlled sprinkler system that supplies water to support vegetation.~~

IRRIGATION SYSTEM SHALL MEAN AN UNDERGROUND, AUTOMATIC SPRINKLER SYSTEM OR ABOVE-GROUND DRIP SYSTEM EXPLICITLY DESIGNED FOR WATERING VEGETATION.

~~*Landscaped area* shall mean an area for the planting of trees, shrubs, ground cover or a combination thereof and which is defined by an edge strip material or the adjacency of sod or lawn area.~~

Landscape plan shall mean a **SCALED GRAPHIC PLAN** showing the treatment of all open space areas, parking lots, parking areas, areas adjacent to the public right-of-way, **PERIMETER TREATMENT**, and other landscaped areas, ~~which may include any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to, fountains, reflecting pools, screening walls, fences and benches. The *landscape plan* may include a perimeter treatment plan as defined in these definitions and shall delineate species, size and location of all landscape elements.~~

Landscaping shall mean any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to, fountains, reflecting pools, screening walls, **SOLID** fences and benches.

LAWN SHALL MEAN A STRETCH OF OPEN, TURF-GRASS COVERED LAND; ARTIFICIAL TURF SHALL NOT BE CONSIDERED LAWN OR TURF-GRASS.

LIVING FENCE SHALL MEAN A PERMANENT HEDGE TIGHT ENOUGH AND STRONG ENOUGH TO SERVE ALMOST ANY OF THE FUNCTIONS OF A MANUFACTURED FENCE, BUT IT OFFERS AGRICULTURAL AND BIOLOGICAL SERVICES.

Maintenance of landscaping shall mean, **AS IT PERTAINS TO CHAPTER 18.44**, but not be limited to, regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants and the repair and replacement of an irrigation systems.

MULCH SHALL MEAN A NATURAL PLANTING MATERIAL SUCH AS PINE STRAW, COCONUT FIBER, GROUND PINE POST PEELING OR TREE BARK USED TO CONTROL WEED GROWTH, REDUCE SOIL EROSION, AND WATER LOSS.

NATIVE GRASS SHALL MEAN A NATIVE COLORADO GRASS.

NON-DECIDUOUS SHALL MEAN SHRUBS OR TREES, ALSO CALLED EVERGREENS THAT KEEP THEIR FOLIAGE YEAR-ROUND.

OPEN SPACE, REQUIRED SHALL MEAN THAT PORTION OR PERCENTAGE DEFINED BY THE ZONING STANDARDS OF A LOT REQUIRED TO BE OPEN AND UNOBSTRUCTED. THE AREA MUST NOT BE COVERED BY ANY STRUCTURE OR IMPERVIOUS SURFACE, SUCH AS SIDEWALKS OR DRIVEWAYS, WITH THE EXCEPTION OF REQUIRED AMENITIES AND/OR IDENTITY FEATURES, IF AMENITIES OR IDENTITY FEATURES ARE REQUIRED PURSUANT TO SUBDIVISION AND MULTI-FAMILY STANDARDS.

Open space, usable shall mean that portion of a lot **OR SITE** excluding the required front yard area, which is **NOT COVERED BY ANY** ~~unoccupied by principal or accessory buildings and~~ **IS** available to all occupants **OF** the building **OR SITE** for recreational and other leisure activities **THAT ARE** ~~normally~~ **CUSTOMARILY** carried on outdoors. The area shall be unobstructed to the sky and shall have a minimum dimension of fifty (50) feet and a minimum area of six thousand (6,000) square feet. Usable open space shall **MAY** also include **OUTDOOR PATIOS AND PLAZAS AND** recreational facilities, as determined in Chapter 18.38. **USABLE OPEN SPACE SHALL NOT INCLUDE THE REQUIRED SETBACK AREA FROM OIL AND GAS FACILITIES, RIGHTS-OF-WAY, PLATTED OR BUILT TRAILS OR SIDEWALKS, PARKING LOTS, OR OCCUPIED BUILDINGS.**

Ornamental tree shall mean a deciduous tree planted primarily for its ornamental value or for screening and which will typically be smaller than a shade tree **APPROXIMATELY FIFTEEN (15) TO TWENTY-FIVE (25) FEET IN HEIGHT.**

Outlot shall mean a tract of land platted in a subdivision for a specific purpose, which shall be shown on the face of the plat. Specific purposes may include, but are not limited to, drainage areas, storm water detention or retention areas, parks, open space, future development or land areas reserved for other public facilities.

PARKING BAY SHALL MEAN A GROUP OF PARKING STALLS OR VEHICLE PARKING SPACES TO ACCOMODATE FIFTEEN (15) OR MORE VEHICLES.

Parkway shall mean the strip of land **TYPICALLY** located between the sidewalk and the curb, **ALSO REFERRED TO AS A TREE LAWN.**

PASSIVE RECREATION AREA SHALL MEAN AN UNDEVELOPED SPACE OR ENVIRONMENTALLY SENSITIVE AREA THAT REQUIRES MINIMAL MAINTENANCE. ENTITIES SUCH AS A THE CITY'S CULTURE, PARKS AND RECREATION DEPARTMENT MAY MAINTAIN PASSIVE RECREATION AREAS FOR THE HEALTH AND WELL-BEING OF THE PUBLIC AND FOR THE PRESERVATION OF WILDLIFE AND THE ENVIRONMENT. THE QUALITY OF THE ENVIRONMENT AND "NATURALNESS" OF AN AREA IS THE FOCUS OF THE RECREATIONAL EXPERIENCE IN A PASSIVE RECREATION AREA.

PERENNIALS SHALL MEAN NON-WOODY PLANTS, WHICH MAY DIE BACK TO THE GROUND EACH YEAR BUT CONTINUE TO GROW ON AN ANNUAL BASIS. PERENNIALS SHALL ALSO INCLUDE COLD WEATHER BULBS AND TUBERS AND ORNAMENTAL GRASSES THAT GROW EACH YEAR AND SHALL COUNT TOWARD GROUND COVER REQUIREMENTS.

Perimeter treatment plan shall mean a plan designed for the installation and perpetual maintenance of improvements intended to provide visual and noise protection for the outer edges of developments, which border arterial or major collector streets. **PERIMETER TREATMENT ALSO PROVIDES AN ATTRACTIVE AND VARIED STREETScape FOR PEOPLE TRAVELING ALONG THOROUGHFARES. PERIMETER TREATMENT IS GENERALLY LOCATED ON THE FRINGES OF A LOT FACING PUBLIC RIGHTS-OF-WAY, UNLIKE A BUFFER YARD THAT SCREENS AGAINST DIRECTLY ADJACENT USES.** Said plan shall include materials, techniques and sizes of buffering treatments, such as landscaping, fencing, screen walls, berms or a combination thereof sufficient to provide adequate buffering. The perimeter treatment plan may be incorporated into and shown on the landscape plan.

PERMEABLE SHALL MEAN A MATERIAL THAT ALLOWS LIQUIDS OR GASES TO PASS THROUGH IT.

PERVIOUS SHALL MEAN A SURFACE THAT ALLOWS WATER TO PASS THROUGH; A SURFACE THAT PRESENTS AN OPPORTUNITY FOR PRECIPITATION TO INFILTRATE INTO THE GROUND

PLANTING MEDIAN SHALL MEAN AN AREA IN THE APPROXIMATE CENTER OF A CITY STREET, ROAD OR STATE HIGHWAY THAT IS USED TO SEPARATE THE DIRECTIONAL FLOW OF TRAFFIC OR THE CENTER OF TWO PARKING BAYS THAT PROVIDE VEGETATION AND PEDESTRIAN ACCESSIBILITY TO THE PRINCIPLE BUILDING STRUCTURE BY WAY OF A PAVED SIDEWALK.
POLLINATOR GARDENS, DESIGNED FOR THE EXPRESS PURPOSE OF PROVIDING HABITAT FOR OR ATTRACTING BEES, BUTTERFLIES, MOTHS, HUMMINGBIRDS, OR OTHER BENEFICIAL CREATURES THAT TRANSFER POLLEN FROM FLOWER TO FLOWER, OR IN SOME CASES, WITHIN FLOWERS.

RAIN GARDEN SHALL MEAN A SOIL-ABSORPTION OR FILTER SYSTEM DESIGNED TO BE DEPRESSION STORAGE OR A PLANTED HOLE THAT ALLOWS WATER FILTRATION AND ABSORPTION OF RAINWATER RUNOFF FROM IMPERVIOUS URBAN AREAS, SUCH AS ROOFS, DRIVEWAYS, WALKWAYS, PARKING LOTS, AND TURF-GRASS OR SOD AREAS. A TYPE OF BIORETENTION FACILITY DESIGNED TO PROVIDE STORMWATER INFRASTRUCTURE IMPROVEMENTS WITH VEGETATION. TYPICALLY SHALLOW VEGETATIVE DEPRESSIONS WITH GENTLE SLIDE SLOPES DESIGNED AS INDIVIDUAL STORMWATER RECEIVING AREAS OR LINKED TO CONVEYANCE SYSTEMS. SOILS MAY OR MAY NOT BE AMENDED IN THESE FACILITIES.

REQUIRED LANDSCAPE AREA SHALL MEAN THE AREA OF REQUIRED OPEN SPACE, ACCORDING TO THE ZONING DISTRICT PROVISIONS IN WHICH THE PROPERTY IS LOCATED, THAT ARE NOT ALLOWED TO BE COVERED BY BUILDINGS, PAVING, HEAVILY COMPACTED SURFACES OR OTHER IMPERVIOUS

RIGHTS-OF-WAY LANDSCAPING SHALL MEAN LANDSCAPING LOCATED WITHIN THE PUBLIC OR PRIVATE RIGHTS-OF-WAY ADJACENT TO A PRIVATELY OWNED LOT, OUTLOT, OR TRACT, INCLUDING PARKWAYS.

SINGLE-FAMILY DWELLING SHALL MEANS A BUILDING OR A PORTION OF A BUILDING CONSISTING OF ONE OR MORE ROOMS INCLUDING LIVING, SLEEPING, EATING, COOKING, AND SANITATION FACILITIES ARRANGED AND DESIGNED AS PERMANENT LIVING QUARTERS FOR ONE FAMILY OR HOUSEHOLD; MAY BE ATTACHED TO ONE OR MORE THAN OTHER DWELLING UNITS BY ONE OR MORE VERTICAL WALLS AND MAY HAVE NO MORE THAN ONE DWELLING UNIT ON ANY ONE LOT.

SURFACES, WHETHER WITHIN A LOT, OUTLOT OR TRACT OR WITHIN A PUBLIC RIGHT-OF-WAY, AND SHALL NOT INCLUDE ANY LEGALLY ESTABLISHED AREA FOR STORAGE OR OUTDOOR DISPLAY.

Screening shall mean a method of reducing the impact of visual and/or noise intrusions through the use of plant materials, **EARTHEN** berms, **SOLID** fences and/or walls, or any combination thereof, intended to block that which is unsightly or offensive with a more harmonious element.

SHADE TREE SHALL MEAN A WOODY PLANT, USUALLY DECIDUOUS, THAT NORMALLY GROWS WITH ONE MAIN TRUNK AND HAS A CANOPY THAT SCREENS AND FILTERS THE SUN IN THE SUMMER AND WINTER, RESPECTIVELY.

Sight distance (see clear vision area or zone).

Site plan shall mean a ~~plan~~ **SET OF DRAWINGS THAT PROPERTY OWNER, BUILDER, OR CONTRACTOR USES TO MAKE IMPROVEMENTS TO A PROPERTY THROUGH GRAPHIC REPRESENTATION, WHETHER COMPUTER-GENERATED OR HAND-DRAWN, OF THE ARRANGEMENT OF BUILDINGS, PARKING, DRIVES, LANDSCAPING, AND ANY OTHER STRUCTURE THAT IS PART OF A DEVELOPMENT PROJECT.** ~~showing the boundaries of a site and the location of all buildings, structures, uses and principal site development features proposed for a specific parcel of land.~~

SOD SHALL MEAN THE GRASS AND THE PART OF THE SOIL BENEATH IT HELD TOGETHER BY ITS ROOTS OR ANOTHER PIECE OF THIN MATERIAL TYPICALLY USED AS LAWN.

SOLID FENCE SHALL MEAN A FENCE THAT IS OPAQUE AND PROVIDED THE FENCE IS COMPOSED OF SOLID WOOD, COMPOSITE, VINYL, OR MASONRY.

SOIL AMENDMENTS ARE ELEMENTS ADDED TO THE SOIL, SUCH AS COMPOST, NATURAL FERTILIZER, MANURE, OR CHEMICAL FERTILIZER, TO IMPROVE ITS CAPACITY TO SUPPORT PLANT LIFE.

STAMPED (SEALED/SIGNED) DOCUMENTS SHALL MEAN TECHNICAL DRAWINGS OR DOCUMENTS PREPARED UNDER AND AUTHORIZED BY A LICENSED PROFESSIONAL FOR CITY REVIEWS AND PERMITTING LEGAL RECORDS VERIFYING AUTHORITY, PROFESSIONAL LIABILITY, AND QUALIFICATIONS TO PRACTICE.

Streetscaping **OR STREETScape SHALL MEAN, AS IT PERTAINS TO CHAPTER 18.44,** rehabilitation, preservation and beautification of those exterior elements of a designated property which are visible from a street, including elements and landscaping within a front or street side setback and/or the public right-of-way.

Street tree shall mean a tree planted in close proximity to a street in order to provide ~~canopy~~ **SHADE** over the street ~~to provide shade~~ and **TO** soften the street environment.

TREE SHALL MEAN A LARGE WOODY PLANT HAVING ONE (1) OR SEVERAL SELF-SUPPORTING STEMS OR TRUNKS AND NUMEROUS BRANCHES AND WHICH MAY BE DECIDUOUS OR EVERGREEN.

TREE LAWN SHALL HAVE THE SAME MEANING AS THE PARKWAY.

TURF-GRASS SHALL MEAN A BLEND OR MIX OF GRASSES MOST TOLERANT TO THE COLORADO CLIMATE, WHETHER IN SOD OR SEED FORM WHEN PLANTED, INTENDED TO BE REGULARLY MAINTAINED AS A LAWN IN URBANIZED AREAS. ARTIFICIAL TURF SHALL NOT BE CONSIDERED LAWN OR TURF-GRASS.

TWO-FAMILY DWELLING SHALL MEANS A HOUSE WITH TWO FAMILIES OR A BUILDING CONNECTED BY A COMMON WALL OR PARCEL WHERE THERE ARE TWO UNITS. FOR EXAMPLE, A DUPLEX IS A TWO FAMILY DWELLING.

UNIVERSAL DESIGN IS THE DESIGN OF BUILDINGS, PRODUCTS OR ENVIRONMENTS TO MAKE THEM ACCESSIBLE TO ALL PEOPLE, REGARDLESS OF AGE, DISABILITY OR OTHER FACTORS. THE TERM "UNIVERSAL DESIGN" WAS COINED BY THE ARCHITECT RONALD MACE TO DESCRIBE THE CONCEPT OF DESIGNING ALL PRODUCTS AND THE BUILT ENVIRONMENT TO BE AESTHETIC AND USABLE TO THE GREATEST EXTENT POSSIBLE BY EVERYONE, REGARDLESS OF THEIR AGE, ABILITY, OR STATUS IN LIFE.

URBAN HEAT ISLAND SHALL MEAN AN URBAN AREA THAT IS SIGNIFICANTLY WARMER THAN ITS SURROUNDING RURAL AREAS DUE TO MODIFICATIONS OF LAND SURFACES SUCH AS DEVELOPMENT AND OTHER HUMAN ACTIVITIES. THE TEMPERATURE DIFFERENCE IS USUALLY MORE SIGNIFICANT AT NIGHT THAN DURING THE DAY.

UTILITY LINE CLEARANCE ZONES SHALL MEAN THE MINIMUM CLEARANCE HORIZONTAL OR VERTICAL STANDARD DETERMINED BY THE UTILITY HOLDER. OBSTRUCTIONS AND ENCROACHMENTS ARE PROHIBITED.

Weed shall mean any **PLANT NOT TYPICALLY PROPAGATED BY THE HORTICULTURAL TRADES AND**~~ground cover or shrub which is typically not~~ **TYPICALLY** installed for the purposes of landscaping; ~~which is not typically propagated by the horticultural or nursery trades;~~ or which presents a particularly noxious allergenic or growth characteristic. **WEED DOES NOT INCLUDE NATIVE AND NATURALIZED PLANTS, OTHER THAN DESIGNATED NOXIOUS WEEDS, GROWN IN AREAS MANAGED PRIMARILY FOR ECOLOGICAL SERVICES.**

XERIC LANDSCAPING OR XERISCAPE WAS COINED BY DENVER WATER IN 1981 TO HELP MAKE WATER-EFFICIENT LANDSCAPING AN EASILY RECOGNIZED CONCEPT. XERISCAPE IS A COMBINATION OF THE WORD "LANDSCAPE" AND THE GREEK WORD "XEROS," WHICH MEANS DRY. FOR THE PURPOSES OF DEFINING IT IN THIS CHAPTER OF THE CODE, IT SHALL MEAN THE USE OF LOW-WATER OR VERY LOW-WATER PLANTS IN PLACE OF PLANTS THAT TYPICALLY REQUIRE MORE WATER TO SURVIVE AND INCLUDE, BUT ARE NOT LIMITED TO, PLANTS HAVING A LOW OR VERY LOW WATER REQUIREMENT.. XERIC LANDSCAPING DOES NOT MEAN THE SAME AS HARDSCAPING OR ONLY ROCK.

~~*Yard, front or street side*, for the purposes of Chapter 18.36, shall mean that portion of a lot between the primary structure and right-of-way. A yard may contain more land area than a setback area.~~

YARD, FRONT SHALL MEANS THE SPACE OR AREA OF A LOT BETWEEN EVERY POINT ON THE FRONT OF A PRINCIPAL BUILDING AND THE FRONT PROPERTY LINE OF THE SITE, TYPICALLY ADJACENT TO THE STREET, WHICH EXTENDS THE FULL WIDTH OF THE SITE, AND IS MEASURED PERPENDICULARLY TO THE BUILDING AT THE CLOSEST POINT TO THE FRONT PROPERTY LINE.

YARD, INTERIOR SIDE SHALL MEANS AN OPEN-SPACE AREA BETWEEN THE INTERIOR SIDE PROPERTY LINE AND THE BUILDING SETBACK LINE, EXTENDING BETWEEN THE FRONT BUILDING SETBACK LINE AND THE REAR BUILDING SETBACK LINE.

YARD, REAR SHALL MEANS THE SPACE OR AREA OF A LOT BETWEEN THE REAR PROPERTY LINE AND THE PRINCIPAL BUILDING, EXTENDING THE FULL WIDTH OF THE SITE, AND MEASURED PERPENDICULAR TO THE BUILDING AT THE CLOSEST POINT TO THE REAR PROPERTY LINE.

YARD, SIDE STREET SHALL MEAN THE AREA EXTENDING BETWEEN THE FRONT YARD AND THE REAR YARD OR REAR STREET YARD AND SITUATED BETWEEN THE SIDE STREET PROPERTY LINE AND THE FACE OF THE PRINCIPAL BUILDING WHICH IS PARALLEL TO, OR MOST NEARLY PARALLEL TO, THE SIDE STREET PROPERTY LINE.

Imagine Greeley Comprehensive Plan: Target Objectives for Landscape Code Update

1. Objective GC-3.4 Tree City - Reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment.
2. Objective NR-1.3 Water Conservation - Promote the most efficient use of water through conservation and related practices.
3. Objective NR-2.4 Light Pollution - Minimize light trespass from developed areas and reduce sky glow to maintain night sky visibility.
4. Objective NR-2.5 Urban Heat Island Effect - Promote the use of sustainable development practices that have been demonstrated to mitigate the urban heat island effect.
5. Objective NR-3.7 Urban Forest Protect - Maintain, and expand the urban forest within and around the city.
6. Objective NR-3.8 Native Habitats Where Possible - Work to restore native prairie/grassland habitats on open lands or other natural areas.
7. Objective NR-3.9 Wildlife Habitat - Protect, maintain, and manage wildlife habitat in both natural and urban settings.
8. Objective NR-4.3 Landscaping and Plant Species - Promote the use of landscaping with species appropriate to the local climate conditions.
9. Objective NR-5.1 Education - Promote education of the public about issues of local and regional environmental concern.
10. Objective NR-5.2 Recognition - Recognize and celebrate environmental stewardship in all aspects of community life.
11. Objective PR-1.8 Streetscapes and Greenways - Design streetscapes, linear parks, greenways, and other green spaces within the city as integral elements of the park system.
12. Objective PR-2.1 Water Conservation - Ensure that new parks support best practices in water conservation and irrigation efficiency including reducing irrigated bluegrass areas unless needed for a specific activity. Integrate such strategies into existing park facilities as opportunities arise.
13. Objective PR-2.2 Planting and Landscaping - Incorporate native vegetation, natural grasslands, and low water-use plants and landscaping approaches into the design of parks, trails, and recreational facilities.
14. Objective PR-2.3 Maintenance Practices - Maintain vegetation through the application of "best management practices" including mechanical, chemical, biologic, grazing, and fire among others.

15. Objective PS-3.1 Urban Design - Enhance public safety through the use of public improvements, urban design, street furniture, lighting, and other features of the built environment.
16. Objective PS-3.2 Code Enforcement - Address behaviors that disregard public safety of others or property. When necessary, take actions to minimize more serious conditions as needed to address threats that impede community and individual safety.
17. Objective TM-1.2 Pedestrian Movements - Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.
18. Objective TM-1.3 Streetscape Design - Develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks. The design of such rights-of-way should vary depending on the modes accommodated, the surrounding land uses, and the character of the area or neighborhood through which it passes.
19. Objective TM-2.1 Complete Streets Plan - Program rights-of-way that fully integrate the needs of bicyclists, pedestrians, transit users, commercial vehicles and trucks, emergency service vehicles, and passenger vehicles.
20. Objective TM-2.4 Residents with Disabilities - Ensure the transportation system effectively serves people with disabilities.

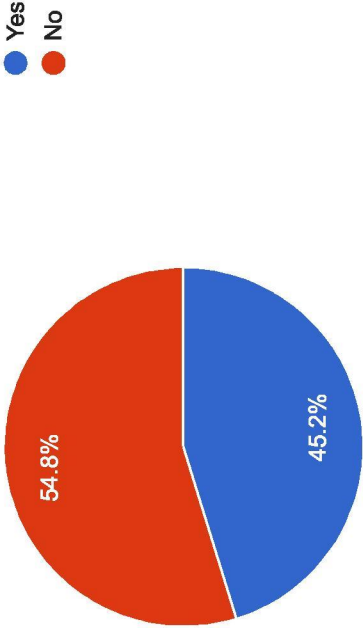
This page intentionally left blank.

Landscape Code Update Survey

84 responses

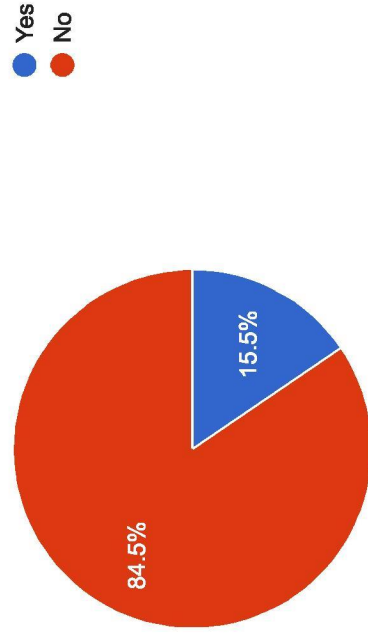
1. Have you had to use the City's landscape code?

84 responses



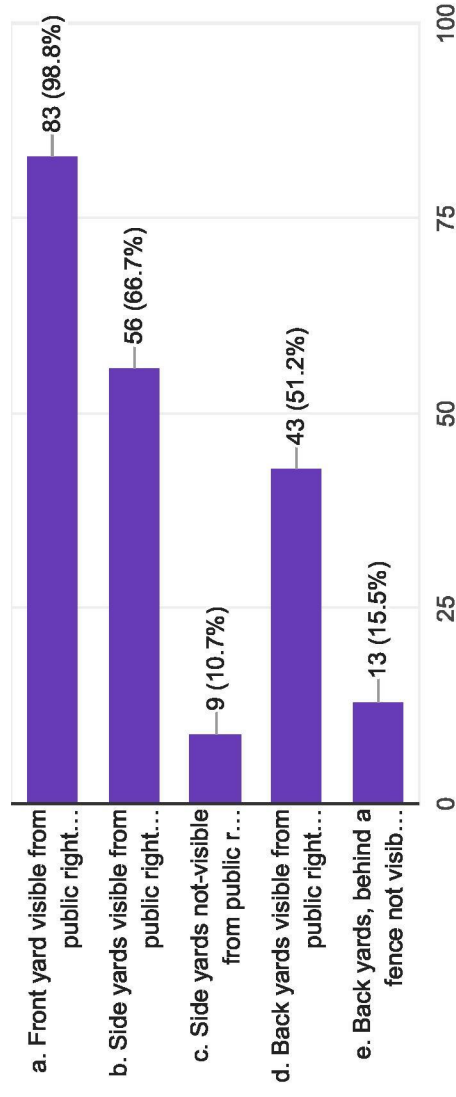
2. Currently, residential property owners are required to have a minimum of one (1) tree in their front yards. Should more than one (1) tree be required?

84 responses



3. The City of Greeley requires residential properties to have 50% of the yard landscaped. Do you think that it is important to have landscaping in the (select all that apply):

84 responses



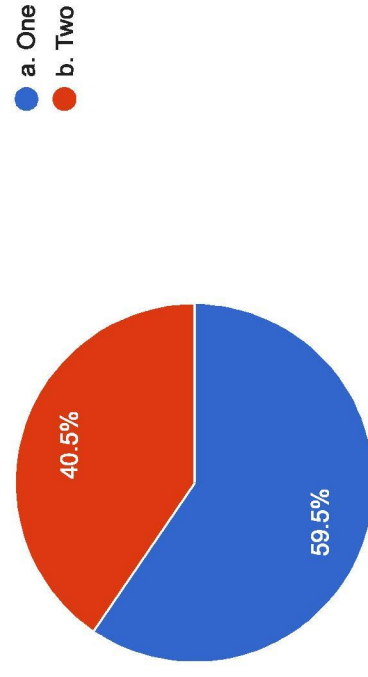
4. Zoning may allow differing land uses next to each other. In some cases, a more intense land use, such as a restaurant, is required to install a buffer yard between it and less intense land use, such as a residential property. Buffer yards are a required element of the City's Landscape Code to protect the less intense land use from the more intense land use with a combination of landscaping, wall, or fence. However, buffering material can be costly and expensive to install and maintain, especially with the amount of water needed to sustain plant species can be a lot. If the buffer can be reduced or have no landscaping, what would you choose to be a good buffering element? (select all that apply)

84 responses



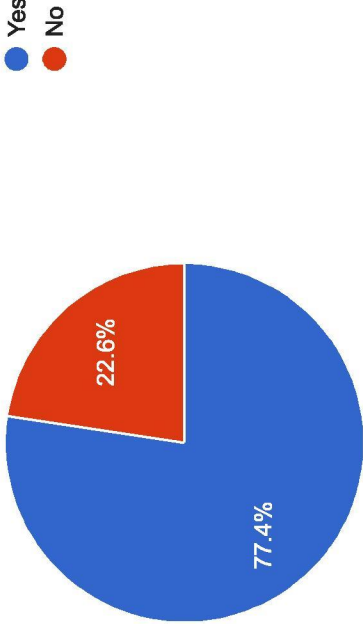
5. "Street-trees," the trees generally located on a parkway (or tree lawn) or between the sidewalk and road. They add character and esthetic appeal to a neighborhood street and reduce the summer heat in the area. Temperatures increase because of the amount of asphalt or concrete in the area due to little landscape. How many trees should be required in the parkway in front of a property, if space is available?

84 responses



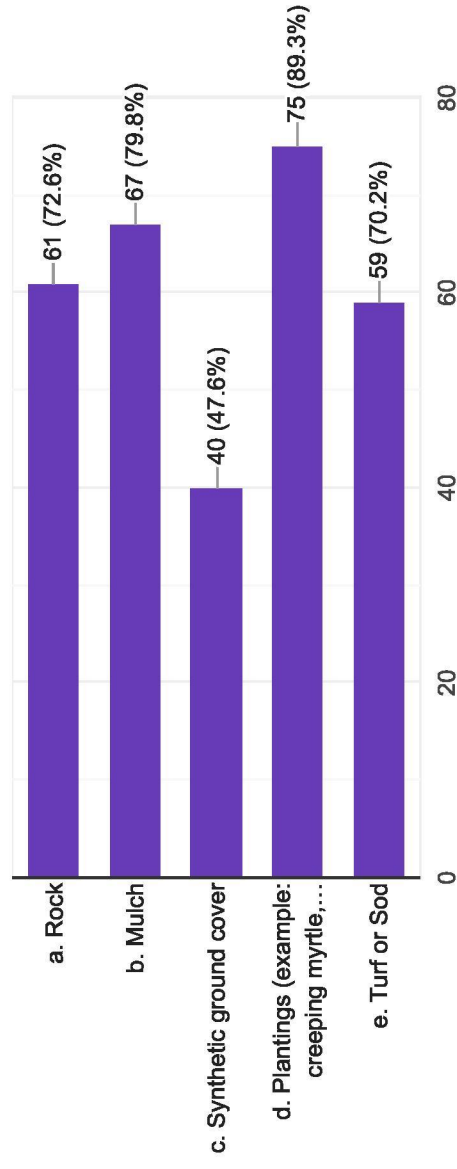
6. If the city requires a tree, would you maintain the tree in the front of your home?

84 responses



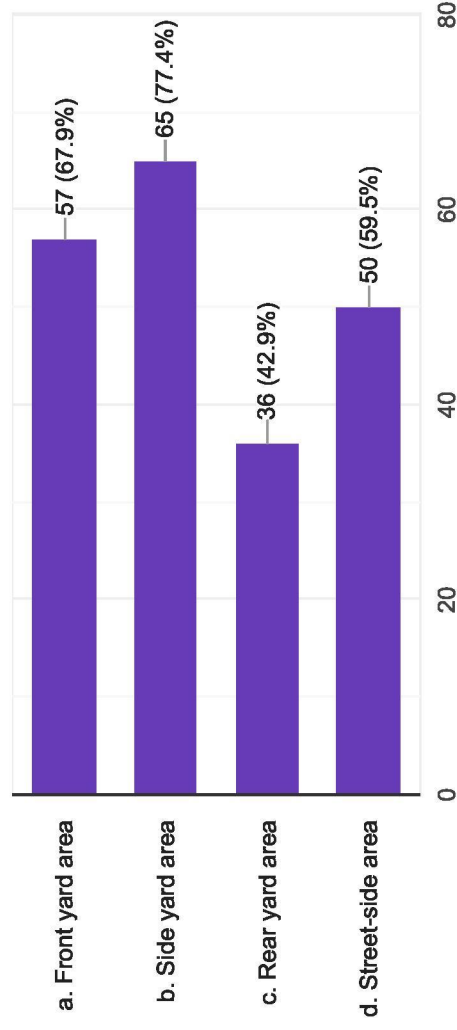
7. Weeds or bare dirt are not allowed as an official ground cover or landscape material. Instead, there are acceptable ground covers that can be counted towards the required percent of live plantings. What would you consider to be an acceptable ground cover? (select all that apply)

84 responses



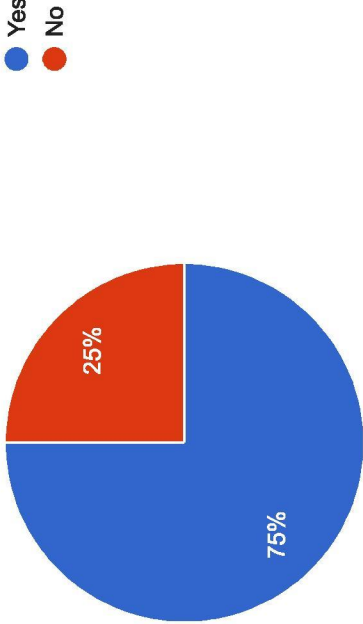
8. Xeriscape is a combination of the word "landscape" and the Greek word "xeros," which means dry; it does not mean zero or no landscaping. If you had the choice to exchange your turf-grass for a xeric garden, where on your property would you install it? (select all that apply)

84 responses



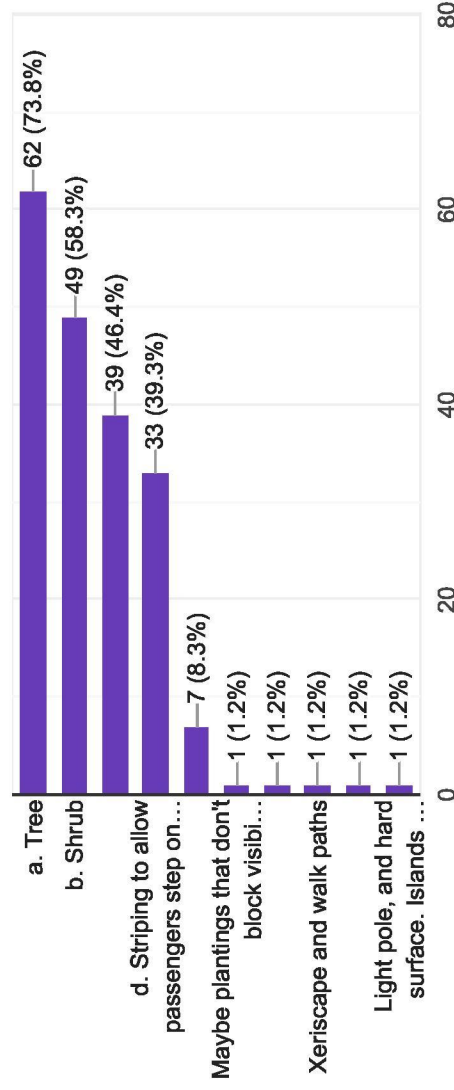
9. Have you considered replacing your sod with water-saving plants, such as xeric perennials or fescue grasses?

84 responses



10. Parking Lot landscaping is important to reduce heat and ensure that a parking lot is esthetically pleasing. Parking lots typically have islands that have shrubs and trees. What would you like to see on a landscape island? (select all that apply)

84 responses



11. Have you received any overages of the water budget, shown on your bill? If yes, please use the blank space to explain the circumstance.

84 responses

No

no

N/A

NO

Yes. Sprinkler system leak was found.

NO OVERAGES

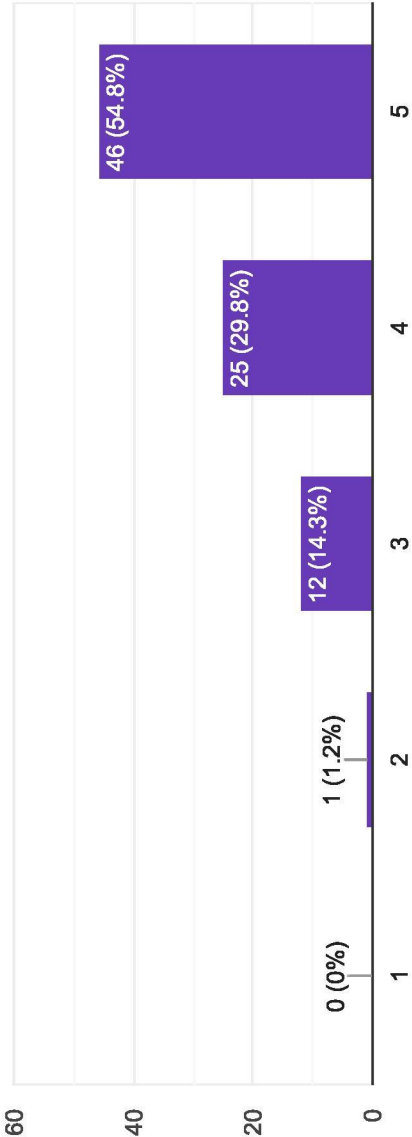
No. But we redid some landscaping and the redesign of the sprinkler system and subsequent leaks did hurt the bank account.

Green lawn through the summer is very costly. But the city code enforcers don't allow the alternative.



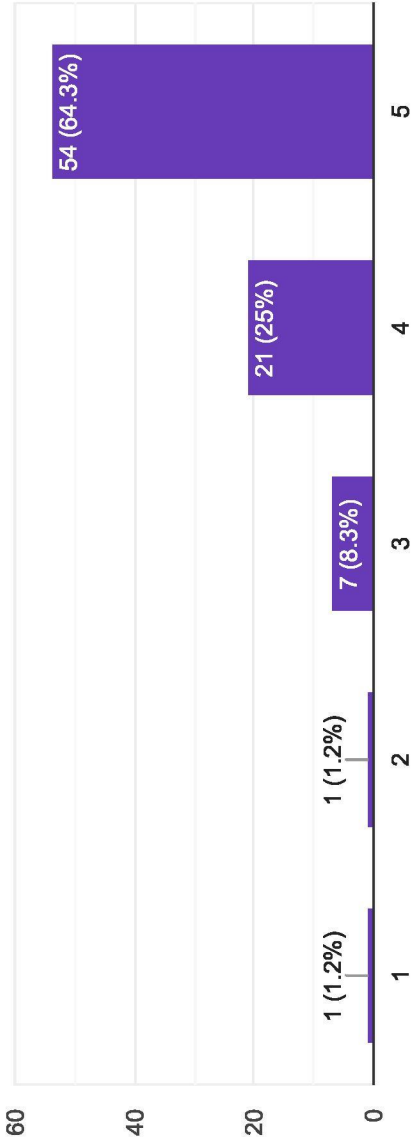
12. How important is water conservation?

84 responses



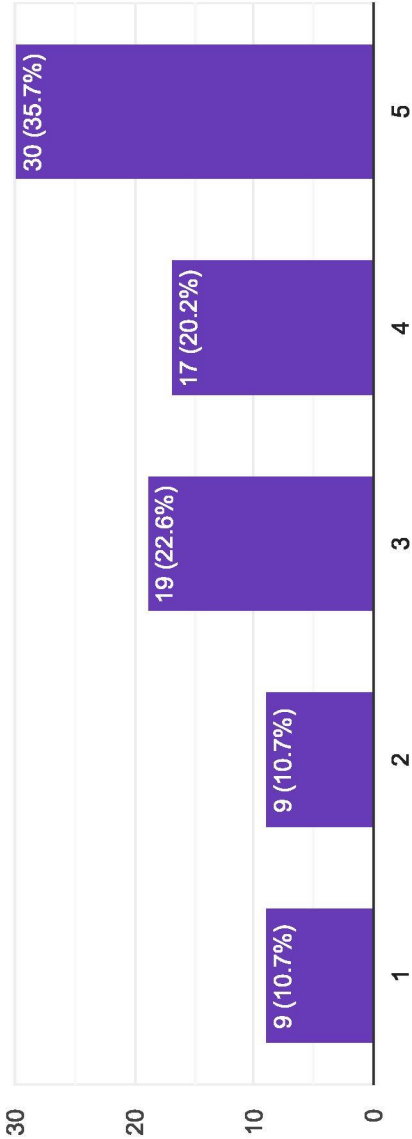
13. How important is it for you to have simplified and easy to understand landscape requirements?

84 responses



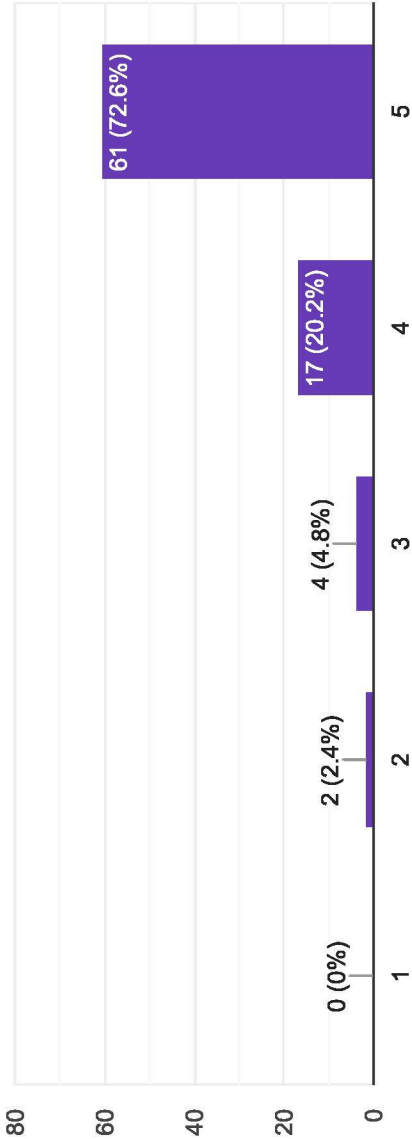
14. How important is it for you to have plant alternatives such as having artificial turf or rock gardens?

84 responses



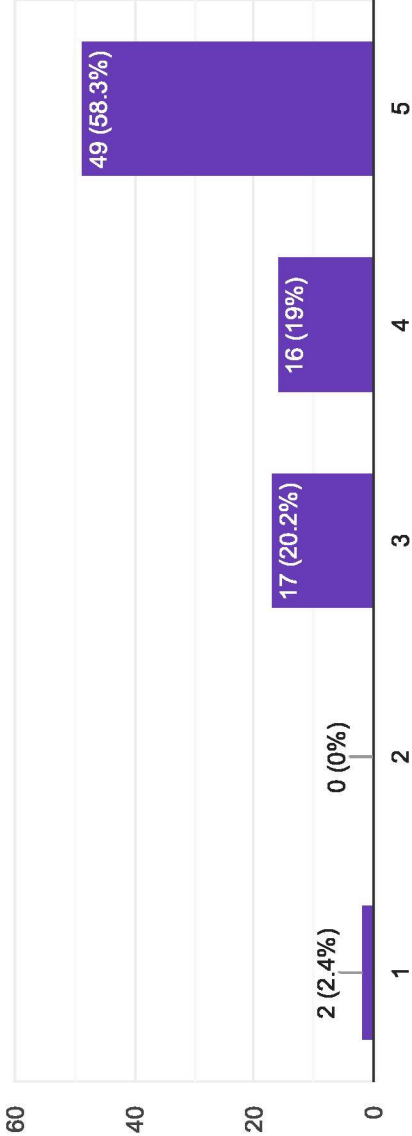
15. How important is it for you to have some flexibility in the design of your landscaping?

84 responses



16. How important is it for you to have flexibility in the amount of landscape material required on your property?

84 responses



This content is neither created nor endorsed by Google. [Report Abuse](#) - [Terms of Service](#) - [Privacy Policy](#)

Google Forms



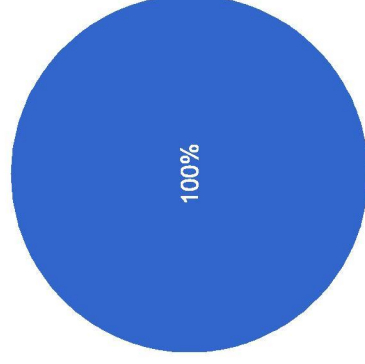
Encuesta pública para el diseño de jardines en los patios o yardas

1 response

1. ¿Ha tenido que usar las normas de la ciudad de Greeley, para el diseño de jardines en su propiedad?

1 response

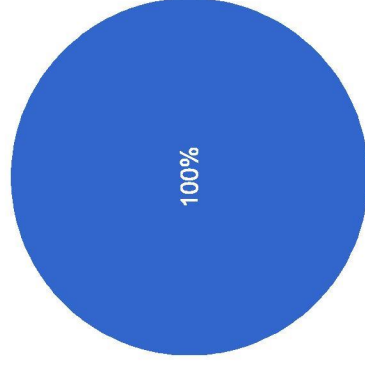
● Sí
● No



2. Actualmente, los dueños de casa deben tener a mínimo un (1) árbol en la yarda adelante ajdunto la calle. La ciudad está pensando en requerir más de un (1) árbol en su propiedad si su patio es grande o tiene un patio lateral adjunto la calle. ¿Que piensas usted, crees que esta bien requerir mas de un (1) árbol por cada propiedad?

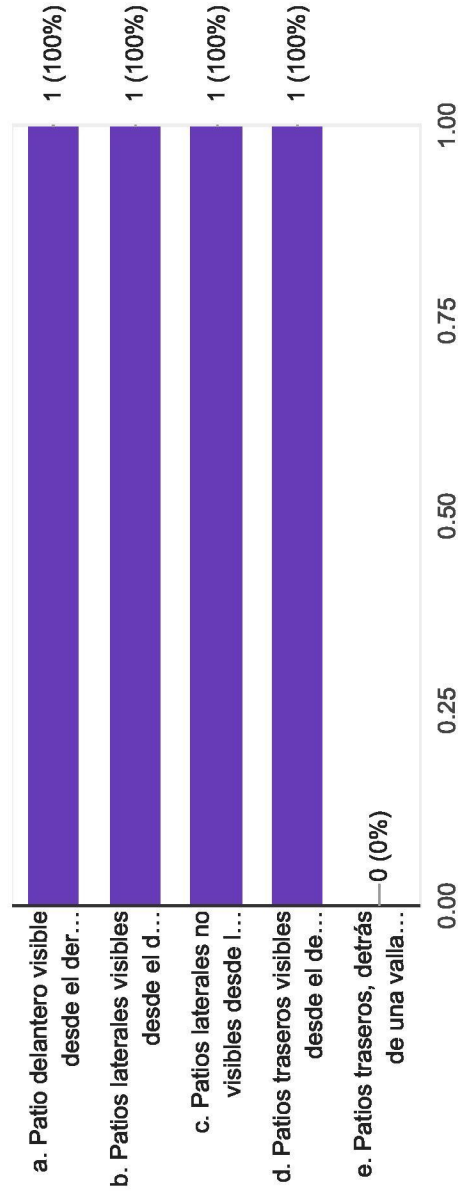
1 response

● Sí
● No



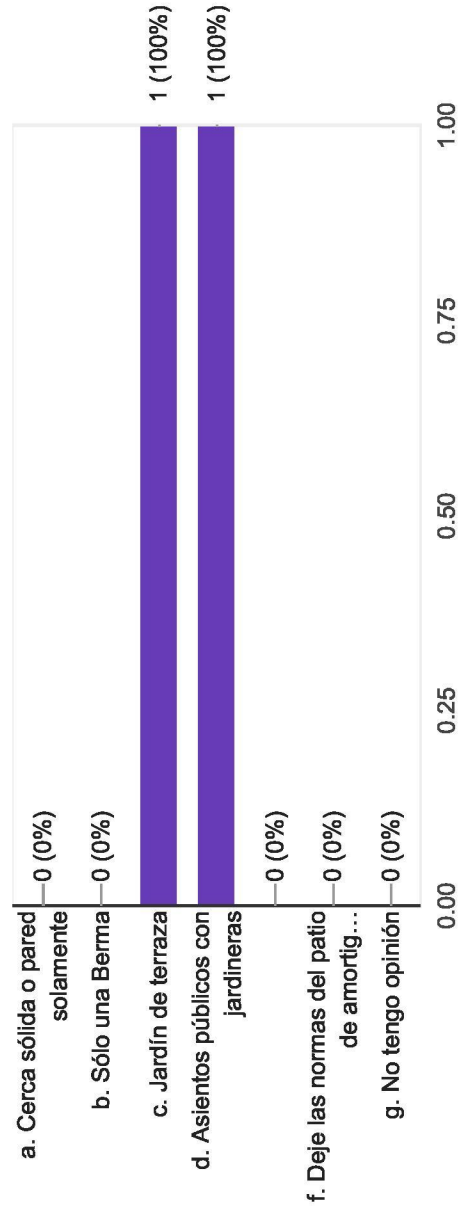
3. La ciudad de Greeley requiere que las zonas residenciales tengan 50% de las yardas con un diseño de jardín. Lo mas fácil es césped, pero se gasta mucha agua a mantenerlo. ¿Que piensas usted, que es importante tener plantas en el jardín o césped en yardas (el/los)...?(termine la frase, pero seleccione todas las respuestas que aplica):

1 response



4. Las normas de zonificación permite diferentes usos en ciertas propiedades - por ejemplo residencial, comercio, o industrial. En algunos casos, un uso más intenso, como un restaurante, se requiere instalar un jardín/patio de amortiguación entre ambos terrenos. Los jardines/patios de amortiguación son necesario para proteger al propietario que tiene el uso menos intenso, por ejemplo una residencia contra un restaurante. Los usos más intensos tendrían que instalar una combinación de jardín diseñado con arbustos y arboles, con una pared o una cerca. El material que se usa para el patio/jardín de amortiguación sin embargo, puede ser costoso para instalar y mantener, especialmente con la cantidad de agua que se requiere para mantener el material. ¿Si se podría escoger otra opción enves de un yardin/patio de amortiguación, usted, qué elegiría como una alternativa? (seleccione todas las opciones que le gustaría)

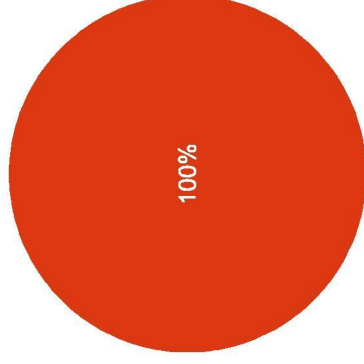
1 response



5. "Street-trees", son los árboles generalmente ubicados en el césped entre la acera (banqueta) y la calle. Esta zona se llama "parkway" en Ingles. El parkway proporciona no solamente carácter y estética para el vecindario pero reduce el calor del verano. Cuando hay pocos arboles, las temperaturas aumentan debido a la cantidad de asfalto o hormigón que existe en la zona o en el vecindario. Por lo tanto queremos saber lo siguiente: ¿cuantos árboles por casa, debería la ciudad exigir en el "parkway"?

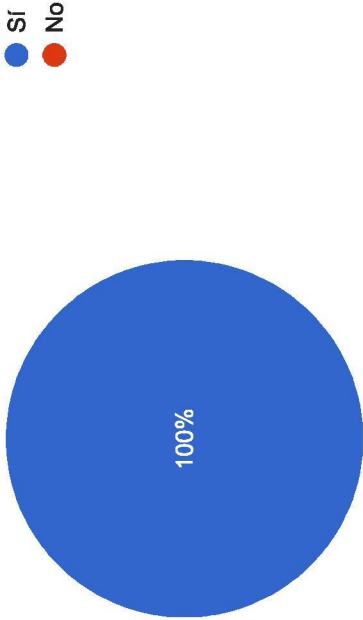
1 response

a. Uno
b. Dos



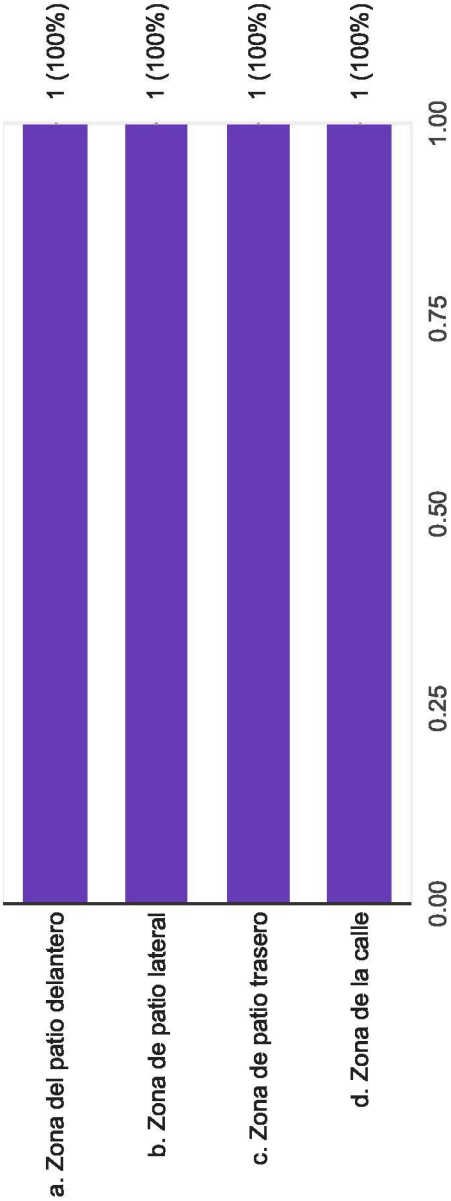
6. En caso afirmativo, ¿mantendrías el árbol en la parte delantera de su casa, es decir lo quidarias?

1 response



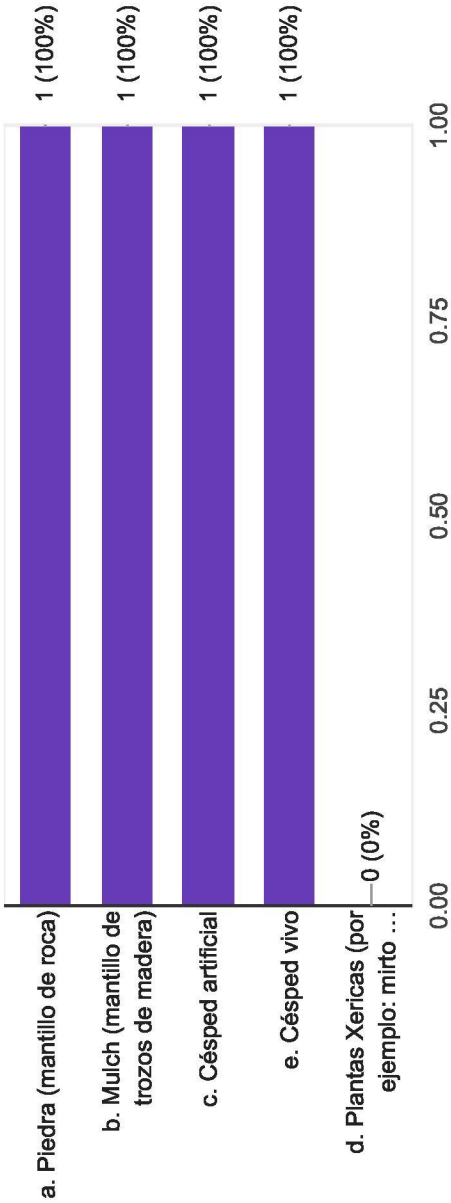
7. Xeriscape o xerico es un termino que fue inventado en Denver, Colorado. Significa dos cosas, "jardín" y la palabra griega "xeros", que significa seco. Esto no significa que un patio tenga nada vivo en el jardín. Significa que las matas en el jardín ahorran agua o usan menos agua. ¿Si tuvieras la opción de cambiar tu césped por un jardín o plantas xericas, dónde las pondrías? (seleccione todas las opciones que le gustaria)

1 response



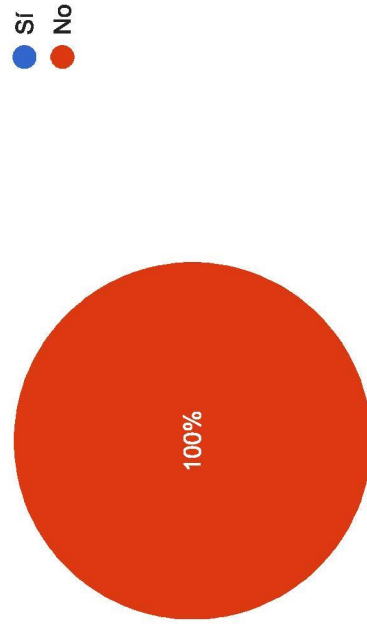
8. No se permite tener solo tierra o malas hierbas en las propiedades, tendrían que tener un jardín diseñado o por lo menos con césped. ¿En su propiedad, hay areas que le gustaría cambiar con un material alternativo? ¿De la lista abajo, cuál cubierto considerarías aceptable?

1 response



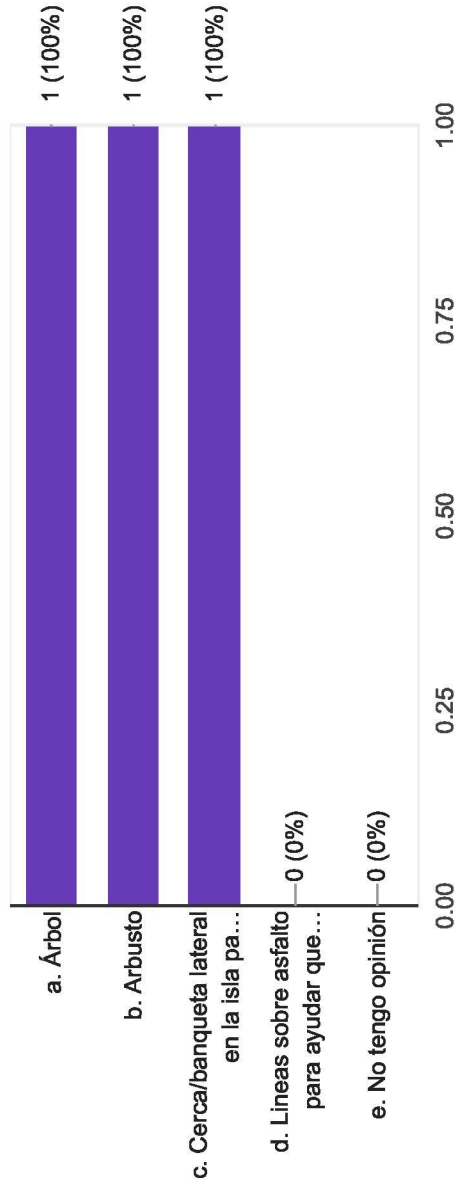
9. ¿Ha considerado reemplazar su césped por plantas que ahorran agua, como las plantas perennes xericas o el césped gramíneas fescue?

1 response



10. Árboles y arbustos en los estacionamientos es importante para reducir el calor, pero también para asegurar que el estacionamiento sea estéticamente agradable. Los estacionamientos suelen tener islas con arbustos y árboles. ¿Qué te gustaría ver en las islas de estacionamiento?

1 response



11. ¿Ha recibido excedentes, es decir le ha salido costoso la cuenta de agua? En caso afirmativo, utilice el espacio en blanco para explicar la circunstancia [complete el espacio en blanco]

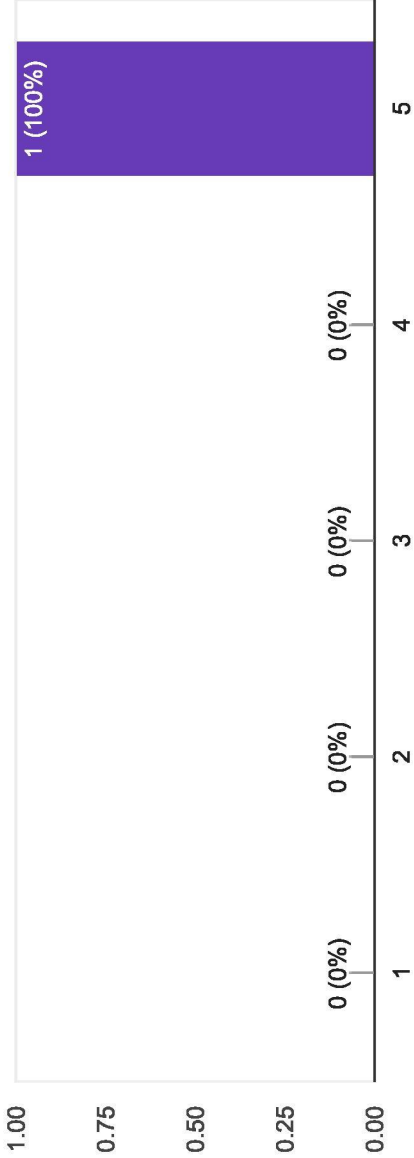
1 response

edgar r



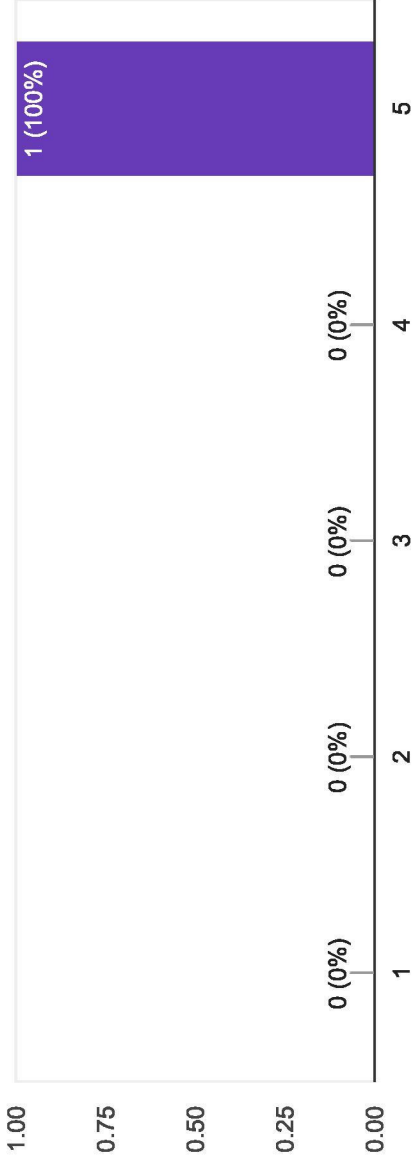
12. ¿Qué importancia tiene la conservación del agua?

1 response



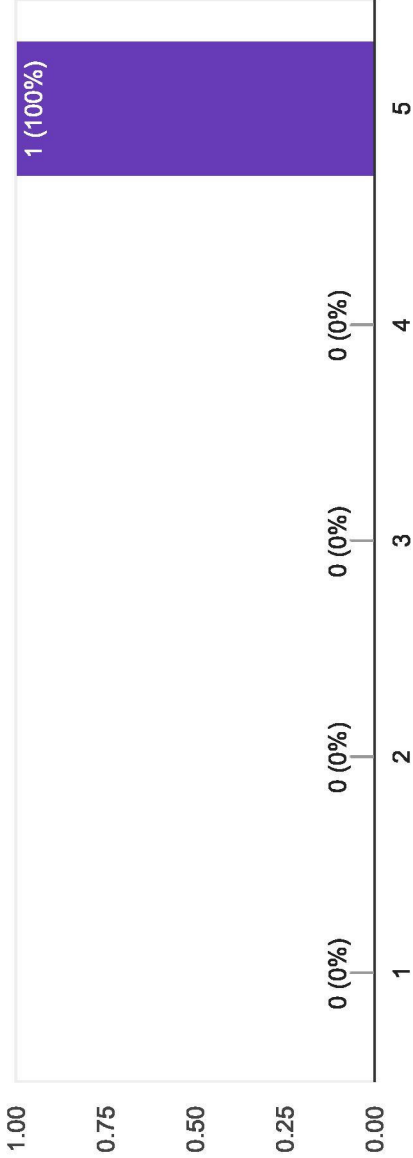
13. ¿Qué importancia tiene para usted tener requisitos de paisaje simplificados y fáciles de entender?

1 response



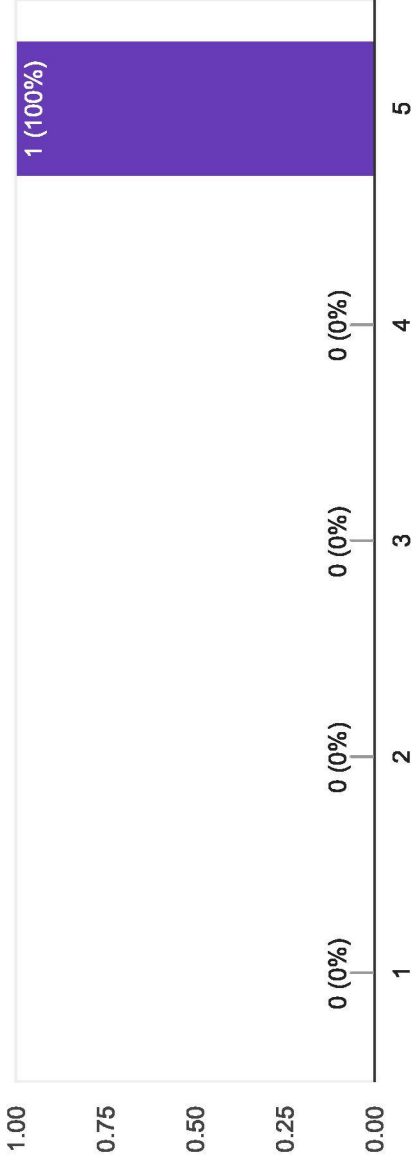
14. ¿Qué importancia tiene para usted tener alternativas de plantas como tener césped artificial o mantillo de rocas?

1 response



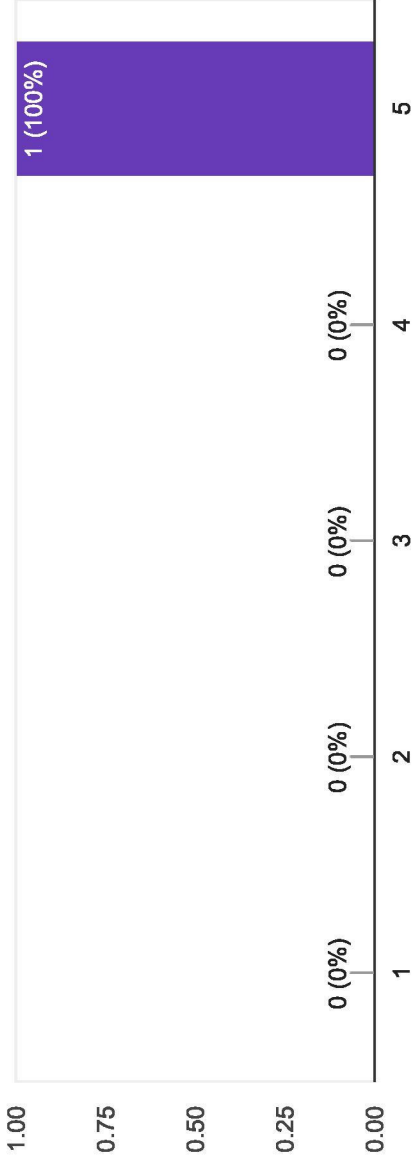
15. ¿Qué importancia tiene para usted tener cierta flexibilidad en el diseño de su jardín?

1 response



16. ¿Qué tan importante es para usted tener flexibilidad en la cantidad o porcentaje de material de jardinería requerido en su propiedad?

1 response



This content is neither created nor endorsed by Google. [Report Abuse](#) - [Terms of Service](#) - [Privacy Policy](#).



This page intentionally left blank.

To: Greeley Planning and Zoning, 2 Nov 2020
From: William Vetesy

Survey Recommendations:

In light of our changing population dynamics it is time as they say, to start thinking outside the box. If we are going to survive with this steady growth we need to change the way we approach our environmental/water problems. Since we are totally reliant on water that comes from the mountains and we are confronted with a changing climate those measures that reduce our water consumption have to be instituted. Of note, is the latest reading from 1 Jan to 1 Nov 2020 that indicates the total amount of rainfall / precipitation is a little more than 5 inches including snow melt. Our total for the this year will probably be less the 11 inches, which then qualifies us as a high desert. This is not a situation that is going to change. We have provided some recommendations that in all probability will upset a lot of people, but it's time to look beyond your own little yard and make the effort to help all of us to have water at a reasonable price and quantity.

Steps to be taken:

- 1. Promote the use of native drought tolerant grass. If possible provide incentives for this type of grass rather than the typical Blue Grass which requires an abundance of water. To go even further perhaps grandfather in existing Blue Grass use but for all new lawn installations require native drought tolerant grass.**
- 2. Require any new plants, shrubs or bushes be of a native drought tolerant kind that also has a high tolerance to both sun and snow. These plants will substantially reduce both the requirement and use of water. With the ever growing population in Greeley and the costs of water continuing to rise, to reduce the financial burden on Greeley Tax payer it only makes sense to require this type of personal / social change.**
- 3. Reduce the size of yard requirements or remove the grass requirement for lawns. In fact, if someone wants to reduce their yard to gravel, cement, asphalt, rocks then let them. In a visit to Phoenix I was astounded at the number of yards with just white gravel and intermittent cactus plants. This was in an area where**

these were very expensive homes and the gravel / cactus looked extremely attractive. Obviously, this reduced the amount of water the homes consumed. I would not expect a lot of Greeley Citizens to undertake this type of project, but the point here is if they want to, then they should be to set up their yard the way they would like it to be. This approach could create some problems with neighbors or HOAs, but then neighbors or HOAs don't pay your water bill. I am sure a very tact full ordinance could be written to remove any neighbors or HOA burden.

4. The enforcement of any new ordinance is always difficult and since this an issue that personally affects someone property the approach to ensuring compliance should at least be started in a very soft enforcement approach seeking a more voluntary effort by those affected by this type of change. Grandfathering and adoptive system would probably be more acceptable and only after a set period of time would it be necessary for stronger enforcement procedures i.e., citations, fines, etc.
5. When I read your survey, all I saw was a continuation of the same old approach to the city planning that has been used for many years. Nothing changes, and it appears that real innovation is not an approach that is acceptable to Greeley City Planning or the City Government. The question becomes why have a survey at all?
6. Just to let you know our home has drought tolerant grass and plants both in the front, side and back yard. We had the all the blue grass removed and replaced it with blue grama. Plants were bought thru a native plant specialist for Colorado. Our native plants have lovely flowers and are extremely resilient against rain, snow, wind and hail. I can only hope that other concern Greeley citizens would do the same.
7. If my comments seem a little harsh, I am sorry, but I think my points are of value and hopefully can be implemented.

Any questions, I can be reached at 970-330-7557

William Vetesy

PLANNING COMMISSION SUMMARY

ITEM: Adoption of the Get Outdoors Greeley Strategic Plan

FILE NO: PS2021-0001

PROJECT MANAGER: Justin Scharton, Natural Areas & Trails Superintendent

HEARING DATE: January 12th, 2021

PLANNING COMMISSION FUNCTION:

To review the proposed Get Outdoors Greeley strategic plan and make a recommendation to the City Council in the form of a motion.

PROJECT OVERVIEW AND BACKGROUND:

During the late 1990s and early 2000s, the City retained consultants on several occasions to prepare parks and trails master Plans. Some of these plans were adopted by the City Council and some were not. Adopted plans included the Parks and Trails Master Plan adopted in 2002, the Conceptual Trails Plan adopted in 2002, and the Draft Open Space Master Plan which was not adopted. The City also adopted the 2060 Comprehensive Plan in 2009 which made a number of recommendations to guide park, trail, and open lands. One confusing aspect of these plans is that if a recommendation is included in one of the plans, but not another, is it an adopted recommendation.

From a strong policy foundation in the Parks, Trails, and Open Lands Master Plan (2016) and the Imagine Greeley Comprehensive Plan (2018), the proposed Get Outdoors Greeley strategic plan provides a five-year blueprint for strategic alignment and prioritization for the acquisition and management of the City's Natural Areas, Trails, and open lands network.

The plan provides the Natural Areas & Trails (NAT) division of the Culture, Parks, and Recreation Department (CPRD) and its internal and external partners a strategic framework for the division's major functions, which make up the plan's goal areas:

- Sustainable Funding
- Connections to Nature
- Stewardship
- Community Connections
- Operational Excellence
- Capital Planning

Specific objectives within each goal area, a suite of metrics to measure success of the goals and objectives, and a detailed action item list of significant projects or policies round out the plan. This framework makes the plan a management tool with great utility for NAT and its partners to

be as impactful as possible with limited funds and staff capacity within the planning horizon of this effort.

Extensive public engagement was conducted for this planning process, though COVID-19 related restrictions on in-person events limited engagement to virtual means only. Staff and consultants presented to twelve City and external boards and commissions, in addition to the Planning Commission and Council presentations. In addition, a virtual English language virtual open house was held and two Spanish language open houses were offered. Due to low registration for the Spanish language events, a Spanish presentation was instead recorded and is included on the Natural Areas & Trails webpage on the City's website, along with the plan's executive summary translated into Spanish.

Feedback from the public engagement portion of the planning process included support for a dedicated funding mechanism for NAT, including youth voices in decisions and planning, support for nature in currently disconnected urban areas of the city, honoring history and looking ahead, trail connectivity, seeking regional partnerships, and leading in the area of diversity, equity, and inclusion. The feedback from the various engagement events has been incorporated into the attached version of the draft plan.

Once the Planning Commission reviews the plan, provides comments, and makes a recommendation; staff will present a revised draft plan to Council at the January 12th worksession, followed by scheduled adoption of the plan in the regular Council meeting on February 2nd.

PLANNING STAFF RECOMMENDATION:

City staff recommends that the Planning Commission forward a recommendation of approval to the City Council to adopt the Get Outdoors Greeley strategic plan, in the form of a motion.

PLANNING STAFF RECOMMENDED MOTION:

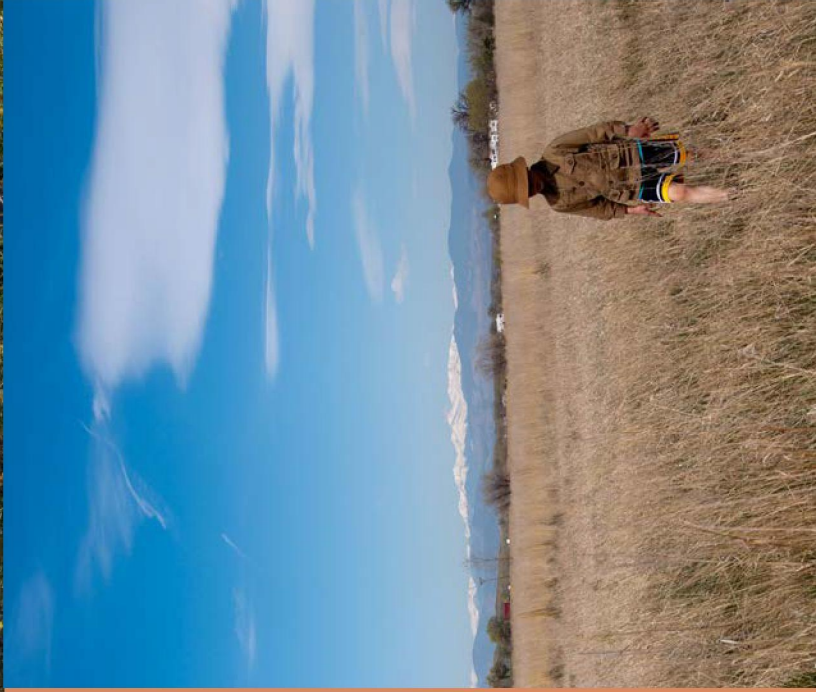
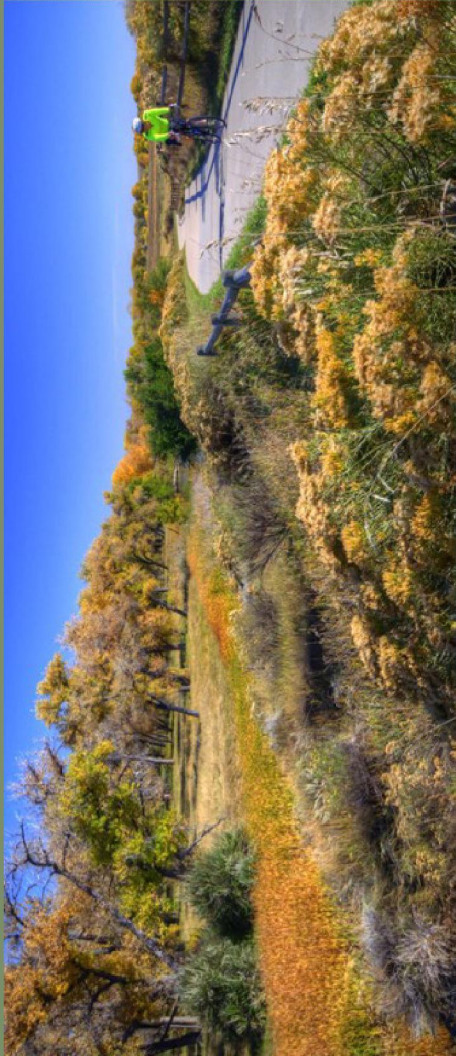
The Planning Commission recommends that the City Council adopt the Get Outdoors Greeley Strategic Plan.

ATTACHMENTS:

- Attachment A - Proposed Get Outdoors Greeley Strategic Plan
- Attachment B - PowerPoint Deck

Get Outdoors Greeley

A 5-YEAR STRATEGIC PLAN FOR NATURAL AREAS, OPEN LANDS, AND TRAILS





Thanks to community feedback and a diverse Steering Committee, the Natural Areas & Trails Division has prepared the first ever Strategic Plan to guide the City of Greeley's natural areas, trails, and open lands investments for the next 5 years.

EXECUTIVE SUMMARY

Our natural areas face extraordinary pressures. At a time when visitors need them most, the City of Greeley is challenged economically and that future funding for maintenance of Natural Areas & Trails is uncertain at this time. The COVID-19 pandemic has underscored the importance of parks, trails, and open space as a health-affirming respite from necessary restrictions. The 2016 Parks, Trails, and Open Lands Master Plan, reaffirmed through the pandemic has also highlighted certain inequities, including the fact that up to 1 in 3 Greeley residences do not have a park or natural area within a 10-minute walk of home.

We know that being connected to nature satisfies human need for exercise, beauty and fresh air in all seasons. Outdoor places are for family and community celebrations, as well as a refuge for the restoration of one's spirit and hope during difficult times. J. Max Clark, a Union Colony member and newspaper editor, said of Greeley, "We found this place a desert and have made it a delightful land."

Managed well, these delightful lands protect the city from flooding, mitigate heat island effects, provide pollination for the state's top agricultural economy, attract the best and brightest companies and employees, and bring many other economic, environmental, and health benefits.

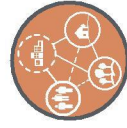
But up until now there has not been a strategy to guide the newly created Natural Areas & Trails Division's future. This Strategic Plan recommends which investments will bring the greatest and most equitable benefits of nature closer to home.

SO WHAT'S THE PLAN?

The Strategic Plan is organized around five priority themes, each with a supporting goal (below), objectives, and 5-year Action Plan.



Sustainable Funding. Develop and maintain sustainable funding sources to sustainably and equitably acquire, restore, and maintain natural areas and a trail system in perpetuity for all Greeley residents.



Community Connections. Connect residents to nature by partnering with the community to provide inclusive and equitable educational, volunteering, and leadership opportunities for all Greeley residents.



Connections to Nature. Equitably create physical connections to nature for all Greeley residents, through acquisition of high-value lands and expansion of the City's trail system.



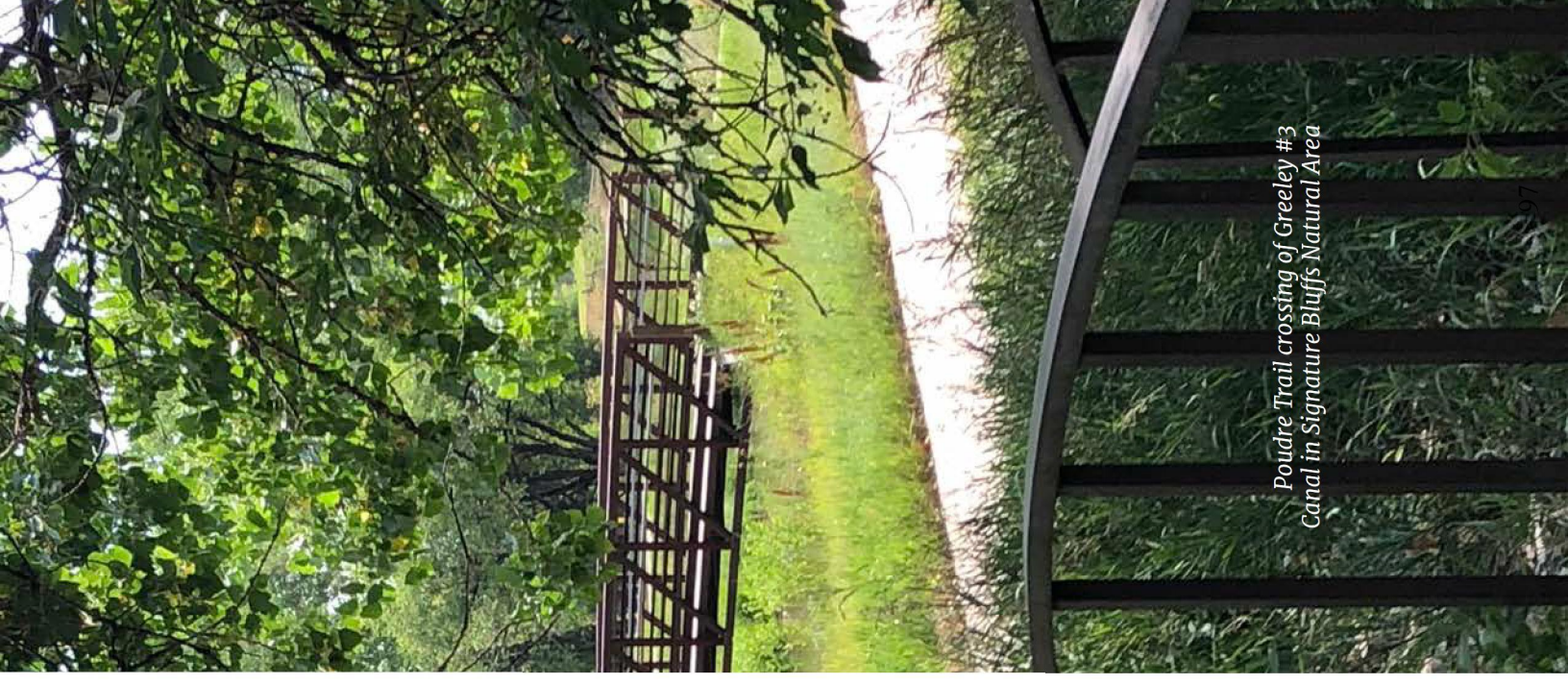
Operational Excellence. Provide effective, efficient, and consistent level of service to all Greeley residents at all natural areas, open lands, and trails.



Stewardship. Restore and perpetually manage lands with high conservation value for the benefit of natural habitats and all Greeley residents.



Capital Planning. Ensure continued investment is dedicated to repairing and updating existing amenities and maintaining the ecological values for which the natural areas were conserved.



Poudre Trail crossing of Greeley #3
Canal in Signature Bluffs Natural Area

GET OUTDOORS GREELEY STRATEGIC PLAN

OUR HISTORY
NUESTRA HISTORIA

PUBLIC INPUT THEMES
TEMAS DE APORTACIONES DEL PÚBLICO

FROM

BOARDS + COMMISSIONS

STEERING COMMITTEE

VIRTUAL PUBLIC MEETINGS in ENGLISH Y ESPAÑOL

SUSTAINABLE FUNDING is NEEDED

HONORING OUR HISTORY and LOOKING AHEAD

NATURE in URBAN AREAS

TRAIL CONNECTIVITY

LISTENING + INCLUSION

INCLUDING CHILDREN + YOUTH VOICES

PRIORITY THEMES
TEMAS PRIORITARIOS

\$\$\$

SUSTAINABLE
FUNDING



CONNECTIONS TO
NATURE



COMMUNITY
CONNECTIONS



OPERATIONAL
EXCELLENCE



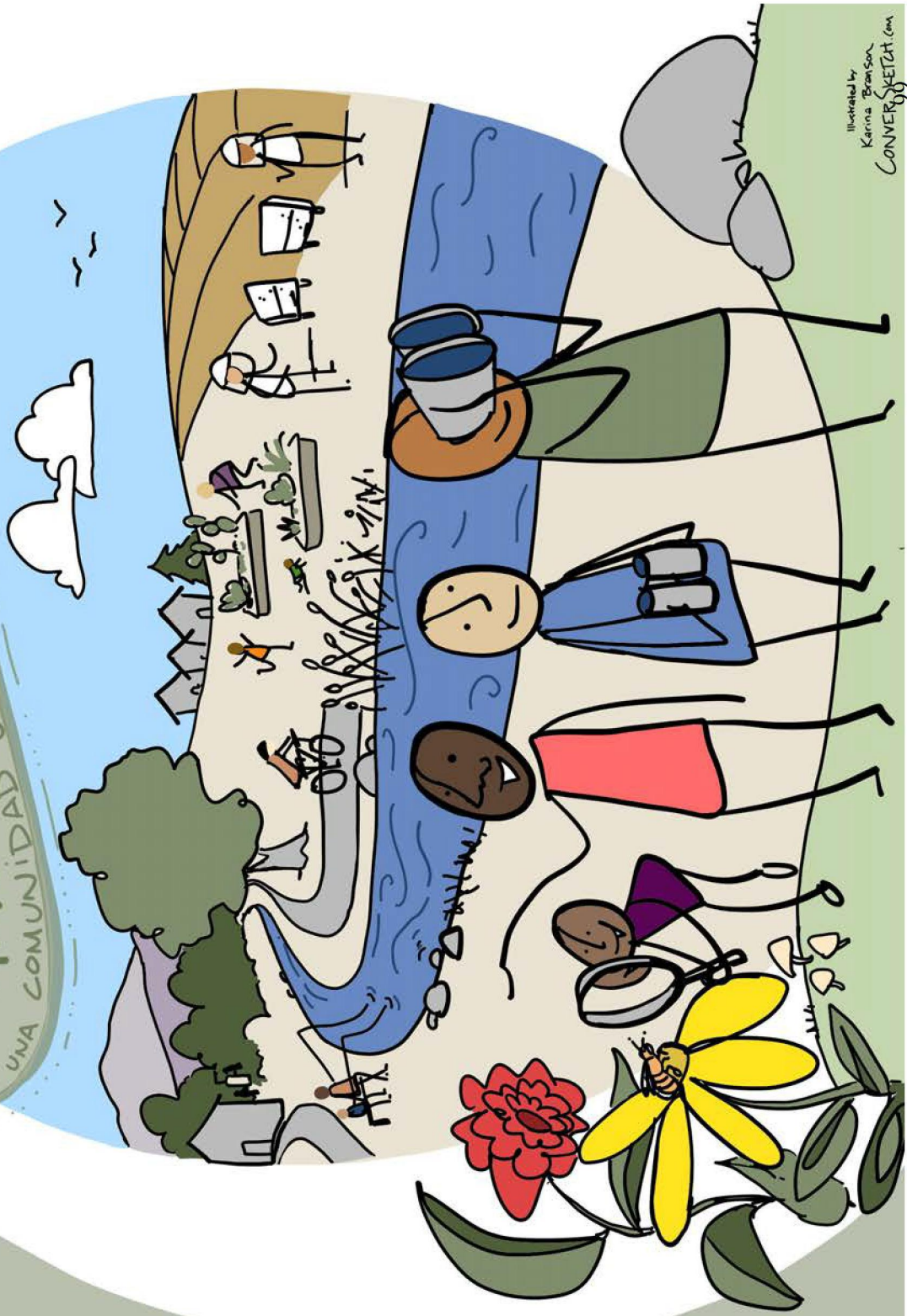
STEWARDSHIP



CAPITAL
PLANNING

OUR FUTURE
NUESTRA FUTURO

A COMMUNITY CONNECTED to NATURE
UNA COMUNIDAD CONECTADA con la NATURALEZA



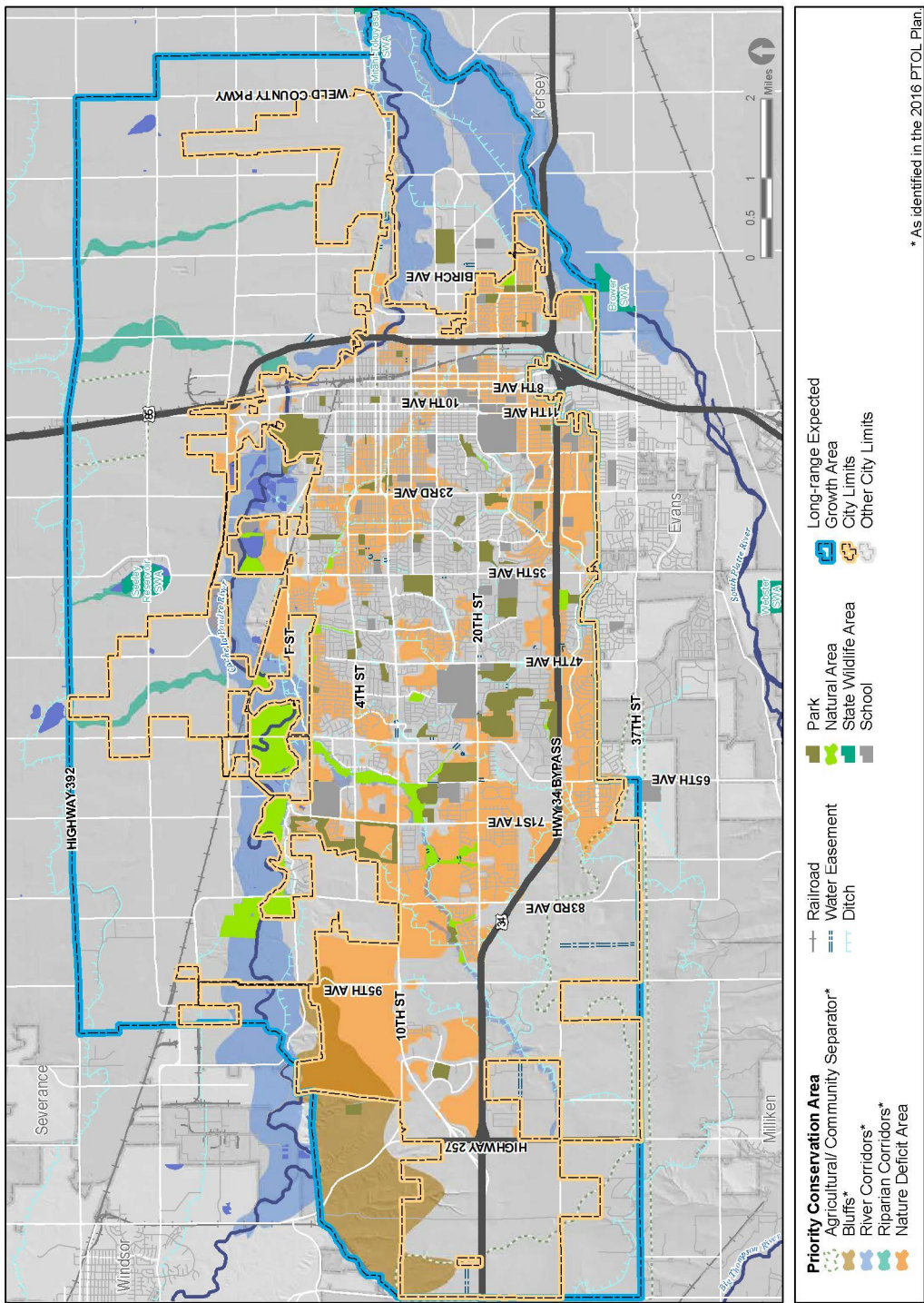
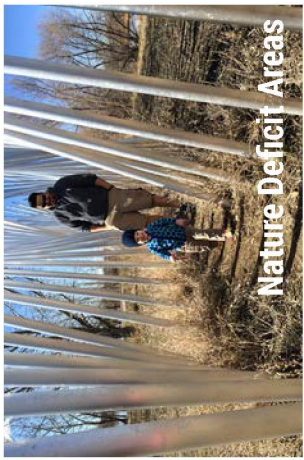
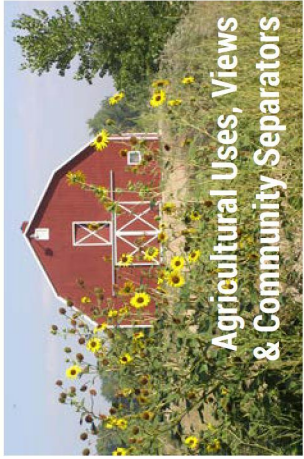
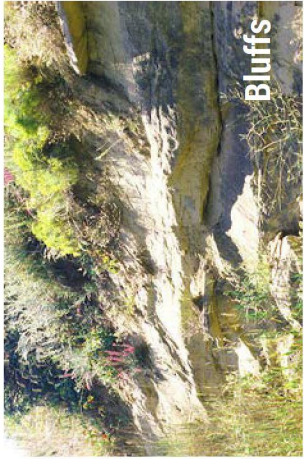
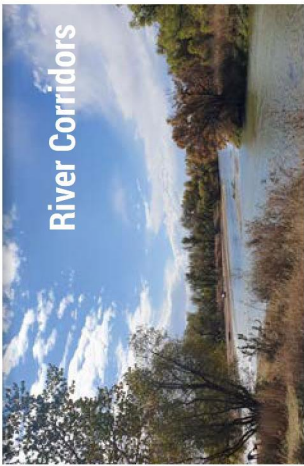
Illustrated by
Kerina Branson
CONVERSKETCH.COM

PRIORITY CONSERVATION AREAS

As Greeley’s population continues to grow, the City will continue to evaluate the recreational and natural area needs of the community in order to ensure a high quality of life and equitable access to nature.

Community values and adopted plans affirm the long-term vision for a system of Priority Conservation Areas. The intent is to focus any future acquisition efforts on the highest conservation values and recreational opportunities, *not* to acquire or protect an entire area.

The Natural Areas & Trails Division will pursue conservation projects within these focus areas in partnerships with others, and with willing sellers or donors, through appropriate funding opportunities.



ACKNOWLEDGMENTS

CITY COUNCIL

- John Gates | Mayor
- Dale Hall | Ward IV Mayor Pro Tem
- Tommy Butler | Ward I
- Brett Payton | Ward II
- Michael Fitzsimmons | Ward III
- Kristin Zasada | At Large
- Ed Clark | At large

EXECUTIVE TEAM

- Becky Safarik | Assistant City Manager
- Andy McRoberts | Director of Culture, Parks & Recreation
- Joel Hemesath | Director of Public Works
- Sean Chambers | Director of Water & Sewer
- Benjamin Snow | Director of Economic Health & Housing
- Brad Mueller | Director of Community Development

CORE TEAM

CITY OF GREELEY

- Justin Scharton | Project Lead
- Karen Scopel | Project Support
- Andy McRoberts | CPRD Sponsor

LOGAN SIMPSON

- Jeremy Call | Project Lead
- Kristina Kachur | Project Support
- Brian Taylor | GIS

Illustrations provided by Karina Branson of ConverSketch.

STEERING COMMITTEE

- Adam Jokest | Greeley Water & Sewer
- Brandon Muller | Colorado Parks & Wildlife
- Brian Hathaway | Greeley Stormwater Division
- Chelsie Romulo | University of Northern Colorado Geography, GIS & Sustainability
- Clint Torczon | Parks & Recreation Advisory Board
- Ivan Diaz | Youth and Family Connections
- Jen Koveces | Coalition for the Poudre River Watershed
- Leslie Beckstrom | Weld County Department of Public Health and Environment
- Linda Hood | Greeley Stormwater Division
- Lindsay Kuntz | Greeley Real Estate Management
- Marian Duran | Greeley Community Development
- Patrick Gardner | The Trust for Public Land
- Ray Tschillard | Poudre Learning Center
- Robert Hinderaker | Poudre River Trail Corridor, Inc.
- Scott Franklin | University of Northern Colorado School of Biological Sciences
- Sharon Bywater-Reyes | University of Northern Colorado Earth and Atmospheric Sciences
- Steven Frederick | Greeley Parks
- Wade Willis | Town of Windsor Open Space & Trails
- Wade Shelton | The Trust for Public Land

We extend a special thanks to the entire community for their involvement in developing City of Greeley's natural areas, trails, and open lands investments for the next 5 years. Their input and support are the catalyst for outstanding natural areas, open lands, and trails in the City of Greeley.

CONTENTS

01/INTRODUCTION	1
Need for a Strategy	3
Natural Areas & Trails Overview	6
Strategic Planning Process	7
02/FOUNDATION	9
Existing Natural Areas, Open Lands, and Similar Properties	10
Non-motorized Transportation Facilities	12
Public Health	14
Gaps and Barriers to Access	15
Areas of Ecological Significance	18
Priority Conservation Areas	20
Future Urban Growth Impacts	22
03/STRATEGIC PLAN FRAMEWORK	25
Financial Futures	26
Goals and Objectives	29
Metrics	42
Action Plan Priorities	44
APPENDICES	
Action Plan	Appendix I
Supporting Detail	Appendix 15



Signature Bluffs Natural Area

01 / INTRODUCTION

Get Outdoors Greeley is a 5-year Strategic Plan for the City of Greeley's (City) natural areas, trails, and open lands that benefit our community. In 2019 the City created a new Natural Areas & Trails Division. This Strategic Plan represents the Division's inaugural goals and work plan for future acquisition, restoration, long-term stewardship, capital project prioritization, and sustainable funding of priority lands and infrastructure, and builds upon the City's existing planning efforts.

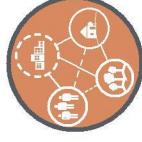
PLAN VISION

Get Outdoors Greeley provides a 5-year strategic framework to coordinate the management of the City's natural areas, trails, and open lands within the Long Range Expected Growth Area (LREGA) and surrounding region.

STRATEGIC PRIORITIES



Sustainable
Funding



Community
Connections



Connections
to Nature



Operational
Excellence



Stewardship



Capital
Planning

NEED FOR A STRATEGY

Rich soils at the confluence of the Cache La Poudre and Platte rivers have supported diverse civilizations for at least 13,000 years, such as the Cheyenne, Arapaho, and Sioux (Lakota) who occupied the area when Anglo emigrants arrived in the 19th century. With the establishment of the Union Colony in 1870 as an agricultural community, and a global agri-business community in the 21st century, Greeley's success has always been tied to its abundant and well-managed working landscapes. Intensive labor crops brought successions of new immigrants—Germans—from-Russia, Hispanic Americans, Mexican nationals and others. Recent immigrants and refugees from East Africa, Southeast Asia, Mexico, and Central and South America ensures Greeley remains a diverse community, and has become one of the most linguistically diverse communities in Colorado with 26% of the population speaking a language other than English at home.

Owing to this history, some portions of the city – largely on socio-economic or racial lines – show elevated levels of chronic disease such as obesity and type II diabetes, while also reporting lower self-assessed health status. Currently, 34% Greeley residences do not have a park or natural area within a 10-minute walk of home. The increasingly diverse and younger trajectory of Greeley's population requires a renewed look at values and recreation needs of key stakeholder groups.

Today, at 48 square miles of gridded residential and commercial districts, Greeley boasts a diverse array of undeveloped lands along the rivers and bluffs surrounded by giant green circles of irrigated crop land within square section lines. Managed well, these protect the city from flooding, mitigate heat island effects, provide pollination for the state's top agricultural economy, and bring many other demonstrated economic, environmental, and public health benefits. Further, trail corridors are essential in providing for alternative transportation to move people through the community. The increasingly diverse and younger trajectory of Greeley's population requires a renewed look at values and recreation needs of the community.

But there is no strategy to guide Natural Areas & Trails' future apart from solid policy guidance in the Imagine Greeley Comprehensive Plan (2018) and the Parks, Trails and Open Lands Master Plan (PTOL Plan, 2016). This policy foundation, in addition to this Plan's robust public engagement efforts, provide the blueprint for the next five years.

Over a hundred and fifty years after the founding of Union Colony and generations after the Native Americans before them.

we are relearning what others have learned by observation and hardship: to let rivers be rivers, recognize natural constraints, and to reserve the best farmland as the community's foodshed.

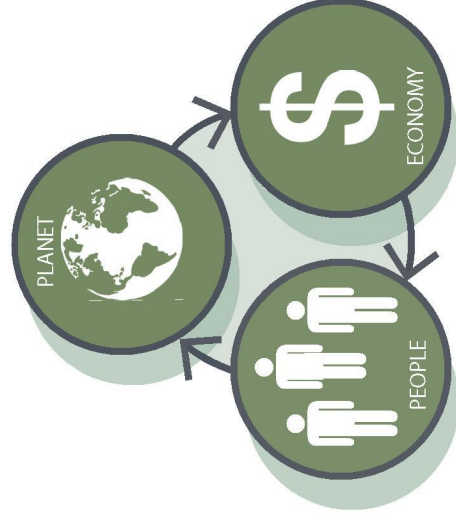


Lincoln Park, dubbed “Greeley’s little breathing spot” by the Colonists, remains a “village commons,” the first of more than 40 parks maintained as quality of life amenities for the community. Provided by the Greeley History Museum.

Over 100 years of experience has taught farmers, land managers, and urban planners alike that green spaces are essential infrastructure. The 2020 COVID-19 pandemic has underscored the importance of providing parks, trails, and open space as a health-affirming respite from necessary restrictions. Combined with economic challenges, parks and public lands face extraordinary pressures, from increased visitation to budget cuts due to lost revenue. While the lasting impacts are unknown at the time of this document, if anything, the increase in visitation is a window into what may come with increased population growth. These are some of the drivers that require a assessment the Natural Areas & Trail’s approach to funding, planning, delivering, and maintaining natural areas, trails, open lands, and associated services and programming. By using data-driven approaches and proactive, inclusive decision-making with the community, this Strategic Plan identifies which investments will bring the greatest and most equitable benefits of nature closer to home.

SIGNIFICANT CHALLENGES

Community needs and perceptions were documented in several recent outreach efforts. The 2016 PTOL Plan highlighted support for acquisition of natural areas by the City (72% respondents supportive) and connecting trails for biking and walking to parks (77% respondents supportive). Further, 92% of respondents in the 2016 PTOL Plan surveys identified funding for parks, trails, recreation, and natural areas as important. The immediate and unavoidable challenge is to obtain adequate funding to conserve, connect, restore, and care for a robust natural areas and trails system. Although the City and its partners have excelled in doing the best they can with what they have, thanks in large measure to dedicated partners and Great Outdoors Colorado grants, without new funding sources the new Natural Areas & Trails Division will not fully achieve the vision and mission that city leaders and residents have charged it with. As public use and recreation increases, so does the need for visitor infrastructure development, which can further increase long-term management and stewardship costs. Additional details on budgets and funding for the Natural Area & Trails Division is provided in the section “Funding Overview” in Chapter 3.



The Strategic Plan is guided by a triple-bottom line philosophy of maximizing and balancing social, economic, and environmental benefits from Natural Areas & Trails’ limited resources.

The immediate and unavoidable challenge

is to obtain adequate funding to conserve, connect, restore, and care for a robust natural areas and trails system.

#1. The number one long-term challenge is sustainable funding to create the natural areas system that residents call for.

An open lands system is best and most efficiently created well ahead of development, before speculation and development pressures drive up land values. The same property that costs \$10,000 per acre prior to development pressure typically costs \$35,000 or more per acre within City limits.

The idea that “growth pays for growth” is a good one, and that philosophy has played out well for infrastructure like water, sewer, streets, and stormwater that are funded by impact fees. However, there is not an impact fee for conserving nature ahead of development much less restoring lands. An opportunistic approach of acting on potential land conservation deals requires accruing cash in advance.

Without a separate funding source for land conservation, and in light of escalating land prices that make strategic acquisitions very expensive, the majority of Natural Areas & Trails’ funding will be directed to a triage approach to maintenance and conserving only the most threatened smaller properties and will miss the vast majority of opportunities to conserve high-value land before it is developed.

#2. A second challenge is sustainable funding to create and maintain a connected trails system.

Almost 20 years ago the Greeley Trails Master Plan mapped nearly 50 miles of future trails to connect to the Poudre River Trail. That vision was expanded in the 2015 Bicycle Plan and 2016 PTOL Plan to 121 miles. Today only 8 miles of that vision have been built outside of the Poudre River Trail.

New residents currently fund a portion of future trails through a Trail Development Fee charged to new home construction. However, this fee does not cover the full construction cost of a typical 10-foot paved trail, which averages \$1 million per mile, and none of the maintenance of the existing trails that residents now enjoy, many of which are impacted by flooding. A 2019 study of the Poudre River’s riverbanks and trails found that between \$4.4 million to \$11.6 million would be required to repair the Poudre River Trail at risk of future damage. The need to adequately fund long-term maintenance, restoration, and capital replacement erodes the City’s ability to accomplish other significant community priorities.

Natural Areas & Trails Vision Statement

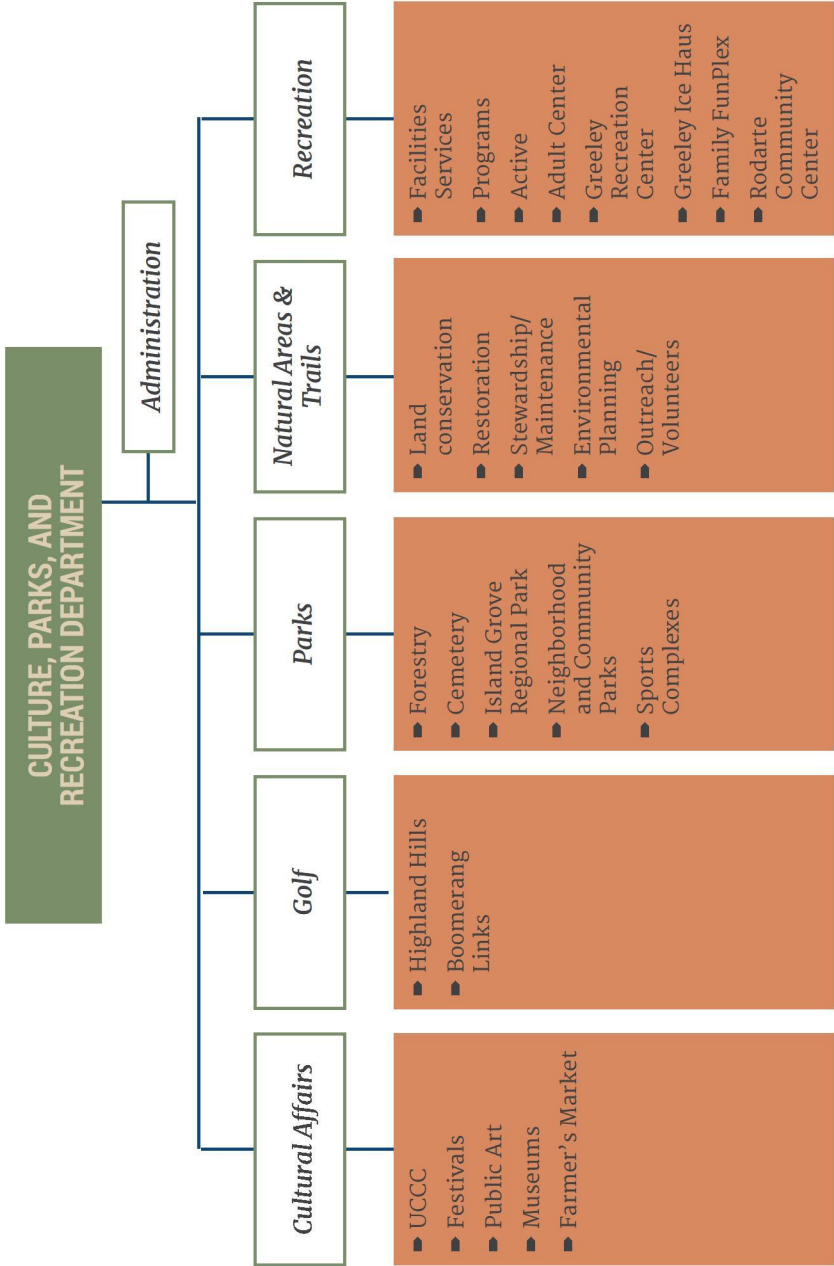
A community connected to nature.

Natural Areas & Trails Working Mission Statement

Collaboratively conserve, restore and steward lands with significant natural resource, agricultural, and community-shaping values. Equitably connect the community to conserved lands through a community-wide trail system. Facilitate inclusive nature-based experiences to help create a community that values and engages with nature.

NATURAL AREAS & TRAILS OVERVIEW

The Natural Areas & Trails Division is part of the City of Greeley’s Culture, Parks, and Recreation Department. The Division was created in 2019 when the Department was restructured to provide greater emphasis on protecting, restoring, and managing the highest value and most sensitive lands as the community grows. Natural Areas & Trails works with willing partners to conserve important wildlife habitat, recreation, agricultural, and open lands within the City and the surrounding area.



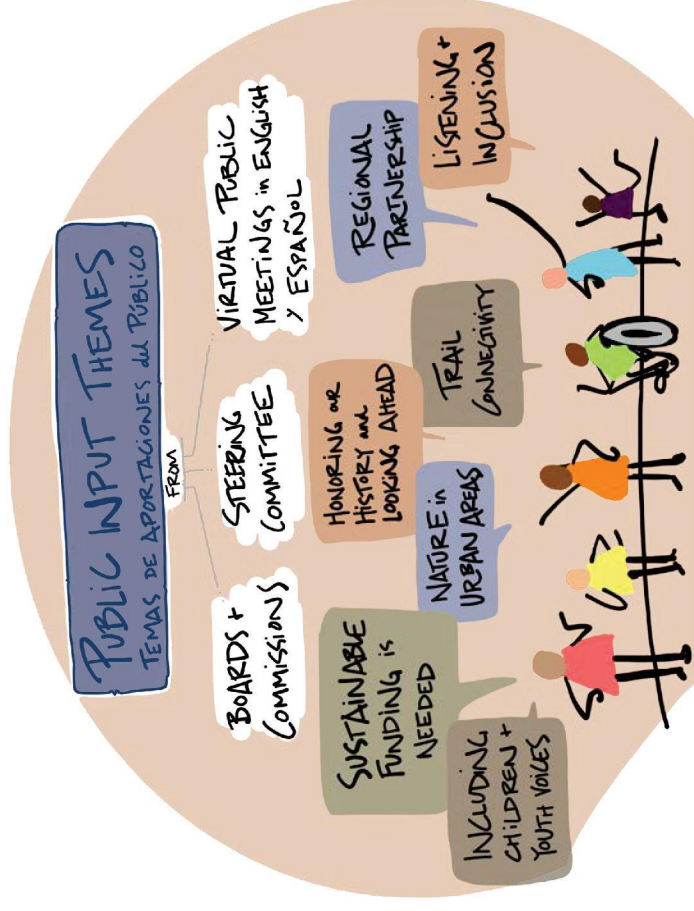
STRATEGIC PLANNING PROCESS

The process leveraged an ongoing dialogue with the community as documented in public opinion polling and participant feedback in annual resident and non-resident satisfaction surveys, the Imagine Greeley Comprehensive Plan, the Great Outdoors Colorado (GOCO) Get Outdoors Greeley Inspire Initiative Report (Inspire Initiative Report, 2017), and the PTOL Plan.

A broad and inclusive Steering Committee provided technical expertise and support throughout the planning process. The committee included subject experts within the City organization and community partners outside the City who offer advocacy and expertise from additional perspectives, and are both implementers and end-user constituencies of the Plan. Over the course of four in-depth worksessions, the Steering Committee helped advance shared priorities within their area of expertise as key advisors, helping to build consensus, and working collaboratively with the Core Team.

During the Draft Plan, virtual events were held to refine the document and numerous presentations were given to the City's boards and commissions, including Parks and Recreation, Water & Sewer, Stormwater, Human Relations Commission, Youth Commission, Commission on Disability, and Planning Commission.

Additional details of the Strategic Planning Process, as well as Community Needs and Perceptions are provided in Appendix 2.



PREVIOUS PLANNING EFFORTS AND RELATIONSHIP TO OTHER DEPARTMENTS AND PARTNERS

The core of this Plan is rooted in previous planning efforts that provide overall City direction based on extensive public input. City-wide efforts include the Imagine Greeley Comprehensive Plan, the Inspire Initiative Report, and the PTOL Plan. These adopted master plans set the policy framework for acquisition, development, and management of various public and private natural areas, open lands, and trails.

In addition to these plans, numerous other plans and studies have been completed to support the implementation of the PTOL Plan as well as direct related Departments and partners. Natural Areas & Trails works with other City departments and divisions; school districts and universities; adjacent

municipalities; such as Windsor, Evans, Kersey, Milliken, Johnstown, and Weld County; and non-profit agencies and regional conservation partners, including Great Outdoors Colorado, Volunteers for Outdoor Colorado, The Trust for Public Land, and Colorado Parks and Wildlife. These groups are working in one way or another to improve and protect environmental quality and/or provide access to nature for the community. Many of these groups have their own strategic goals and work plans that are related to and harmonizing with the work of Natural Areas & Trails. Some of those plans and related actions are provided in Appendix 2.



Imagine Greeley Objectives

- Select relevant objectives from Imagine Greeley Comprehensive Plan (2018)
- NR-2.8 Promote the harmonious co-existence of agricultural uses with the natural environment.
 - NR-3.1 Ensure that important natural features and viewsheds are protected or enhanced as development occurs.
 - NR-3.2 Secure and protect meaningful public open lands areas within and near to the city in order to provide visual relief from the urban landscape, preserve “food sheds” and important vistas, and/or retain separation from other communities.
 - NR-3.3 Maximize the recreational use and preservation of areas that cannot be developed due to floodplain or storm drainage limitations.
 - NR-3.4 Strategically secure and/or acquire ecologically sensitive or important lands to protect their ecological function or other natural values.
 - NR-3.5 Work with landowners, developers, farmers, and environmental interests to protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands. Develop mechanisms to ensure that natural areas are preserved as development occurs.
 - NR-3.10 Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g., drainage areas, water acquisitions, Poudre Trail, parks, and trail system).

PTOL Plan Vision

- Select relevant Vision Statements from the Parks, Trails, and Open Lands Master Plan (2016)
1. Capture opportunities to **protect open lands** and to ensure residents have the **chance to enjoy nature**; partner for success in being stewards of the city’s **natural resources and beautiful landscapes**; **acquire high-quality** properties in advance of development to **connect open lands along river and stream corridors**, retain **scenic views** and support agriculture.
 2. Add to trail offerings and make them accessible to more people; **diversify the types of trails** available; **connect gaps** in the existing trail network and **plan for expansion to underserved areas**.
 6. Add to the City’s capacity to care for parks, trails, open lands and recreation facilities in order to improve their condition and offerings. **Provide the capital and staffing resources necessary** to maintain a system which keeps up as Greeley’s population expands.

02/ FOUNDATION

This chapter establishes the foundation for recommendations by providing a summary of existing resources, public needs and perceptions, areas of ecological significance, and future growth impacts. All of these factors play a role in how Natural Areas & Trails operates and thrives in the next 5 years.

EXISTING NATURAL AREAS, OPEN LANDS, AND SIMILAR PROPERTIES

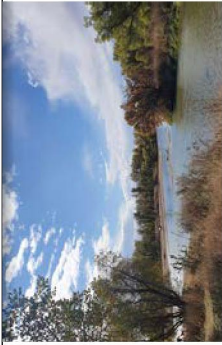
The Natural Areas & Trails Division manages a portfolio of properties that provide for a range of public and natural resource benefits, as do many other City departments and partners. Natural areas primarily exist along the Poudre River and Sheep Draw corridors, but are also interspersed throughout the community as smaller neighborhood properties (Table 1). These properties are shown on Map 1.

In addition to the lands managed by Natural Areas & Trails, other City and partner agencies manage properties that provide access to nature and improve the quality of life, wellness, and experience of Greeley’s residents (Table 2). For example, farms and ranches acquired for water rights, and later managed by Natural Areas & Trails, may accomplish multiple goals, such as preservation of heritage sites, cultural and environmental interpretation, and passive recreation.

Table 1 / Natural Areas & Trails Managed Property Definitions

	DEVELOPED PARKLAND	NATURAL AREAS
Definition	Developed parks and sports complexes, which are characterized by high levels of facility development and high levels of use, such as organized sports, dog exercise areas, group gatherings, and special events.	Lands in public ownership that protect environmentally sensitive resources and corridors and are managed by the Natural Areas & Trails Division. Recreational use varies based on the resources; nature-based passive recreation is emphasized. Some natural areas may remain undeveloped and may limit or prohibit public access in perpetuity for resource conservation, such as viewsheds, community separators, agricultural lands, high value habitat areas, etc.
No. within the LREGA	45	29
Acres (2020)	602	1,068
Public Access	High	Moderate
Operational Cost	High (Managed by Parks Division)	Moderate
Property Example	 Twin Rivers Park	 Gateway Lakes Natural Area

Table 2 / Other Properties Definitions

OPEN LANDS					
	Schools	Partner Agency Properties	Utility Easements	Storm Drainage	Conservation Easements/ Working Farms and Ranches
Definition	Playgrounds and athletic fields that are available for recreation. These are typically only available to the public outside of school hours. The acres listed include the entire school property.	Conserved lands that are not managed by the City, such as the Poudre Learning Center, State Wildlife Areas, and sometimes private lands. These lands play a role in connecting people and wildlife to nature.	Electric, water, and sewer easements and rights-of-ways that could serve as trail corridors and visual greenspace.	Other properties that have been purchased by City departments, such as Water and Sewer, and Stormwater, for water rights, stormwater conveyance and detention basins and also provide habitat values.	Agricultural lands, community buffers, protected viewsheds, and even high value wildlife habitat can typically be conserved by a conservation easement. Conservation easements protect resource values while keeping lands in private ownership.
No. within the LREGA	33	N/A	N/A	N/A	N/A
Acres (2020)	573	N/A	N/A	N/A	N/A
Public Access	Limited	Moderate (Public access to SWAs with Fishing or Hunting License)	Limited	Limited	None
Operational Cost	High (Managed by School District)	Moderate (Varies)	Moderate-Very Low (Many are or could be used as trail corridors)	Low (Managed by other City departments)	Very Low - None
Property Example	 Monfort Elementary School	 Mitani Tokuyasu SWA	 West Grapevine Ditch between 13th Street Road @ Peakview Park and 16th Street	 Eagle View Pond	 JB Jones Natural Area

NON-MOTORIZED TRANSPORTATION FACILITIES

Greeley currently has a robust system of trails and paths for non-motorized users that includes: off-street trails; soft surface trails; subdivision trails; sidepaths; and bikeways (Table 3).

Natural Areas & Trails maintains 30 miles of off-street trails. The Poudre River Trail runs east-west along the northern edge of Greeley from Island Grove Park and connects to Windsor and communities further west. Sheep Draw Trail parallels the Sheep Draw stream corridor, starting at the Cottonwood Bend Natural Area on the Poudre River, and traverses south through the Pumpkin Ridge and McCloskey Trail Natural Areas. Once a final trail connection is completed under the 83rd Avenue bridge, the Sheep Draw Trail will be connected all the way to the Pebble Brook neighborhood near Highway 34. Soft surface loop trails exist within several of the natural areas.

Segments of off-street trails are scattered throughout the city in subdivisions. Those trails are maintained by homeowners associations.

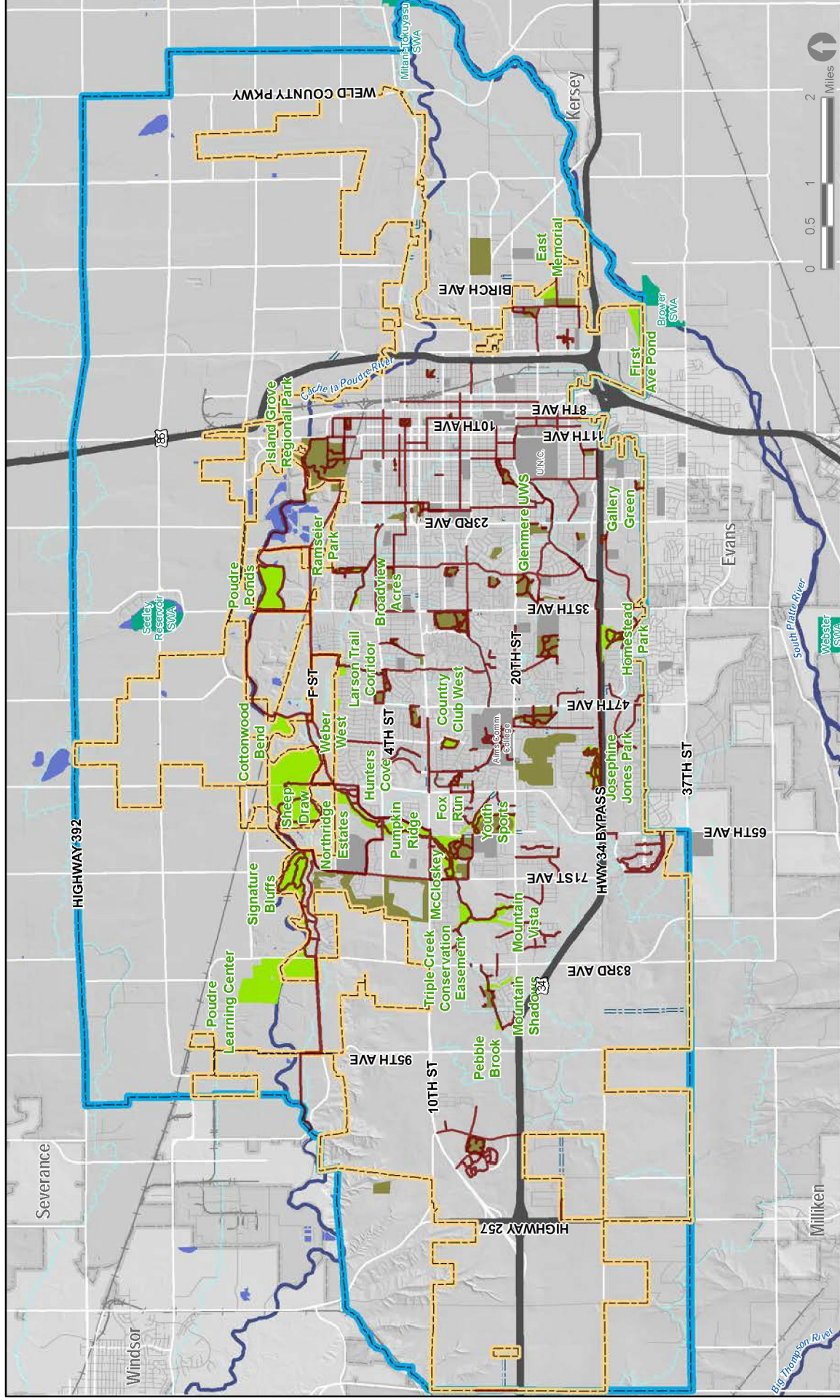
There are approximately 27 miles of sidepaths (shared use paths) within Greeley, primarily located on major grid roads, such as 47th Avenue, 35th Avenue and 20th Street. Sidepaths provide important connections from north to south along 59th, 47th and 35th Avenues and east to west along 4th Street, 20th Street and a portion of Highway 34. Currently all these facilities are either asphalt or concrete. With a few exceptions, Natural Areas & Trails does not manage or maintain these sidepaths.

Bikeways provide transportation corridors to key destinations and natural areas within the city. These corridors are typically within the right-of-way; most are managed by the Public Works Department. There is a large concentration of bikeways within the historic downtown, and along major roadway corridors west of downtown.

Table 3 / Non-motorized Facility Definitions

DEFINITIONS	MILES (2020)
Natural Area Trails Off-street trails are dedicated to non-motorized uses that are outside of the road right-of-way, and are often along utility, railroad, drainage or natural corridors, or through natural areas. They include concrete and soft surface trails.	30 (23 miles concrete, 7 miles soft surface)
Sidepaths (Shared Use Path)* Sidepaths are secondary shared use paths managed by Public Works that provide connections to nature. Sidepaths are dedicated to non-motorized users (bicycles and pedestrians) that are within or immediately adjacent to the road right-of-way, but are separated from the street by a curb or median. They differ from sidewalks in that they are wide enough (10 to 12 feet) for multiple uses and often designated as bicycle facilities.	27
Subdivision Trail* Subdivision trails are shared use paths not managed by the City that are constructed as part of a specific development (usually a residential neighborhood). Most provide important connections to the City's trail system.	10
Bikeways* On-street bicycle facilities are important Public Works connectors between off-street trails and between parks and other community destinations. They could be in the form of bike lanes, signed routes, or separated bikeways.	48

**These amenities are not managed by the Natural Areas & Trails Division.*



- | | | | | | |
|--|---------------------------------|--|---------------------|--|---------------------------------|
| | Bike and Pedestrian Connections | | Park | | Long-range Expected Growth Area |
| | Railroad | | Natural Area | | Greeley City Limits |
| | Water Easement | | State Wildlife Area | | Other City Limits |
| | Ditch | | School | | |

The Weld County Community Health Survey shows...

- Since 2010, the percent of residents reporting they have high blood pressure, diabetes, and overweight or obesity increased whereas asthma stayed the same. However, in 2016 these chronic conditions are all lower than the U.S. rates.
- Diabetes and overweight and obesity disproportionately impact Hispanic and Latino residents.
- The Greeley/Evans region of the county had the highest rate of residents with asthma and overweight or obesity.
- Fair/poor physical health was more often reported by residents who lived in Greeley/Evans as compared to the rest of Weld County (17%).
- 1 in 5 Greeley/Evans residents report they currently have depression, anxiety, or another mental health condition.

Completed every three years, most recently in 2016, this report assesses local-level data on health status, health behaviors, and needs of residents. (Data from 2019 was not available at the time of this Plan.) While the following indicators can be improved through access to nature, there are other significant contributing factors (e.g. socioeconomic, level of activity, etc.). The report summarizes data for the Greeley and Evans areas jointly.

PUBLIC HEALTH

A look at modern headlines underscore how crucial close-to-home green spaces are to Greeley's quality of life: "Pandemic proves we need open spaces," "Open space plays a vital role in pandemic," and "In a pandemic, parks are keeping us alive." During the COVID-19 crisis, people started turning to parks, trails, and natural areas like never before—for fresh air, safe space, exercise, meditation, and much needed peace.

Research shows that providing outdoor recreation amenities and access to nature, indeed, are a potent force for our physical, mental, and environmental well-being. "Kids who have access to more green spaces are more likely to remain physically active as they grow older. Children with a park or playground within half a mile of their homes are almost five times more likely to be a healthy weight than children without playgrounds or parks nearby" (Generation Wild, Get Outdoors Colorado). A 2020 study published in *Science Advances* showed children

that were allowed to play in more natural and biodiverse nature spaces showed better immunity and less auto-immune diseases than children who didn't play in nature (Roslund et al 2020). The Thriving Weld Active Living workgroup, a county-wide partnership, has introduced Outdoor Rx, a new initiative aimed at getting people outdoors by providing an online map of outdoor recreation amenities and tools and promotional materials.

A 2018 study in urban Philadelphia demonstrated that even small green spaces with modest amenities have significant benefits to the health of those that lived near these "pocket" green spaces, as compared to those that didn't have easy access to nature in their neighborhood (South et al).

It may take decades to move the needle on chronic diseases even with evidence-based interventions. Research shows that investing in local well-being initiatives could improve the quality of life and increase longevity for the community.



Easy access to natural areas and trails brings the following public health benefits:

- Physical benefits such as:
 - Lower blood pressure
 - Healthier body weight
 - Lower blood sugar
 - Decreased stress and anxiety
 - Reduced screen time and increased attention span
 - Reduced ADHD symptoms - especially in children
- Treatment for depression, anxiety, PTSD, and other traumatic events
- Shorter hospital stays for patients with views of nature
- Positive impacts to circadian rhythms and improved sleep with less human-created night lighting
- Removal of air pollution by trees and shrubs
- Mitigation of heat island effect in urban settings
- Improved water quality through management of stormwater (also reduces costs to the City)
- Stimulating community cohesion for a stronger, safer, and engaged community

GAPS AND BARRIERS TO ACCESS

Greeley's City Council reads a quote from Greeley resident Gelene McDonald during each Council meeting – "If you believe what you have... it becomes less. If you appreciate what you have, it becomes more". This sentiment can be applied to important lands worth conserving and stewarding as well. These lessons can be taught through educational, volunteering, and leadership opportunities within our natural areas and open lands but most importantly physical and emotional connection with the land.

People will utilize natural areas and trails more if they are located within a reasonable walking distance. As identified in the Inspire Initiative Report, common barriers to getting outdoors include "don't know where to go", "no places of interest nearby", and "no way to get there" – all factors that could be mitigated by having natural areas and parks close to home. An adopted standard throughout the land use planning and recreation field has become a 10-minute walk to nature ([National Recreation & Parks Association](#)), a campaign which the City has signed on to.

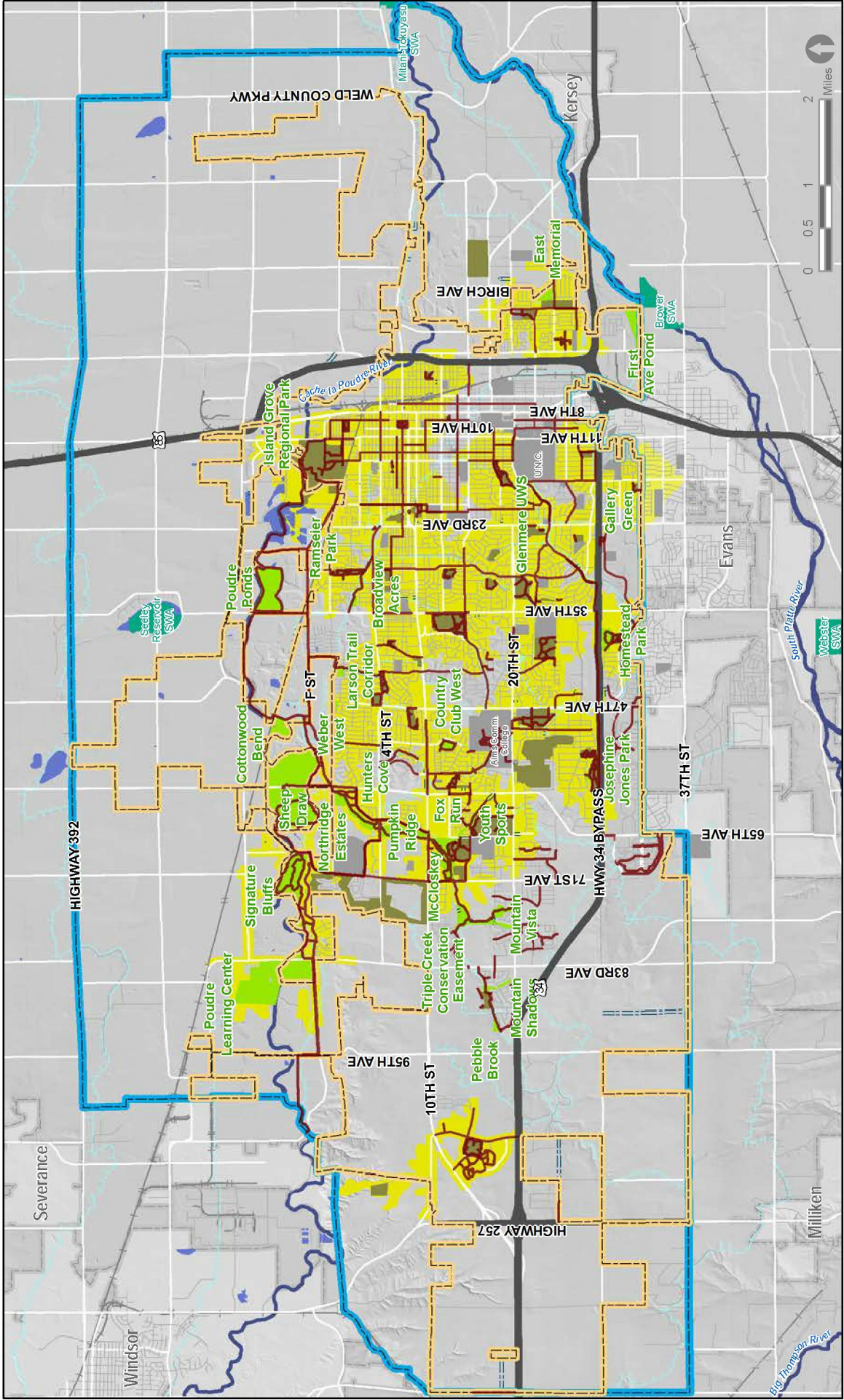
Map 2 shows how existing natural areas and parks can be accessed within a 10-minute walk (1/2 mile) without having to cross an arterial street. Approximately 66% of all residences are located

within 1/2 mile of a park or natural area. Areas not currently served by a park or natural area, known as "nature deficit areas," primarily include the southern edge; between 8th Avenue and US 85; and, while mostly undeveloped, the west side of the city. Between the northern city limits and the LREGA also has minimal park or natural area access, however, residential density is very low to non-existent within and north of the floodplain.

Through the Inspire Initiative Report, youth and adults indicated the opportunities and activities they seek outdoors and the improvements that would encourage them to spend more time outdoors. This provided a place-based understanding of the qualities residents seek in natural experiences. These qualities were translated into a *Nature Score*, a matrix used to uniformly assess parks and natural areas in Greeley for their desirable qualities. A total of 9 out of 45 parks and natural areas within Greeley obtained an 'A' Nature Score. Of the remaining parks and natural areas, 9 obtained a 'B' Nature Score and 25 received a 'C' Nature Score.

Updated 10-minute walk mapping shows that less than half (44%) of Greeley households are located within 1/2 mile of high or moderate (A or B) quality nature experience (Map 3).

Kids who have access to more green spaces are more likely to remain physically active as they grow older.



Area within 10-min Walk of Park or Natural Area Area within 10-min Walk of Park or Natural Area	Bike and Pedestrian Connections Bike and Pedestrian Connections Railroad Water Easement Ditch	Park Natural Area State Wildlife Area School	Long-range Expected Growth Area Long-range Expected Growth Area Greeley City Limits Other City Limits
---	---	--	---

Map 2 / Areas within a 10-minute walk of a Park or Natural Area

AREAS OF ECOLOGICAL SIGNIFICANCE



*Painted Lady butterflies at
Josephine Jones Natural Area*

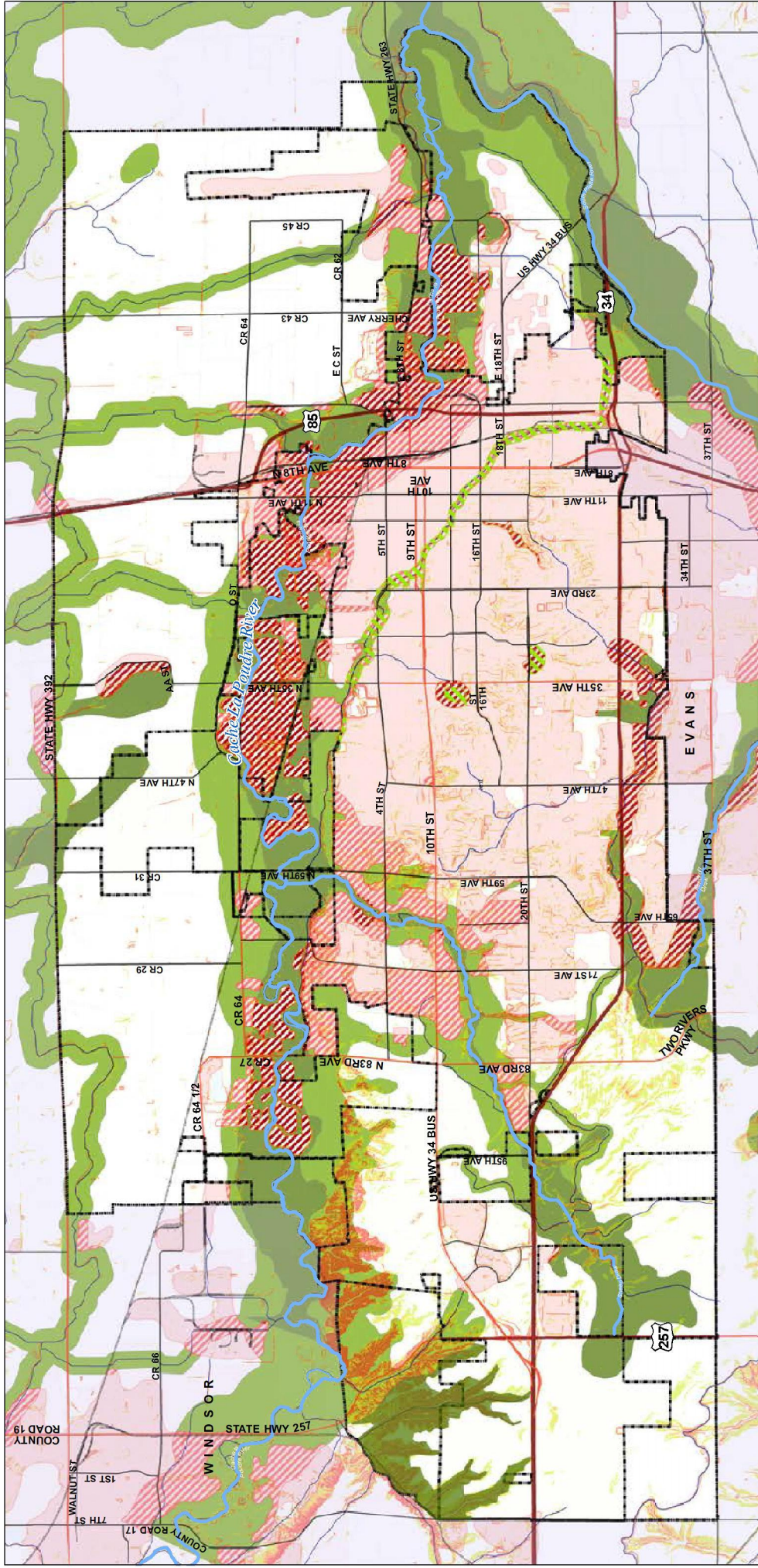
A well managed ecosystem provides numerous environmental benefits, including wildlife diversity and abundance, connectivity for maintaining genetic diversity seasonal use and movement corridor, streams not just for flood management but for conveyance of water to facilitate water rights use and recharge, and many others.

Because of significant community concerns about development and growth impacts on wildlife in the city, an advisory committee was formed by the City Council in 1986 to provide guidance and input on matters affecting wildlife in the community. After other iterations of this committee and additional planning efforts, the Areas of Ecological Significance was adopted in the Greeley Development Code in 1998 (Chapter 18.48). The purpose is to establish standards which will ensure that when property is developed within the city measures are taken to protect and enhance areas of ecological significance, critical wildlife habitat and populations, native and unique plant communities, and valuable natural features that benefit the entire city.

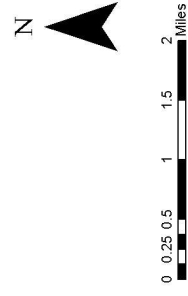
Ecological significance is illustrated by overlaying critical and important wildlife habitat, riparian forests, wetlands, 100-year floodplains, drainages, significant landforms and other resources. These areas are ranked based on the overlapping of different resource layers. Where multiple layers overlap, the ecological significance is rated as “high,” whereas a single layer will be rated as “moderate.” The riparian areas along the Cache la Poudre and South Platte River corridors provide the greatest ecological significance with both the Sheep and Ashcroft draws also highlighting important ecological significance.

“High” rated areas are less likely to see residential and commercial development, making them the easiest opportunity for open space and trails. Natural areas and open lands provide functions, also known as “ecosystem services”, that are important to the natural environment and human health, such as water and air filtration, carbon sequestration, and stormwater management. Because of these services, not to mention wildlife habitat impacts, it is best to proceed carefully when developing recreational facilities in these areas.

Map 4 was produced by the City of Greeley’s Community Development team as part of the 2018 Comprehensive Plan to identify areas of ecological significance per the City’s code. It is currently being updated by the Community Development Department and any updated version would supersede this version.



LEGEND			
Proposed additional areas of ecological significance not included in the 1998 mapping.	Areas that contained significant natural features shown on the 1998 map which would be severely affected by Development & Mining	Areas which have not been significantly affected by Development or Mining	Areas which have been significantly affected by Development or Mining that retain significant natural values
	Areas that contained significant natural features shown on the 1998 map which would be moderately affected by Development & Mining		



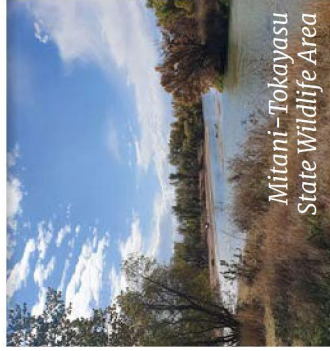
Map prepared by John Barnett 07/19/16



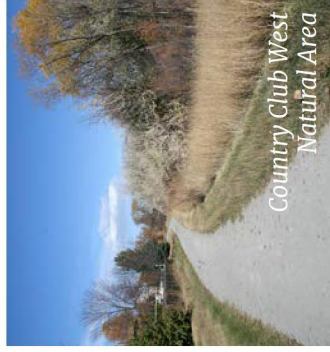
Map 4 / Areas of Ecological Significance (Imagine Greeley Comprehensive Plan)

PRIORITY CONSERVATION AREAS

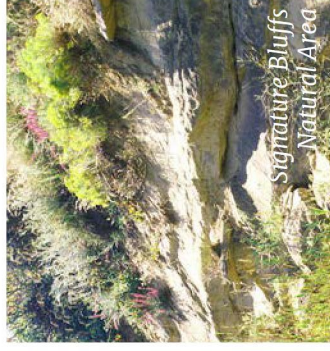
The 10-minute walkability maps, Areas of Ecological Significance, and Imagine Greeley's Future Land Use Map together inform a system of Priority Conservation Areas. These high priority areas were grouped into five categories below and on Map 5. The intent of Priority Conservation Areas is to focus acquisition efforts on the highest conservation values and recreational opportunities, *not* to acquire or protect the entire area. Natural Areas & Trails will pursue conservation projects within these focus areas in partnerships with others, and with willing sellers or donors.



Mitani-Tokayasu
State Wildlife Area



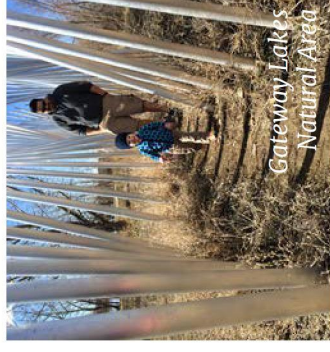
Country Club West
Natural Area



Signature Bluffs
Natural Area



Signature Bluffs
Natural Area



Gateway Lakes
Natural Area

RIVER CORRIDORS

The Poudre and Platte river systems have been conservation priorities for decades, and are the focus of half a dozen regional efforts such as the Comprehensive Cache la Poudre Greenway Guide, The Lower Poudre River Flood Recovery and Resilience Master Plan, and Poudre River Greenway Initiative. Preserving and restoring these river systems mitigates flooding, improves water quality and wildlife habitat.

RIPARIAN CORRIDOR/ GREENWAY

At a smaller scale, streams and their associated riparian areas can mirror the Poudre River Greenway Initiative. Riparian lands have high ecological value as drainage and wildlife corridors, as well as recreational greenways.

BLUFFS

This prominent and ecologically important geologic feature rises from the shortgrass prairie in western Greeley. Conservation of the bluffs areas protect watersheds, wildlife and trail corridors, and specific habitats for native plant and wildlife species.

AGRICULTURAL USES, VIEWS & COMMUNITY SEPARATORS

Greeley's prime agricultural lands have had state and national importance for over a century. Doubling as scenic gateways, our foodshed lies perilously between growing communities. The existing rural character maintains Greeley's identity. Community Separators are supported concepts in Imagine Greeley and the PTOL Plan and outreach is on-going. In most cases, land remains in private ownership with little to no public access.

NATURE DEFICIT AREAS

Neighborhoods within the city limits that are greater than a 10 minute walk to a high-quality nature area, without crossing an arterial street. These areas tend to exhibit higher concentrated socio-economic risk factors than the city at large indicating residents likely have greater challenges to spending time in nature (see the 2017 Get Outdoors Greeley Report). The Division increases awareness of offerings, connect youth to nature, promote equitable access, and protect valued natural resources.

FUTURE URBAN GROWTH IMPACTS

POPULATION AND HOUSING

Greeley is projected to have a population of 125,557 within the next five years under a medium growth scenario and up to 150,000 by 2038 (Greeley Annual Growth and Development Projections Report [AGDPR] 2020, Imagine Greeley 2018) (Figure 1). To maintain the existing ratio of 1,068 acres of open space per a city population of 111,748, an additional 132 acres would need to be conserved in five years.

Within the northern Colorado region, Greeley, Fort Collins, and Windsor were the top three communities to issue new permits for residential buildings (Figure 2). Housing development is a stronger indicator of population growth. Also, with Greeley being one of the more affordable communities within Northern Colorado, with a median home sale price of \$320,000, an affordable housing market will continue to promote population growth.

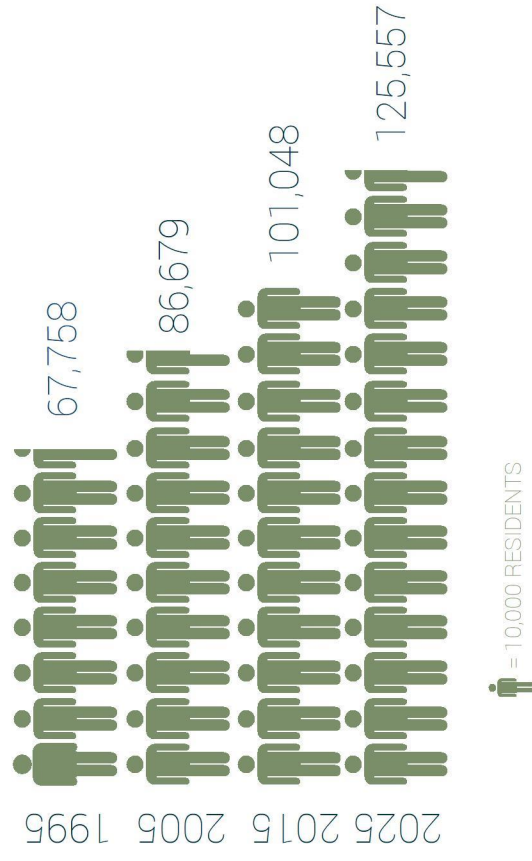


Figure 1 / Population Scenarios

Greeley is expected to continue growing in proportion to numerous factors including Greeley's ability to keep attracting residents, the supply and cost of housing, and the availability of jobs.



Mountain Shadows Natural Area

As Greeley's population continues to grow, the City will continue to evaluate the recreational and natural area needs of the community in order to ensure a high quality of life and equitable access to nature. It will also be important to proactively identify and conserve lands and the necessary connections to those amenities to maximize both ecological benefits (as discussed in the previous section on Ecologically Sensitive Areas) and community benefits (physical and mental health, retaining a sense of community, etc). Many of the negative impacts commonly associated with growth can be mitigated by Natural Areas & Trails working in a collaborative fashion with urban planners and developers to ensure balance between conservation and development occurs.

WATER SUPPLY, WATERWAYS, AND WORKING FARMS AND RANCHES

Greeley's "liquid gold" – water – governs the community's ability to change, grow, and prosper. Waterways and the natural areas they support are also important to the community as recreation corridors, visual open space, community separators, and wildlife habitat. Ensuring the water quality of these corridors will promote healthy ecosystems that benefit all. Ditches and other utility corridors can also provide unique trail opportunities for access to nature.

For over 100 years, the City has acquired agricultural lands for their water rights to ensure there is enough water for current and future economic and population growth. Working closely with the Water and Sewer Department, some City-owned working farms and ranches can appropriately incorporate public access and/or wildlife habitat features. Co-purchase of lands between Water and Sewer (for the water) and Natural Areas & Trails (for land conservation and/or outdoor recreation) could leverage departmental funds to pursue properties that otherwise each department on their own could not afford. Water and Sewer typically resells properties it acquires to recoup money for additional water purchases. Natural Areas & Trails would need additional funding to purchase these lands. Alternatively, through conservation easements with willing landowners, Natural Areas & Trails could work to preserve working farms and ranches in perpetuity.

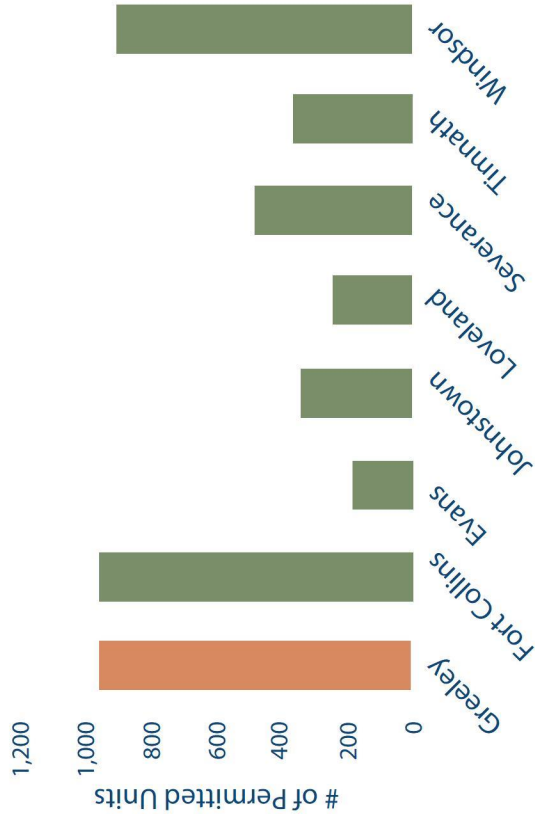


Figure 2 / 2019 Residential Permits
Within the northern Colorado region, Greeley, Fort Collins, and Windsor were the top three communities to issue new permits for residential buildings.

Economic Benefits of Natural Areas & Trails

- **Agriculture.** Working farms and ranches are a cultural and economic cornerstone of Weld County.
- **Economic development.** The high quality of life provided by open space amenities attracts and retains the best and brightest companies and employees.
- **Greater property value.** People like living near them and are willing to pay a premium for the privilege.
- **Recreation and tourism.** Visitors spend money at local businesses.
- **Direct use value.** Residents save money by using the natural areas at no- or low-cost instead of having to pay to participate in these activities elsewhere.
- **Ecosystem services.** A healthy ecosystem can help pre-treat stormwater, mitigate floods, lower ambient temperatures, sequester carbon, and reduce soil erosion. These services provided by nature lessens cost to treat water, recover after floods, cool homes, and restore soil-eroded lands.

ECONOMY

Greeley's natural areas, nature-based recreation areas, and conserved working farms and ranches provide enjoyment, recreation, costs savings, and local revenues that directly and indirectly bolster the economy. There are over 2,700 different employers in Greeley ranging from small family-owned startup companies to state colleges, from extensive healthcare facilities to regional and national retail trade. Surprisingly, Arts, Entertainment & Recreation and Fishing & Hunting industries in Greeley comprise less than 2%. The average across the Front Range is 10%, and in the mountains over 40%, suggesting that Greeley is well below its potential in attracting visitors who spend money at local businesses that focus in these industries (AGDPR 2020).

In a competitive global economy, companies and employees have a world of choices about where to locate and expand their business. Having great opportunities for outdoor recreation and benefits associated with conserved lands is attractive to both employers who seek a high quality of life for their employees and visitors who wish to spend time visiting and recreating in the community. Further, outdoor recreation retailers and manufacturers seek to be located in areas where their products can be tested with direct connections to the target customers.

Colorado Tourism and Recreation Accounts For:

\$62 BILLION
to Colorado's economy
511K JOBS

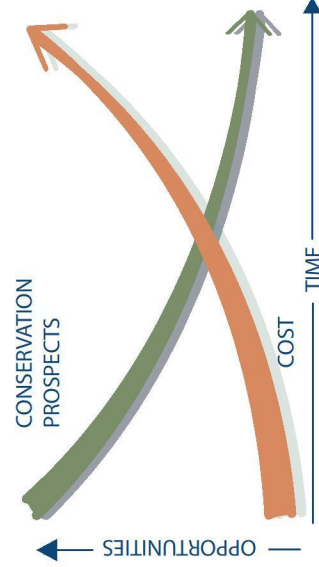
\$9 BILLION
in state & local tax dollars

03 / STRATEGIC PLAN FRAMEWORK

This chapter describes the Natural Areas & Trails Division strategic framework in order to meet the community's needs, address identified issues, and sustainably steward the lands. First is an analysis of the current financial condition of Natural Areas & Trails. This is followed by a series of goals and objectives to direct future actions. Measurable metrics are outlined to effectively and efficiently track progress towards achieving the goals and objectives.

Planning for the Future

As Greeley's population continues to grow, the City should continue to evaluate the recreational and ecological values of the community in order to ensure a high quality of life and equitable access to nature. It will also be important to proactively identify and conserve lands and the necessary connections to those amenities to maximize both ecological benefits and community benefits. As more land is developed over time, conservation opportunities may be lost, and the land will become more costly to conserve. Demographic changes will also occur with population growth and time.



FINANCIAL FUTURES

BUILDING ON SUCCESSES

The PTOL Plan outlined goals and objectives for the Culture, Parks and Recreation Department, one of which was to create the Natural Areas & Trails Division. Less than five years later, significant accomplishments stemming from the PTOL Plan have included:

- Creation of Natural Areas & Trails Division staff team and budgets
- Completion of Sheep Draw Trail Segment 2 (minus western 1,200 foot connection to 83rd Ave)
- Planning and design of Greeley Canal #3 Trail for completion in early 2021
- Acquisition of Cottonwood Bend Natural Area (173 acres); additional 29 acres at Signature Bluffs Natural Area; Pebble Brook (6 acres); and Fox Run (24 acres)

These major milestones were made possible through the City's general fund, dedicated project funds, impact fees, and various grants and donations. Still, a sizable gap remains in funding, facilities, and services to achieve the vision established in 2016 and reaffirmed in 2018 via Imagine Greeley.

FUNDING OVERVIEW

To understand this Strategic Plan, first we need to understand the funding sources for the Natural Areas and Trails Division:

- General Fund (Operations based on 2020 budget) – ~\$680,000
- Conservation Trust Fund (Lottery) – varies, ~\$50,000/year
- Capital Fund for trail repair/specific projects have been funded – varies, \$275,000 annually (in 2020 \$200,000 was provided by Weld County)
- Trails Development Fee – varies on amount of development, ~\$300,000 per year
- Grants and Other Sources – varies by project

While variable per year, the total 2020 operations and projects budget is approximately \$1.3 million. The average budget over the last three years has been \$800,000. Compare that to the \$88 million backlog of deferred maintenance needs and Capital Improvement Projects approved in past plans.

Funding plays an integral role in determining how and when the goals, objectives and metrics in this Strategic Plan will be achieved. The current level of operational funding from existing funding streams is not sufficient to maintain existing natural areas or the trail system at a desired level of service.¹

¹ The majority of current Culture, Parks & Recreation Department's portion of the impact fees and food tax largely go toward parks and indoor facilities. Additionally, the food tax helps fund streets, sidewalks, and other City facilities.

This is in part because as public use increases – a function of visitation, intensity of recreational activities, and proximity to urban areas – the long-term costs to manage a property also increase. These increased operational costs reduce the Division’s capacity to acquire more land or build trails. Conversely, properties that generally do not allow public access, such as conservation easements, typically have lower operational costs and in some cases generate revenue. Average costs of four types of lands are shown in Table 4.

Table 4 / Average Costs per Acre by Natural Area Type

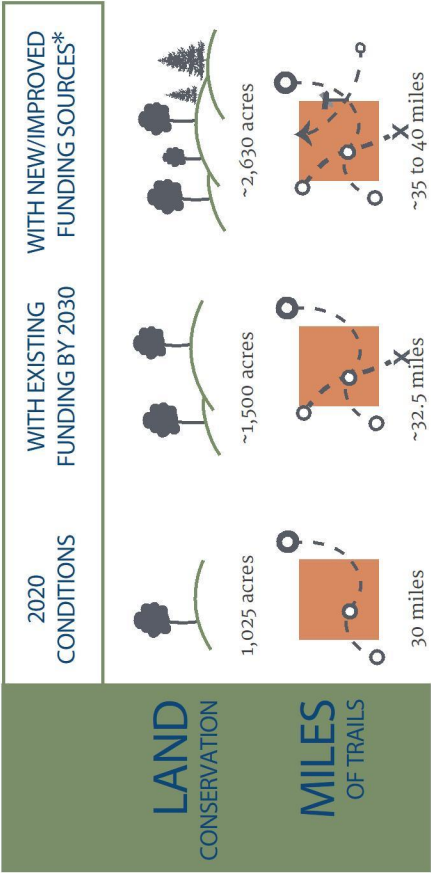
TYPE OF LAND	ACQUISITION/ CONSERVATION COSTS (PER ACRE)	CAPITAL IMPROVEMENT & RESTORATION COSTS (PER ACRE)	ANNUAL O&M COSTS (PER ACRE)
Floodplain	\$6,250	\$10,000	\$400
Community Separator Land	\$12,000	\$2,000	\$100
Urban Land	\$35,000	\$5,000	\$500
Open Lands (Conservation Easements, No Public Access)	\$10,000	\$0	\$100*

* Does not account for potential enforcement and litigation of violation.

Currently in Colorado, the largest 20 cities all have access to some form of dedicated open space funding, except for Pueblo (#9), Greeley (#11), and Grand Junction (#18). Compared to Longmont, Fort Collins, Cheyenne, and Santa Fe, which are close cousins to Greeley in geography, population, and demographic trends, Greeley’s Natural Areas & Trails annual operating budget is \$680K and it shows – all peer communities have conserved more property and built more miles of trails. Programs with large acres of conserved land typically have larger budgets which are often supported by dedicated sales tax dollars from either the municipality or the county. The following peer cities were chosen as they represent free standing communities near large metro areas, typically with a small university or college, and are similar in population and demographics (Table 5).

What could be accomplished in the next 10+ years with or without a new funding source?

Natural Areas & Trails’ current revenues and capacity would only add 500 acres of natural area and five miles of trail. If a dedicated funding source, such as a 10 year 0.25% sales tax, were approved by Greeley voters the acres conserved could nearly triple over just 10 years.



* Assumes new dedicated funding sources, such as increased Trail Development Impact Fee and a 0.25% City sales tax, are approved by 2023.

Table 5 / Peer Community Benchmarks

	GREELEY	LONGMONT	FORT COLLINS	CHEYENNE	SANTA FE
Population	111,748 (AGDPR 2020)	95,986 (Census 2018)	167,823 (Census 2018)	63,243 (Census 2018)	84,605 (Census 2018)
University/College Student Resident Population	12,000	NA	33,000	~2,000 (41% of 5000 are full time)	15,000
Dedicated Open Space/Trails Funding Source (Year Approved)	City: No County: No	City: \$75 million , 13-year, 0.2% sales tax (2007) Boulder County: \$275 million , .475% sales tax (multiple) used for joint projects	City: \$150 million , 25-year, .25% sales tax (2002) A portion of Larimer County: \$262 million , 25-year, .25% sales tax (2014)	City: No Laramie County: \$9 million , 0.1% sales tax (2017)	City: \$30 million bond (2008)
Annual Budget	\$1.3 million	\$4 million (2018 Open Space Plan)	\$13 million	Unidentifiable as it is included with Parks, Rec, and Golf. Belvoir Ranch is managed by Public Works Budget	\$6.6 million (includes Parks, Trails and Watershed)
Acres Managed	1,068	4,569 (2018 Open Space plan)	36,600 (Includes properties outside of City limits, such as Soapstone Prairie Natural Area)	700 plus the 18,800 acre Belvoir Ranch is managed by Public Works (2014 Plan)	4,000 (2017 POSTR Plan)
Miles of Trail	30	94	110	43	172

The largest 20 cities in Colorado

all have access to some form of dedicated open space funding, except for Pueblo (#9), Greeley (#11), and Grand Junction (#18).

GOALS AND OBJECTIVES

The goals and objectives for this strategic plan are drawn from the PTOL Plan, the Inspire Initiative Report, and the 2018 Imagine Greeley Comprehensive Plan. In addition, this Plan's steering committee and public engagement have further shaped the direction of the strategy. Finally, they have been further refined based on critical program needs and activities needed for an impactful five-year strategic plan.

The goals and objectives are organized around six strategic priorities. Each theme has one overarching goal that is directly related to Natural Areas & Trails' vision and mission. Under each goal is a series of objectives that act on that goal.



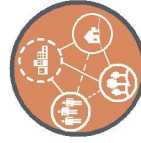
Sustainable
Funding



Connections
to Nature



Stewardship



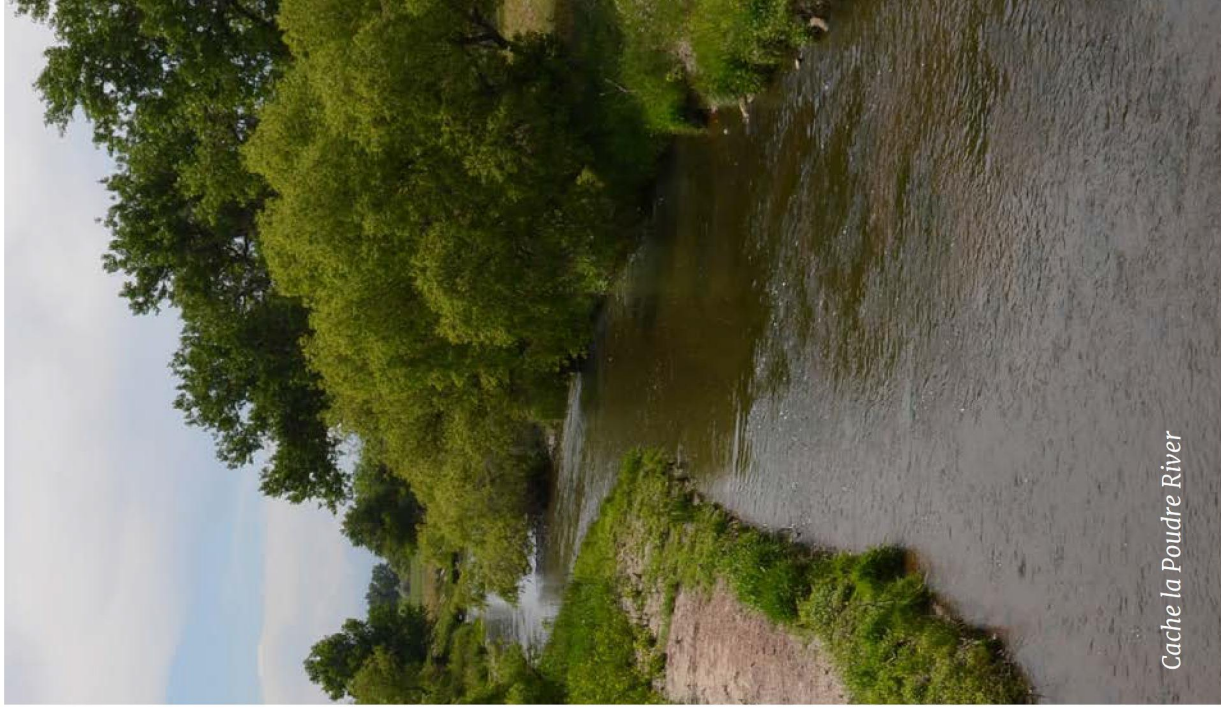
Community
Connections



Operational
Excellence



Capital
Planning



Cache la Poudre River

Sustainable Funding



Sustainable Funding Goal | Develop and maintain sustainable funding sources to sustainably and equitably acquire, restore, and maintain natural areas and a trail system in perpetuity for all Greeley residents.

Current funding levels have allowed the Division to build an organizational foundation upon which a more robust program can be built. While Natural Areas & Trails currently manages over 1,000 acres of natural areas and over 30 miles of off-street trails, current funding levels are not sufficient for meaningful land acquisition, restoration, capital replacement, or connections with the community through environmental education or volunteer services.

While a few goals can be achieved with current funding sources, hard choices are imminent in order to plan and prioritize allocations of available funding. Securing a dedicated open space funding source in the near future will be critical for the success of a land conservation strategy within Greeley, especially considering the pace of growth in the past several years and the projected growth by the State demographer over the next thirty years in the north Front Range region.

Objectives

SF 1. Secure an open space sales tax or other dedicated funding mechanism to realize the City's stated goals in Imagine Greeley, this plan, and previous planning efforts.

SF 2. Once a dedicated funding mechanism is secured, establish criteria for identifying equitable priorities for funding in each priority conservation area. Regularly report spending and acquisitions to the Parks & Recreation Board.

SF 3. Develop and maintain adequate, and long-term, life-cycle capital replacement funding.

SF 4. Develop and maintain adequate, and long-term, land restoration funding.

SF 5. Secure sufficient capital and operational funding to develop facilities and amenities, maintain sites, partner with the community on educational programming for residents and users, and engage volunteers on natural areas properties.

SF 6. Develop financial and other incentives with partners for private lands conservation and habitat improvement projects (e.g. conservation easements, gardens in a box, school yards, small grants, urban agriculture, etc.).

SF 7. Leverage dedicated and general fund sources by pursuing grants, private donations, sponsorships, and financial partnerships with other municipalities, Weld County, and the State of Colorado departments and agencies.

Connections to Nature



Connections to Nature Goal | Equitably create physical connections to nature for all Greeley residents, through acquisition of high-value lands and expansion of the City's trail system.

A strong connection to nature is critical to a community's wellbeing, especially as Greeley grows and longstanding areas that were once used for unstructured play and exploration become developed. Conserving high value wildlife habitat, prime agricultural lands, urban nature hubs, and community gateways help create a more desirable community to attract businesses and residents alike, thus boosting economic development. Additionally, assessing ways to add potential trail connections, such as via utility corridors or abandoned railroad rights-of-ways, as well as reducing barriers across these corridors. As noted in the 2018 study in Philadelphia (Chapter 2), the benefits of even modest additional nature connections are amplified in communities that have historically been underserved.

Objectives

CN1. Conserve additional lands within Priority Conservation Areas (PCAs) in the City's LREGA that have high value wildlife habitat, wildlife movement corridors, and/or high potential to enhance connections to nature for Greeley residents. Long-term, acquisitions will be equitably dispersed among Priority Conservation Areas based on goals developed and tracked in Objective SF2.

CN 2. Work with partners such as Stormwater, Parks, school districts, and others to improve access for “nature deficit areas” of the city through the acquisition and restoration of urban nature amenities based on goals developed in Objective SF2.

CN 3. Complete short-term priority trail projects (detailed in Action Items) as funding is secured to eliminate trail gaps that are essential to improving the connectivity of the existing off-street trail system, and begin design of mid-term projects. Trail connections should be prioritized in “nature deficit areas” first.

CN 4. Leverage opportunities that are present in the City's open lands that are managed by various City departments in order to benefit access, recreation, and wildlife habitat improvements, including:

- Trails in utility easements and drainage ways;
- Natural functions of stormwater retention sites, rain gardens, bioswales;
- Water & Sewer Department agricultural properties;
- Underrepresented outdoor recreation opportunities, such as water recreation and mountain biking;
- Schools and school yards; and,
- New park development and existing park renovations to establish native vegetation areas and attract and increase habitat diversity.

CN 5. Ensure important private landscapes and lands essential to the region's history and identity are conserved within PCAs by utilizing conservation easements, development review, and other land use mechanisms, including:

- Important geologic landforms (e.g. the Bluffs);
- Community separators;
- Agricultural lands (e.g. - USDA-NRCS easement programs);
- Gateway viewsheds; and
- Historical or other unique landscapes.

CN 6. Work with willing landowners and partners to strategically conserve working farms and ranches that have heritage and conservation values (i.e., prime soils/farmland, water conservation, wildlife habitat, etc.) to allow agricultural land to remain sustainable and productive, typically in private ownership.

CN 7. Leverage regional partnerships for landscape-scale conservation outside the LREGA, including the South Platte and Poudre River corridors, adjacent community separator areas, the Laramie foothills mountains to plains conservation area, and connections to the Pawnee National Grasslands.

CN 8. Develop and maintain a 10-minute walk GIS layer to inform land acquisition and trail connectivity decisions in the future, and more specifically delineate and update the Nature Deficit PCA.



Stewardship



McCloskey Natural Area -
Volunteers building the Firefly Trail

Stewardship Goal | Restore and perpetually manage lands with high conservation value for the benefit of natural habitats and all Greeley residents.

The ongoing stewardship of natural areas, trails, and open lands is key to ensuring healthy lands and efficient and effective management of public resources. Healthy lands are less expensive to maintain, require less pesticides, reduce negative impacts to neighbors, and provide “ecosystem services” which make it less expensive to, for example, treat stormwater that has already been filtered by a functional wetland.

Objectives

ST 1. Develop management and restoration plans for all Natural Area & Trail Division properties that identify high functioning ecosystems, impacted lands, and management strategies to protect and restore systems while providing for equitable community recreational and/or educational activities where ecologically sustainable. Establish baseline for river and upland restoration metrics.

ST 2. Restore ecological functions of impacted landscapes through noxious weed management and native vegetation establishment, and by using natural processes such as prescribed fire, grazing, or other practices to increase long-term ecological health.

ST 3. Pursue river restoration projects with internal and external partners in priority reaches of the Sheep Draw, and Poudre and South Platte Rivers to improve important river functions. Priority projects should focus on floodplain connectivity, natural vegetation recruitment, natural erosional and deposition processes, flood intensity mitigation, fish passage, aquatic species and wildlife habitat, and water quality improvements. Projects that have high ecological merits along with significant social equity or justice components (e.g. flood mitigation, river access, etc.) should be prioritized.

ST 4. Create and maintain wildlife habitat and movement connectivity GIS mapping layer to help direct land acquisition and small grant priorities.

ST 5. Ensure infrastructure and amenities minimize impacts to wildlife movement and habitat fragmentation and PCAs, such as wildlife-friendly fencing, trail design and location, and wildlife under/overpasses. Advocate for external infrastructure projects such as road, utility, energy, and others to use the avoid/minimize/mitigate hierarchy to lessen impacts on City properties.

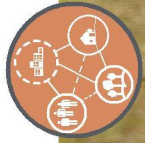
ST 6. Develop and apply management area categories for existing and future natural areas properties that represent a spectrum of protection/use from preserve areas to urban nature hubs.

ST 7. Assess names of existing and future properties to ensure inclusive and culturally appropriate naming of natural areas and trail corridors. Update the Parks and Recreation Advisory Board by-laws and naming process to include Natural Areas & Trails lands.

ST 8. Develop a Ranger program within the Natural Areas & Trails system to provide education and enforcement of the regulations (user safety, wildlife impacts, etc) through proactive environmental education, and enforcement of regulations on natural areas and trails.

ST 9. Complete a feasibility study of potential locations within the city for wetland restoration projects with the ability to develop mitigation banking and credits.

ST 10. Develop a comprehensive monitoring program for vegetation, wildlife, river health, and usage to make informed management decisions. Conduct regular monitoring with partners such as UNC, other City departments, and volunteers to track ecological health indicators, document user activity, identify trends, assess impacts to wildlife habitat, and evaluate equity in system access and usage.



Community Connections



*Signature Bluffs Natural Area -
Youth from Poudre Learning Center*

Community Connections Goal | Connect residents to nature by partnering with the community to provide inclusive and equitable educational, volunteering, and leadership opportunities for all Greeley residents.

Responsibly stewarding a community's natural resources is only possible through a deeply rooted community-wide conservation ethic. Local natural areas provide amazing opportunities to learn in these living laboratories for students and the community alike. A community-wide understanding and appreciation of the importance and benefits of nature and the effort involved in its care is vital to the long-term support of Natural Areas & Trails programs.

Objectives

CC 1. Partner with community members to develop and conduct community programming, events, and other outreach and communication efforts for the community that provide education about the benefits of nature, while providing content in an inclusive and accessible manner for all. Include bilingual written and verbal communications, culturally relevant content inclusive to various communities within Greeley, events for all ages and abilities, etc. whenever possible.

CC 2. Support the Poudre Learning Center, school districts, UNC, and other partners in youth education and engagement efforts and partner on developing additional Science/ Technology/ Engineering/ Arts/ Math (STEAM) educational opportunities for the entire community.

CC 3. Leverage City staff capacity through a robust volunteer program. Encourage volunteerism and a community conservation ethic by providing opportunities for people of all abilities to assist in maintaining and restoring natural areas. Continue, and make permanent, the partnership with Volunteers for Outdoors Colorado (VOC) Volunteer Partnership Coordinator staff position, housed within Natural Areas & Trails.

CC 4. Conduct periodic (ideally annual) community surveys on user satisfaction with the Natural Areas & Trails system and user surveys to the following growing demographic groups in Greeley that typically require unique and targeted outreach, including but not limited to active seniors, communities of color, underserved populations, and persons with disabilities.

CC 5. Increase public awareness of Natural Areas & Trails offerings through partnerships to develop marketing, communications, and branding campaigns with the City's Communications & Engagement department or external firms.

CC 6. Establish an open lands working group, which may be a sub-group of the existing Parks and Recreation Advisory Board, the steering committee for the Inspire Initiative Report, or an extension/evolution of another working group. This group should be representative of the demographics of the Greeley community including gender, race, ethnic background, language, sexual orientation, etc.

CC 7. In partnership with other programs in the city, develop small grant, certification, and other incentive programs to urge homeowners to provide "backyard/urban habitat" for local wildlife, which also feature benefits of water conservation, reduced chemical use, increased social equity, and improved physical, mental, and emotional wellbeing. Work with residents and property owners to pursue wildlife-friendly designations, such as Bee City USA, Caring for Watersheds, and Certified Community Wildlife Habitat.



Operational Excellence



Operational Excellence Goal | Provide effective, efficient, and consistent level of service to all Greeley residents at all natural areas, open lands, and trails.

While Natural Areas & Trails is primarily responsible for maintaining the City's natural areas and off-street trail system, other City properties are managed by a variety of City departments and divisions. For example, parks also provide access to more developed nature and internal trail systems but are managed by the Parks Division. Currently, due to limited staff capacity, lesser used properties or trail corridors may not get the maintenance attention needed due to staff "triaging" the more popular sites. This can create unintentional, but real inequities in how properties are serviced. The following objectives lay out how Natural Areas & Trails plans to rectify these imbalances.

Objectives

OE 1. Provide and maintain approximately 1 permanent full-time equivalent for every 335 acres acquired (as adopted in the 2016 PTOL Plan). In addition, add adequate seasonal employee support depending on the types of lands managed. Providing this staff capacity will ensure lands can be appropriately restored, managed, and maintained; ensure compliance with management plans; and meet the requirements of associated planning and administration of all Natural Areas & Trails properties.

OE 2. Upgrade and expand existing equipment fleet to realize more reliable, effective, and cost-efficient operations and plan for regular lifecycle replacements.

OE 3. Develop and document standards for Natural Areas & Trails and cross-departmental maintenance, especially for shared Parks and Natural Areas properties and stormwater detention ponds, to provide appropriate level of service, better plan for equitable staff capacity at all sites, and optimize efficiencies of field operations by coordinating maintenance tasks.

OE 4. Provide adequate staffing to support the Plan's objectives, including but not limited to rangers; planning and restoration specialists; volunteer, environmental education, and outreach coordinators, and seasonal crews.

OE 5. Partner with Community Development, Economic Health, and Housing's conservation tools and strategies, such as in the land use code.

OE 6. Develop career pathways and recruit candidates that are representative of the Greeley community. Focus of recruitment and career development should be on those groups not traditionally represented in natural resource careers.



Capital Planning



Capital Planning Goal | Ensure continued investment is dedicated to repairing and updating existing amenities and maintaining the ecological values for which the natural areas were conserved.

Natural area facilities, infrastructure, and equipment are regularly maintained, but given their age, are susceptible to malfunction or failure and will require additional funding to be replaced or upgraded at the end of their useful life. Renovation, upgrades or replacement is ultimately required to keep the system safe, operational, and inviting. Regular maintenance is key to extending the useful life of amenities and facilities and reducing long-term costs; therefore, it is important to implement routine maintenance plans and standards.

Objectives

CP 1. Create and implement an asset management system to inventory, track, budget for and replace facilities when they reach the end of their useful life.

CP 2. Prioritize upcoming capital projects within the planning horizon of this plan to assist with the City's CIP process. Similar to ensuring equitable land acquisition, develop and maintain a system to ensure capital maintenance and replacement occur in an equitable manner across the entire system, especially in areas of the community that have been historically underserved.

CP3. Work to improve coordination in the co-location of facilities and amenities, and coordination of construction timing with the needs of other City departments. Examples include co-location of stormwater facilities and natural areas or trails amenities within the facility.

"When performance is measured, performance improves. When performance is measured and reported, the rate of improvement accelerates."

METRICS

Performance measures should reflect community needs, inspire action, document how Natural Areas & Trails is meeting identified community goals, and help decision-makers make wise decisions.

Characteristics of effective metrics include the following²:

- Are **relevant** to the goals of the Strategic Plan and other community programs;
- Are **clear, concise, and easy to understand**;
- Are based on **reliable and regularly reported data** and can be consistently and accurately tracked over time at no/low cost;
- Are **usable** by City Council, Parks & Recreation Advisory Board, and staff in making decisions, reflecting a topic the community can do something about;
- Serve a **long-range goal**, rather than tracking disconnected short-term outcomes; and
- **Cut across multiple resources** and goals.

While no single indicator can paint a complete picture of progress, a suite of carefully selected indicators can be used to present a compelling summary of achievements and challenges that can be shared in the Strategic Plan and through subsequent annual reports. When rooted in available data, metrics serve as quantitative signposts for monitoring Natural Areas & Trails' performance without adding cumbersome data collection to staff workloads.

The following key metrics were identified as having a) the greatest community impact and b) those in which Natural Areas & Trails would have the most influence in moving the needle (Table 6). There is a whole suite of indicators that are related to the provision of natural areas, open lands, and trails; however, other departments, agencies, or partners may already be tracking them and/or working to directly impact change. For example, the Weld County Department of Public Health and Environment already tracks level of chronic disease (i.e. obesity) and physical activity levels. Improving the water quality, including reducing levels of e. coli, is important to safe river recreation and the health of the community but is a broader watershed issue and solution.

² Hart, Maureen. 2006. Guide to Sustainable Community Indicators, 2nd Ed. Sustainable Measures, West Hartford, CT.

Table 6 / Selected Metrics

METRIC	APPLICABLE GOAL AREA	VALUE	BASELINE	5-YEAR TARGET
Walkability: Percentage of households inside City limits within 10-minute walk (0.5 mile) to high quality nature. See section on “Gaps and Barriers to Access”.	CN, CC, CP	High	66% (2020)	75%
River Restoration: River Assessment Framework (RAF) grade (as developed by the City of Fort Collins, and currently being adapted by the Coalition for the Poudre River Watershed).	SF, CN, ST, OE	High	No baseline currently	Establish baseline condition grades for all reaches.
Upland Restoration: Percentage of random point from Colorado Natural Heritage Program’s Ecological Integrity Assessment.	SF, CD, ST, OE	Medium	No baseline currently	Establish baseline condition for all properties for all applicable vegetation communities.
Conserved Lands: Acres conserved per Priority Conservation Area per year, as compared to goals identified in an accountability system.	All	Medium/ High	Agricultural/Community Separator: 0 Bluffs: 0 River Corridors: 756 acres Riparian Corridors: 150 acres Nature Deficit Areas: 0	Work with advisory board to establish percentages by PCA.
Community Satisfaction: Percent of citizens responding very satisfied/satisfied with overall quality of natural areas and trail system as determined by city-wide Community Survey or other surveying mechanism that provides representative sample of Greeley’s demographics.	All	Medium/ High	Not yet available – Question not currently asked on the survey	Establish question in next city-wide survey.
Perception of Safety: Percent of citizens responding always safe/usually safe in natural areas and trail system as determined by city-wide Community Survey or other surveying mechanism that provides representative sample of Greeley’s demographics.	OE, SF, CC, CP	Medium/ High	Not yet available – Question not currently asked on the survey	Establish question in next city-wide survey.
Inclusivity in Programs and Leadership: Percentage variance of Natural Areas & Trails volunteer events, community programs, and Open Lands Working Group demographics average as compared to overall city demographics.	CC	Medium	City currently beginning to track outreach efforts	Develop tracking methodology and track at least one year’s data in the planning horizon.
Funding Availability: Capital replacement fund balance and 20-year projections as related to estimated 20-year capital replacement needs and meeting of CIP/project goals as identified in the accountability system.	SF, CP, OE	High	Minimal	Develop asset management system to determine funding needed and establish annual funding set aside for capital replacement.
Self-rated Health: To improve the disparities that are present, track percent of Greeley/Evans residents reporting poor or fair health status by county region, ethnicity, and income.	CN, ST, CC, CP	Medium	From 2013, 17% of Greeley/Evans residents report having Fair or Poor health; 18.2% of Hispanic residents report having Fair or Poor health; and 35% of residents at 100% of federal poverty report having Fair or Poor health.	Decrease the percentage of residents reporting Fair or Poor health for region, ethnicity and income level by 5-10% change from baseline.

ACTION PLAN PRIORITIES

Six action plan tables, categorized by the six strategic themes, can be found in the appendix. While most are primarily capital improvement projects, the table also includes financial initiatives, policy updates, programming, planning, and land conservation activities. Consistent with Chapter 3 goals and objectives, the priorities include completing inexpensive “low hanging fruit” projects, pursuing major land conservation projects opportunistically, and pursuing high priority projects strategically.

The Strategic Plan concludes with a map and overview of the High and Medium priorities geographic focus and equity opportunities. Existing and planned natural areas and trails show how recommended projects would improve connectivity. These priorities are overlaid on the Priority Conservation Areas. Specific land conservation targets are not identified precisely, as they are confidential, opportunistic, and always dependent on willing sellers and partners.

Table 7 / High & Medium Priorities Shown on Map 5

MAP KEY	PROJECT NAME
A	Larson Trail to Poudre River Trail (PRT)
B	Sheep Draw Trail (83rd Ave to 71st Ave)
C	59th Ave - Sheep Draw Natural Area Restoration
D	Narrows Restoration
E	Duran - Red Barn Restoration
F	83rd Avenue Trail Sheep Draw Trail to PRT
G	Sheep Draw Trail Realignment at Mountain Shadows
H	PRT Underpass under 35th Ave
I	Abandoned Sheep Draw oxbow trail
J	Poudre River Restoration near 95th Avenue (Reach 13)
K	RR Bend Restoration
L	Poudre Ponds Reach 6B Restoration
M	Poudre Ponds Reach 6C Restoration
N	Shur View Restoration

Table 8 / City-wide High & Medium Priorities

SUSTAINABLE FUNDING

Existing Funding Sources
New Funding Sources
Grant Opportunities
Quality of Life Fund Project List
Additional Departmental Funding

CONNECTIONS TO NATURE

Development Code Revisions
Likely Land Conservation Opportunities

STEWARDSHIP

Upland and Wetland Restoration Projects
Herbicide Application Program
Develop a small grants program to work with private owners and HOAs to encourage proper stewardship.
Reach 13: Broe-Marietta-Orr

COMMUNITY CONNECTIONS

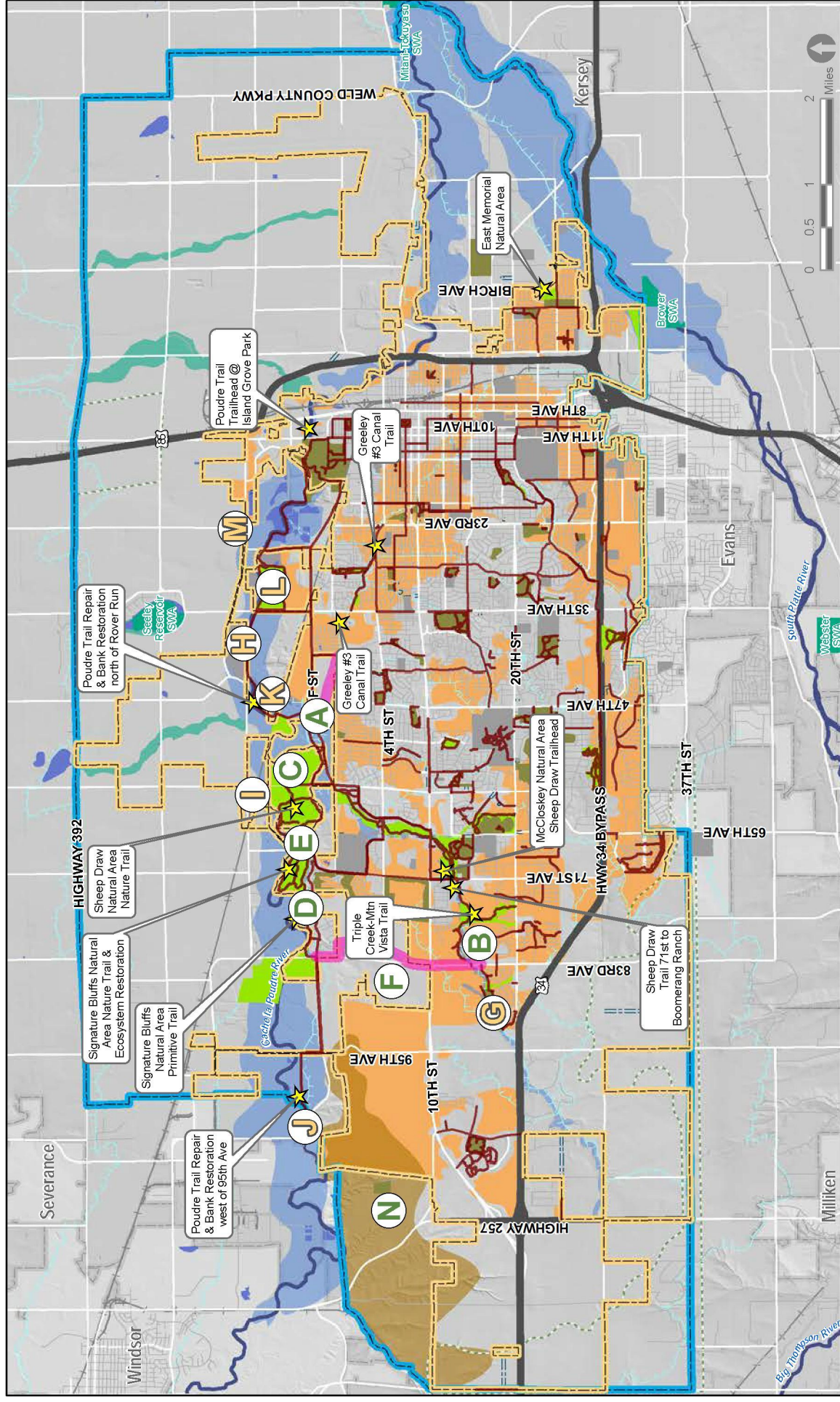
Volunteer Program
Environmental Education Program
Natural Areas & Trails Wayfinding Signage Plan and Implementation

Color Code	Description
	= High priority, within 5 year scope.
	= Medium priority, within 5 year scope.

Implement Satisfaction Surveying
OPERATIONAL EXCELLENCE
Restoration/Herbicide Specialist (NEW)
Volunteer Coordinator (NEW)
Environmental Planner (NEW)
Sr. Environmental Planner (Promote)
Seasonal Crews
Update PTOL Plan
Update 2002 City of Greeley Trails Plan
Update 1998 Wildlife Management Plan
Ranger (NEW)

CAPITAL PLANNING

New Natural Areas & Trails Offices/Shop
Large Signage for Natural Areas & Trails properties
Trail Capital Maintenance
Natural Areas & Trails Office - Basement Expansion



- ★ Current and Recent Projects
- 👤 Bike and Pedestrian Connections
- 👤 High Priority Future Trails
- 👤 Railroad
- == Water Easement
- == Ditch

Priority Conservation Area
 Agricultural/ Community Separator*
 Bluffs*
 River Corridors*
 Riparian Corridors*
 Nature Deficit Area

 Park
 Natural Area
 State Wildlife Area
 School

Long-range Expected
Growth Area
Greeley City Limits
Other City Limits

* As identified in the 2016 PTOL Plan.

Map 6 / Action Plan Map

APPENDIX 1 / ACTION PLAN

This appendix outlines the specific actions, projects, and programs for the Natural Areas & Trails Division for the next five years. A number of projects will depend on a new dedicated funding mechanism; consequently additional funding sources are being explored.

FUNDING SOURCES

Land acquisition and management revenues across Colorado are commonly derived from three primary sources: the municipality's General Fund, locally approved sales tax or bond revenues, and the State's Colorado Lottery Conservation Trust Fund and GOCO grants. The General Fund and sales tax or bond revenues serve to leverage grants which often require matching funds. Existing local, regional, state, and federal funding sources are shown below.

Summary of External Funding Sources for Natural Areas & Trails

GRANT SOURCES	LAND CONSERVATION	OFF-STREET TRAILS ¹	RESTORATION	WATER CONSERVATION	OUTDOOR/ NATURE EDUCATION
Great Outdoors Colorado/Conservation Trust Funds (Lottery Funds)	X	X	X	X	X
Land and Water Conservation Fund	X	X	X	X	
Colorado Parks and Wildlife (multiple)	X	X		X	X
Poudre Heritage Alliance	X	X			X
Conservation/Trail Advocacy Groups	X	X	X	X	X
National Wildlife Federation	X		X	X	
Colorado Water Conservancy			X	X	
Department of Local Affairs	X	X			
Federal Highway Administration BUILD Grants		X			
Federal Highway Administration Recreational Trails Program		X			
Highway Safety Improvement Program/ National Highway Performance Program/ FASTER Safety Grants		X			
North Front Range MPO		X			
Rails to Trails		X			

¹ See the 2015 City of Greeley Bicycle Master Plan for additional trail funding sources.

Additional types of partnerships and grants that Greeley might be eligible for as plan implementation is pursued include:

- Healthy places/healthy communities
- Healthy Eating / Active Living (HEAL)
- Wellness for minority or low-income groups
- Active seniors
- Tourism enhancement
- Hazard planning and flood damage repair (i.e., FEMA and HUD disaster recovery grants)
- Avian/waterfowl habitat enhancement (i.e., Ducks Unlimited)
- Safe Routes to School
- Weld County Area Agency on Aging
- AARP

ACTION PLAN TABLES

Six action plan tables, categorized by the six strategic themes, aid Natural Areas & Trails in the annual city-wide capital improvement planning and project prioritization process. While most are primarily capital improvement projects, the table also includes financial initiatives, policy updates, programming, planning, and land conservation activities.

Action items were compiled from primary sources including the PTOL Plan, current Natural Areas & Trails capital improvement planning, and other recent studies and plans shown in the ‘Source’ column.

The project team completed a prioritization process to help identify the infrastructure projects that will create the most impact in Greeley’s Natural Areas & Trails system and that best aid in achieving the Chapter 3 goals and objectives. Prioritization criteria was based on the goals and objectives, especially alignment with mission and goals, available funding, partner position and readiness, and ease of implementation.

Current operation and maintenance costs are not included in the following tables, therefore it is not a complete picture of total future budget needs. The action plan highlights above and beyond capital projects and new personal if funding is identified. The following High (green) and Medium (yellow) priority projects and programs could be accomplished in 2021–2026.

The remaining projects and programs (red) that fall below the line would require a new dedicated funding source, additional capacity or partnerships to be addressed in the next 5 years. The total estimate of all capital and additional operational projects (High, Medium, and “Below the line”) is at least \$88,180,549 given that costs for several stewardship projects have not been estimated. Of that amount, 20% are High priorities. Note that costs are not available (N/A) for several projects and therefore not accounted for in the total.

Action Table Legend

Color Code	Description	Total Estimated Cost
	= High priority, within 5 year scope.	\$28,894,199
	= Medium priority, within 5 year scope.	(Annual \$590,000)
	= “Below the line” priorities. Low priority, or beyond 5 year scope, but need to keep on a 5+ year list.	\$58,676,350 (Annual \$75,000)
Total Capital Costs		\$87,570,549
Total Annual Costs		\$665,000



Sustainable Funding

PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
Existing funding sources	Seek funding/support from sources that have provided funds for past projects.	Parks Trails & Open Lands Master Plan	Financial	N/A	N/A
New funding sources	Explore the feasibility of gaining funding from new sources and developing partnerships to accomplish trail expansion and open lands conservation.	Parks Trails & Open Lands Master Plan	Financial	N/A	N/A
Grant opportunities	Pursue grant opportunities related to Master Plan goals and recommendations.	Parks Trails & Open Lands Master Plan	Financial	N/A	N/A
Quality of Life Fund project list	Update the Quality of Life Fund project list 2016-2023 to include capital projects envisioned in the PTOL Plan and this Strategic Plan. This is outdated now, but having an annual mechanism to incorporate projects into the CIP process in funds 304 and 314 will be important until/if a dedicated funding source comes to pass.	Parks Trails & Open Lands Master Plan	Financial	N/A	N/A
Additional Departmental Funding	Fund additional programs and departmental resources identified in the PTOL Plan and this Strategic Plan.	Parks Trails & Open Lands Master Plan	Financial	N/A	N/A
Sustainable Funding Grand Total Cost				N/A	N/A



Connections to Nature

PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
Larson Trail to Poudre River Trail (PRT)	Construction of 0.86 miles of multimodal trail to connect the Larson Ditch Trail to the PRT. Current plan has \$208k for design/easements in 2021, with \$800,000 for construction that isn't funded until 2022+.	CIP Compilation	CIP	N/A	\$ 1,008,000
Sheep Draw Trail (83rd Ave to 71st Ave)	The paved off-street trail will fill the existing gap between 83rd Avenue and 71st Avenue in the Sheep Draw Trail, with a potential connection to 77th Avenue.	Parks Trails & Open Lands Master Plan	CIP	N/A	\$ 322,000
59th Ave - Sheep Draw Natural Area Restoration	Priority rankings in the Poudre Trail Riverbanks Study: Alternative 1B is #3, Alternative 2 is #4, Alternative 1A is #8.	Appendix C: PoudreTrail - Riverbanks Concept Cost Estimate	CIP	N/A	\$ 510,000
Narrows Restoration	Priority rankings in the Poudre Trail Riverbanks Study: Alternative 2A is #2 and Alternative 2B is #5.	Appendix C: PoudreTrail - Riverbanks Concept Cost Estimate	CIP	N/A	\$ 1,338,500
Duran-Red Barn Restoration	Priority rankings in the Poudre Trail Riverbanks Study: Alternative 1 is the top ranked project by OTAK MCDA.	Appendix C: PoudreTrail - Riverbanks Concept Cost Estimate	CIP	N/A	\$ 494,500
Development Code Revisions	Engage with development code revisions to embed conservation tools and strategies (conservation development, transfer of development rights).	Strategic Plan	Policy	N/A	\$ 25,000
Likely Land Conservation Opportunities	Assumes 235 acres over 5 years, using average of \$15,800/acre in combination of fee-simple and conservation easements.	Strategic Plan, Imagine Greeley	Land Conservation	N/A	\$ 3,750,000
83rd Avenue Trail to Sheep Draw Trail to Poudre River Trail	Construction of a new off-street trail connection from the Sheep Draw Trail to the Poudre River Trail generally following the east side of 83rd Avenue. Approximately 2.16 miles in length.	CIP Compilation	CIP	N/A	\$ 2,200,000
Sheep Draw Trail Realignment at Mountain Shadows	Sheep Draw Trail Realignment at Mountain Shadows.	CIP Priority List	CIP	N/A	\$ 500,000
PRT Underpass under 35th Ave	PRT underpass under 35th Avenue.	CIP Priority List	CIP	N/A	\$ 1,000,000
Abandoned Sheep Draw oxbow Trail	PRT convert abandoned Sheep Draw oxbow to a nature trail/tribute trail.	CIP Priority List	CIP	N/A	\$ 50,000



PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
Podure River Restoration near 95th Avenue (Reach 13)	Priority rankings in the Poudre Trail Riverbanks Study: Alternative 5 is #7 and alternative 4 is #9.	Appendix C: PoudreTrail-Riverbanks Concept Cost Estimate	CIP	N/A	\$ 1,045,500
RR Bend Restoration	Priority rankings in the Poudre Trail Riverbanks Study: Alternative 1 is #6, low cost might put it up to a top priority.	Appendix C: PoudreTrail-Riverbanks Concept Cost Estimate	CIP	N/A	\$ 172,000
Poudre Ponds Reach 6B Restoration	Priority rankings in the Poudre Trail Riverbanks Study: 3 alternatives, none in top 10.	Appendix C: PoudreTrail-Riverbanks Concept Cost Estimate	CIP	N/A	\$ 1,680,000
Poudre Ponds Reach 6C Restoration	Priority rankings in the Poudre Trail Riverbanks Study: 3 alternatives, none in top 10.	Appendix C: PoudreTrail-Riverbanks Concept Cost Estimate	CIP	N/A	\$ 290,500
Connections to Nature “High” and “Medium” Total Cost					
PRT new trailhead at 59th Ave	PRT new trailhead at 59th Avenue.	CIP Priority List	CIP	N/A	\$14,386,000
Additional Land Conservation Opportunities (dependent on new funding source)	Assumes 800 acres in 5 years, average of \$15,800/acre in combination of fee-simple and conservation easements.	Strategic Plan, Imagine Greeley	Land Conservation	N/A	\$ 12,650,000
Southwest Trail Sheep Draw to Ashcroft Draw	A new trail section that will link the Sheep Draw Trail south of Highway 34 and Promontory to the head of the Ashcroft Draw. Trail length of approximately 4.95 miles. May need to be phased in due to cost.	CIP Compilation	CIP	N/A	\$ 4,950,000
Sheepdraw Trail Pebble Brook SW to 95th Ave	Design, right-of way, and construction of approximately 1,775 linear feet of 10-foot wide trail along the Sheepdraw. Connects to the existing trail at the West property line of the Pebble Brook subdivision. This section will follow the Sheep Draw channel and the new alignment of West 20th Street West to 95th Avenue. Need to acquire easement. See Trails Master Plan; map # 5.	CIP Compilation	CIP	N/A	\$ 500,000



PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
Boyd Freeman	Priority rankings in the Poudre Trail Riverbanks Study: 2 alternatives, not in top 10.	Appendix C: PoudreTrail-Riverbanks Concept Cost Estimate	CIP	N/A	\$ 644,000
35th Ave Crossing	Priority rankings in the Poudre Trail Riverbanks Study: 3 alternatives, none in top 10.	Appendix C: PoudreTrail-Riverbanks Concept Cost Estimate	CIP	N/A	\$ 3,396,000
Northridge Estates Neighborhood Park and Trailhead	Design and construction of one neighborhood park abutting the Hunters Cove Natural Area to include: shelter, playground, native and non-native grass, landscaping, electrical, and portable restroom facilities. Paved trailhead parking to be installed concurrent with park development. Site is located in the south west corner of the intersection of 59th Avenue and C Street. Project will be phased with year one being design and year two is construction. Unclear if any funds will come from Natural Areas & Trails.	CIP Compilation	CIP	N/A	\$ 250,000
10th St. Sidepath 71st Ave to 77th Ave	Construction of a sidepath/trail on the north side of 10th Street/Business 34 between 71st Avenue and 77th Avenue along the southern edge of Boomerang Golf Course. Project will include a safety "net" along the golf course to prevent errant golf balls from hitting trail users. Approximately .5 miles in length.	CIP Compilation	CIP	N/A	\$ 500,000
Poudre River Trail East (Section 1)	The Poudre River Trail east of its current terminus near Island Grove Park has been in a number of planning documents for future development. The trail would roughly follow the Poudre River extending east from 11th Avenue, providing a recreational connection for Greeley's eastern residents.	Parks Trails & Open Lands Master Plan	CIP/Planning	N/A	\$ 15,000,000
South Platte Trail Connection	This 9.1 mile off-street trail will follow the South Platte River on the southeast side of Greeley, serving an area of the city that is not served by any other trails. The north end of the trail would connect to the Poudre River Trail to provide a portion of a trail loop on the east side of Greeley.	Poudre/Platte Trail Master Plan	CIP/Planning	N/A	\$ 9,000,000
Connections to Nature "Below the Line" Total Cost				N/A	\$47,240,000
Connections to Nature Grand Total Cost				N/A	\$61,626,000



Stewardship

PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COSTS
Upland and Wetland Restoration Projects	Small scale upland, wetland, etc. restoration projects such as Signature Bluffs not contained in the various river plans.	CIP Priority List	CIP	N/A	\$ 100,000
Shur View Restoration	Restore 900+ acres of shortgrass prairie.	Strategic Plan	CIP	N/A	\$ 200,000
Herbicide Application Program	Annual equipment and materials to support the new Restoration/Herbicide Specialist position (under Operational Excellence).	Strategic Plan	CIP	N/A	\$ 50,000
Develop a small grants program to work with private owners and HOAs to encourage proper stewardship	Cultivate private owner stewardship, especially with neighborhood groups.	Strategic Plan	Planning	N/A	\$ 20,000
Reach 13: Broe-Marietta-Orr	Reach 13 is 1.2 miles long and presents a great opportunity to improve river function because it is not constrained by urbanization and has mostly agricultural, grazing, or open space land adjacent to the river.	Lower Poudre River Recovery and Resilience Master Plan	CIP	N/A	\$ 2,807,200
Stewardship “High” and “Medium” Total Cost					
SP Reach 14: Patterson Ditch Diversion Structure to US Highway 34	US Highway 34 is currently being modified and repaired using FEMA Public Assistance funding. Diversion structure modifications may be beneficial to aquatic organisms. Potential for wetland development along the right bank near the end of the reach. An existing historical stream channel could provide for wetland development with floodplain reattachment along the bank.	South Platte River Master Plan - Evans	CIP	N/A	\$3,177,200
SP Reach 15: US Highway 34 to US Highway 34 Business Route	Bridge improvements and restoration/preservation of reach.	South Platte River Master Plan - Evans	CIP	N/A	N/A
Reach 15: Signature Bluffs West	Reach 15 starts at the 83rd Avenue bridge and has high priority scores for river assessment, potential improvement, sediment model balance, and watershed scale benefit. The “Narrows” section of the Poudre River Trail is a priority area in order to reduce the vulnerability of the trail to geomorphic hazards. Because the river is largely disconnected from its floodplain and confined by levees during large flood events, this floodplain disconnection greatly accelerates flow during flood events because the water cannot spread out over the floodplain to reduce energy.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	\$ 2,665,100
Reach 17: Sheep Draw	Reach 17 has high priority scores for potential improvement, river assessment, watershed scale benefit and Poudre Trail vulnerability. There was public feedback about this part of the river due to flooding issues at the upstream end of the reach. One of the biggest factors that limits riverine function and causes issues in Reach 17 is the proximity of the Poudre Trail, which closely follows the river right bank throughout the entire reach.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	\$ 3,640,000



PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COSTS
Reach 20: Great Western Railway Improvements	Reach 20 is highly constrained and historically channelized due gravel mining operations for the entire reach. This reach could be greatly improved by offsetting the surrounding levees as much as possible to allow the river to re-establish some sinuosity, floodplain connection, and riparian areas. This would also help dissipate flood flow energy and create sediment storage areas to reduce sedimentation problems downstream at underpasses in the City of Greeley. Offsetting the PRT, which lines the river right bank, could greatly decrease risk and increase room for improved stream function.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A
Reach 21: Poudre Ponds	Reach 21 has been historically straightened and is highly confined by levees and the Poudre River Trail on river right and is disconnected from its floodplain on river left. The alignment of the river channel has been significantly altered since the 1950s. There are two large existing gravel bars on river right that can be utilized to improve riparian function by encouraging connection via overflow channels. There are opportunities for floodplain reconnection and riparian vegetation establishment on river left, which can greatly increase aquatic and riparian function and help control bank erosion issues.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A
Reach 22: 25th Ave	Reach 22 is overall highly entrenched, disconnected from its floodplain, and confined by levees on both sides of the channel, reducing river function over the years. This reach could be improved by offsetting the levees on both sides of the channel as much as possible to give the river room to migrate and re-establish a floodplain and riparian area that could store sediment and reduce flood flow stream power. This would eliminate the constriction of the pedestrian bridge mid-reach and greatly reduce the constriction caused by having a trail on both sides of the river in Reach 23, and impacts from the existing drop structure located just downstream of N. 25th Avenue. Aquatic habitat and water quality could be greatly improved if the inlet right upstream of this structure on river left is investigated and BMPs were installed.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	\$ 4,446,000
Reach 23: Island Grove	Reach 23 is highly constrained and historically channelized due gravel mining operations for the entire reach. This reach is also confined by the PRT on both sides of the channel for most of the reach. Reach 23 could be improved by offsetting the surrounding levees as much as possible to allow the river to re-establish some sinuosity, floodplain connection, and riparian areas. This would also help dissipate flood flow energy and create sediment storage areas to reduce sedimentation problems at the downstream side of the reach at Highway 85 and the railroad.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A



PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COSTS
Reach 24: 6th Avenue	Reach 24 is highly constrained and historically channelized due to urban development along the entire river right side of the reach and parts of river left and five bridges. There are some areas, specifically on river left, that could provide opportunities to re-establish some sinuosity, floodplain connection, and riparian areas. This would greatly help dissipate flood flow energy and create sediment storage areas to reduce sedimentation at the downstream Highway 85 crossing.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A
Reach 25: Greeley WWTP	Reach 25 is very confined by development for the upper part of the reach and largely backwatered near the end of the reach, upstream of, and due to, the Ogilvy diversion structure. Re-connecting floodplain and re-establishing riparian vegetation where possible, such as downstream of the Fern Avenue bridge, can help increase the aquatic and riparian function. However, significant improvement to river function in this reach would most plausibly need drastic improvements to the Ogilvy diversion structure.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A
Reach 26: Varra	Reach 26 is largely disconnected from its floodplain, over-widened, historically channelized due to gravel mining operations, and lacks vegetation. This reach could be greatly improved by offsetting levees as far as possible to allow the river to move and be re-connected to its floodplain. This improvement should be coupled with channel narrowing and re-establishing riparian vegetation. These treatments would allow the reach to greatly increase aquatic and riparian function but also help decrease flood flow energy and reduce the bank erosion that led to the reservoir breach.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A
Reach 27: Fern Avenue	Reach 27 is one of the least constrained reaches in the Lower Poudre River project extent, but has straightened and been disconnected from its floodplain through time. This reach has probably straightened via chute cut-offs in response to increased stream power upstream during large flood events due to the channelization, confinement, and urbanization in the reaches through Greeley. However, this reach could be further improved by re-connecting the floodplain in several areas.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A
Reach 28: Confluence	Reach 28 is one of the least constrained reaches in the Lower Poudre River project extent, but it has straightened and been disconnected from its floodplain. This reach has probably straightened naturally via chute cut-offs in response to the increased stream power upstream during large flood events due to the channelization, confinement, and urbanization in the reaches through Greeley. This reach could be further improved by re-connecting the floodplain in several areas.	Lower Poudre River Recovery and Resilience Master Plan	CIP/Planning	N/A	N/A

Stewardship “Below the Line” Total Cost

N/A	\$10,751,100
Stewardship Grand Total Cost	N/A \$13,928,300

APPENDIX10

FINAL DRAFT



Community Connections

PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
Volunteer Program	Expenses for new Volunteer Coordinator (under Operational Excellence) to leverage community service groups to supplement staff. Involve youth in programs, such as TPL example, student conservation corps, AmeriCorps, Weld County Youth Corps.	Strategic Plan	Staff Capacity	\$ 50,000	N/A
Environmental Education Program	Leverage partnerships with PLC for youth programming, then create programming for other community groups.	Strategic Plan	Staff Capacity	\$ 85,000	N/A
Natural Areas & Trails Wayfinding Signage Plan and Implementation	Complete a comprehensive wayfinding and regulatory signage plan for all Natural Areas & Trails. Begin implementing high priority Phase I signage. Assure the signage is primarily universal in design to allow easy understanding regardless of language or ability (e.g. braille on signage) and integrates with regional partners for continuity with the Poudre River Trail within Windsor, Brower Wildlife area with Evans, etc.	CIP Priority List	CIP	N/A \$	50,000
Implement satisfaction surveying	Work with the City's Communication & Engagement department to incorporate questions related to natural areas, trails, and open lands for the next community survey in 2021 and/or partner with UNC's journalism, social science research land, and strategic communication programs to do visitor intercept or city-wide surveys.	Strategic Plan	Staff Capacity/ Partners	N/A	N/A
Community Connections Grand Total Cost				\$135,000	\$50,000



Operational Excellence

PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
Restoration/Herbicide Specialist (NEW)	New position to lead weed management program, then ongoing native restoration in NAs. Includes staffing, in addition to additional truck, and spray equipment.	Strategic Plan	Staff Capacity	\$65,000	\$60,000
Volunteer Coordinator (NEW)	Transition VOC position into partially or completely City funded position.	Strategic Plan	Staff Capacity	\$75,000	N/A
Environmental Education and Outreach Coordinator (NEW)	New position to lead environmental education staff and outreach, including youth outreach and community engagement strategies, such as Safer Outside campaign.	Strategic Plan	Staff Capacity	\$60,000	N/A
Environmental Planner (NEW)	Provide additional environmental planner for management plans, biodiversity monitoring, more technical side of things.	Strategic Plan	Staff Capacity	\$90,000	\$30,000
Sr. Environmental Planner (Promote)	Promote current Environmental Planner position to Sr. Planner to supervise Environmental Planner.	Strategic Plan	Staff Capacity	\$25,000	N/A
Seasonal Crews	Need to increase staffing to possibly two seasonal crews to complete maintenance backlog.	Strategic Plan	Staff Capacity	\$100,000	N/A
Update PTOL Plan	Update 2016 Parks, Trails and Open Lands Master Plan.	Strategic Plan	Policy	N/A	\$75,000
Update 2002 City of Greeley Trails Plan	The Trails Master Plan is a critical tool in analyzing site specific connections and influencing trail connections through development review.	Strategic Plan	Planning	N/A	\$50,000
Update 1998 Wildlife Management Plan		Strategic Plan	Planning	N/A	\$50,000
Ranger (NEW)	Possible hybrid position with Parks. Sharing Ranger position(s) with the City's Parks Division may be a mechanism to be efficient with finite resources, as could a volunteer ranger assistant program. Ranger positions should lean heavily on education and the Authority of the Resource concepts, and coordinating and supporting the Greeley Police Department for any criminal matters.	Strategic Plan	Staff Capacity	\$40,000	\$15,000
Operational Excellence "High" and "Medium" Total Cost					\$280,000
Crew Supervisor (NEW)	New position to lead field activities.	Strategic Plan	Staff Capacity	\$75,000	\$60,000
Operational Excellence "Below the Line" Total Cost					\$60,000
Operational Excellence Grand Total Cost					\$340,000



Capital Planning

PROJECT NAME	DESCRIPTION	SOURCE	TYPE OF PROJECT	ANNUAL COST	COST
New Natural Areas & Trails Offices/Shop	Construct a new Shop for the Parks Operations which will also include Forestry operations and, most likely, Natural Areas and Trails Division. Originally located at Island Grove, currently exploring another property. No additional funding from Natural Areas & Trails anticipated.	CIP Compilation	CIP	N/A	\$ 7,000,000
Large Signage for Natural Areas & Trails properties	Install large Signage for NA properties to improve identification and public awareness.	CIP Priority List	CIP	N/A	\$ 200,000
Trail Capital Maintenance	Annual funding to maintain (but mostly use to repair backlog of trail repairs) the City's trail system. Ongoing funding of \$75,000 from City through 2022, in addition to a contribution from Weld County (\$200k in 2020). In 2023 and 2024, funding bumps up to 1,075,000.	CIP Compilation	CIP	N/A	\$ 2,700,000
Natural Areas & Trails Office - Basement Expansion	The Natural Areas & Trails office was remodeled from a rental house in 2019 with 304 funds. The original \$100k for remodeling of the office only allowed for remodeling of the main floor, with the basement untouched. Natural Areas & Trails staff has maxed out the main floor and two staff have already moved into a partially finished portion of the basement. Funds would finish the basement to create more office space, create egress, update radon mitigation system, and install bathroom. Not needed if Parks/Natural Areas & Trails/etc shop and offices are developed.	CIP Compilation	CIP	N/A	\$ 100,999

Capital Planning “High” and “Medium” Total Cost

71st Avenue/ Poudre Trail Crossing	The Poudre Trail currently crosses 71st Avenue at grade, marked by crosswalk markings and warning signs. Improvements to this crossing could include installing additional markings and signage, tree and brush clearing to improve sight distance, installation of a pedestrian refuge island, and/or installation of a flashing beacon. Evaluate the possibility of reducing the speed limit along 71st Avenue to slow traffic.	Parks Trails & Open Lands Master Plan	CIP	N/A	\$11,000,999
59th Ave / Sheep Draw Trail (F Street) Crossing	The Sheep Draw Trail currently crosses 59th Avenue at grade across two legs of the intersection with C Street, marked by crosswalk markings and warning signs. Improvements to this crossing could include the installation of a pedestrian refuge island.	Parks Trails & Open Lands Master Plan; Appendix C: Poudre Trail - Riverbanks Concept Cost Estimate	CIP	N/A	\$ 625,250
Poudre River Trail Crossing at 83rd Ave	The Poudre Trail currently crosses 83rd Avenue at grade, marked by crosswalk markings and warning signs. Improvements to this crossing could include installing additional markings and signage, installation of a pedestrian refuge island, and/or installation of a flashing beacon.	Parks Trails & Open Lands Master Plan	CIP	N/A	N/A

Capital Planning “Below the Line” Total Cost

Capital Planning Grand Total Cost				N/A	\$625,250
				N/A	\$11,626,249

GET OUTDOORS GREELEY | A 5-YEAR STRATEGIC PLAN

APPENDIX 13

APPENDIX 2 / SUPPORTING DETAIL

This appendix details supporting information to the Strategic Plan including a history of Greeley's natural resources and settlement related to natural areas and trails, the planning process, and highlights of the public's needs and perceptions.



- “Rio De Chato” – given to the major river in northeastern Colorado by Spanish explorers in 1659.
- “Rio de Jesus Maria” – named by Pedro de Villasur in 1720 on a reconnaissance mission in this area.
- “Niitabaska” – what Peter and Paul Mallet learned Native Americans call the river in 1739, meaning “shallow bed.”
- “Platte” – The equivalent French translation of shallow bed word was “plat.” The Mallet brothers speculated that the Riviere Plat was a riparian trade route to China!

GREELEY'S ROOTS

If you stroll through Greeley's downtown Lincoln Park, you may notice etched into the concrete supporting a circular, columned arbor these words: Temperance, religion, education, agriculture, irrigation, cooperation, and family. These are the “guideposts” of the Union Colony of Colorado, a colonization company founded by Nathan Meeker that selected a location near the confluence of the Cache la Poudre and South Platte Rivers as the future town of Greeley, Colorado Territory. Meeker, the agricultural editor of the *New York Tribune*, named the town in honor of the *Tribune's* editor, Horace Greeley.

For the most part, the homogenous members of Meeker's proposed agricultural and temperance colony were financially solvent, temperate, religious, educated, moral, law abiding, conservative, and family-oriented. The Union Colony pioneers, with tenacity and thriftiness, persevered under extreme hardships that included blizzards, hail, legal battles over the equitable diversion of water from the Cache la Poudre River, and crop losses from four locust plagues, all during the town's first decade. These pioneers established the cultural and physical infrastructure of social and arts organizations, ditches, reservoirs, farms, ranches, schools, churches, and industries that still shape Greeley today.

The area the colony selected is the result of 70 million years of geologic deposition from the Rocky Mountains, artfully exposed and carved into the High Plains by the South Platte River and its tributaries, such as the Cache la Poudre. These waterways first supported water and soil movement, then wildlife migration, followed by movements of paleo hunters and gatherers, Native people, trappers, traders, gold seekers, freighters, the Overland Stage, and immigrants who came into this region. 11,500 BC marked the entry of the first known people to enter the area, Clovis mammoth hunters, followed by other nomadic PaleoIndian groups (11,000 – 7,000 BC), archaic foragers (5,000 – 0 BC), the “Plains-Woodland” peoples (1,000 BC), and the Upper Republican early agriculturalists (1,200BC).

Between 1500 and 1700, Apache groups occupied eastern Colorado during a slow migration to New Mexico. The Apaches obtained horses, circa the 1600s and became the first mounted hunters on Colorado's plains. By 1700, the Comanche and mountain allies, the Utes, entered northeastern Colorado, and pushed the Apaches southward. By the end of the 18th century, Cheyenne and Arapaho tribes, mobilized by acquisition of the horse, moved into the area as the Comanche moved southward. The Cheyenne and Arapaho and neighboring Sioux (Lakota) would meet, as enemies, when Anglo emigrants arrived in the 19th century.

The 1851 Treaty of Ft. Laramie designated the area lying east of the Rockies, and between the Arkansas and North Platte Rivers, as the territory of the Cheyenne and Arapaho. For the next 10 years, tens of thousands of fortune seekers followed the South Platte River into the region, which alarmed the Native peoples who realized the newcomers would have an impact on their lands and their food supply (primarily bison). The influx of Anglos led to strained relations and a disrespect for land that Native people had occupied for thousands of years. This resulted in the 1861 Treaty of Fort Wise, which attempted to justify the fact that settlers had trespassed onto ancestral lands, and also attempted to force the Cheyenne and Arapaho to abandon the lands given them by the 1851 Treaty of Ft. Laramie, and relocate to a tract of land south along the Arkansas River.



The Fort Laramie Treaty of 1851 began a long, unsuccessful process of defining territory in which Native Americans could live without conflicts and additional land cessations.



The first recorded sketches by a white person of the Platte River riparian corridor, the expansive Great Plains, and mountain backdrop were drawn by Samuel Seymour during Major Stephen H. Long's Rocky Mountain Expedition, 1819–1820.

In the 1860s traders and emigrants flooded into the South Platte and Cache la Poudre River valleys along stage route lines, intensifying the competition for resources such as bison and land. Tensions were at a breaking point by October 1865, following the infamous November 29, 1864 Sand Creek Massacre where approximately 150 Indian men, women and children, peacefully camped in their winter quarters, were attacked and killed by soldiers under the command of Col. John M. Chivington. This massacre prompted the survivors to retaliate against Anglo settlers. In 1865 they attacked stage stations and ranches in the South Platte River valley, but by October 1865, the Cheyenne and Arapaho were forced to move to an assigned reservation in “Indian Territory” (Oklahoma). With the forced relocation of Native peoples onto reservations, the federal government effectively opened this region to settlement by others.

The 60,000 acres in the fertile valley between the Cache la Poudre and South Platte Rivers, which was acquired in 1870 by the Union Colony for town and agricultural purposes, had been traversed by humans for thousands of years. Much of this land still includes priceless resources that deserve our respect and protection today.

*We do not inherit the land from our ancestors,
We borrow it from our children.*

- Proverb of unknown authorship

As an agricultural community in the 19th century, and a global agri-business community in the 21st century, Greeley's success is tied to its abundant and well-managed working landscapes. A hallmark of the Union Colony pioneers was the collective development of water resources (irrigation ditches, canals, and reservoirs) along with helping develop the prior appropriation doctrine of water law that would be emulated in the rest of the western U.S. The milestones were critical to successfully manage precious water resources in a semi-arid environment subject to cyclical economic boom and bust cycles and wet and drought cycles.

The sugar beet, Greeley's "white gold" crop for most of the 20th century, was a labor intensive crop from planting to harvesting, and a succession of new immigrants—the Germans—from-Russia, Hispanic Americans, Mexican nationals and others—were recruited as "stoop" laborers. The migrant cycle was broken when the Germans—from-Russia settled on Greeley's east side in a neighborhood of humble homes nicknamed "Little Russia," which is the Sunrise Neighborhood today. In 1924, Great Western Sugar Company had established Greeley's Spanish Colony (one of 13 in northeastern Colorado) outside the City limits at O Street and 25th Avenue. Recent immigrants and refugees from East Africa, Southeast Asia, Mexico, and Central and South America ensure Greeley remains a diverse community, and has become one of the most linguistically diverse communities in Colorado with 26% of the population (ca. 110,000) speaking a language other than English at home.

The plan of cooperation adopted by the Union Colonists included communal ownership of social properties and uses, such as the schools, grounds, and the waterways that would be essential to the success of "the common good"^{iv}. Lands north of the Poudre River were reserved for farms. Homes were set back from river floodplains. Short-term profits were renounced in favor of long-term health. Over a 150 years after the founding of Union Colony and generations after the Native Americans before them, we are re-learning what others have learned by observation and hardship: to let rivers be rivers, recognize natural constraints, and to reserve the best farmland as the community's foodshed.



Lincoln Park, dubbed "Greeley's little breathing spot" by the Colonists, remains a "village commons," the first of more than 40 parks maintained as quality of life amenities for the community. Nathan Meeker encouraged colonists to participate in "Village Improvement Campaigns," which included transporting deciduous and coniferous saplings from the foothills west of Greeley and transplanting them in Lincoln Park, along the streets and avenues and in their spacious yards. At the ballot box, citizens approved bonds to continually upgrade the municipal water and sewer system to protect both public health and the environment. In 1910, Greeley's Mothers' Congress, comprised of 40 women, lobbied for health reforms and more parks and playgrounds for school children.

Steering Committee Representation

The Steering Committee offered technical expertise and support throughout the planning process. They included technical experts within the City, as well as key community partners – typically the end-users and implementers of the Plan. Throughout the planning process the Steering Committee helped to enhance the Plan within their area of expertise as key advisors, helped to build consensus, and worked collaboratively with the Core Team.

CITY:

- Community Development Department
- Parks & Recreation Advisory Board
- Parks Division
- Real Estate Management
- Stormwater Division
- Water & Sewer Department

PARTNER AGENCIES:

- Coalition for the Poudre River Watershed
- Colorado Parks & Wildlife
- Poudre Learning Center
- Poudre River Trail Corridor, Inc.
- Town of Windsor Open Space & Trails
- The Trust for Public Land
- University of Northern Colorado (various programs and departments)
- Weld County Department of Public Health and Environment
- Youth and Family Connections

STRATEGIC PLANNING PROCESS

Utilizing various outreach tools, the overarching goal of the public outreach process was to inform the project stakeholders and the public of the plan in order for the community to gain a common understanding of the objectives, as well as, support and acceptance of the Strategic Plan.

PHASE 1: FOUNDATION

(JUNE 2020 – JULY 2020):

- Public engagement plan and assemble an outreach network
- Understand community priorities via past outreach and existing relevant plans
- Identify gaps in funding, growth needs, and levels of service
- Steering Committee #1

PHASE 2: RECOMMENDATIONS

(AUG 2020 – OCT 2020):

- Update goal statements and opportunity area priorities
- Outline potential projects and programs
- Steering Committee #2
- Develop an action plan including funding and partnerships
- Match priorities with funding, identify funding gaps
- Develop a Draft Plan
- Steering Committee #3 & #4

PHASE 3: PUBLIC REVIEW

(Nov 2020 – Dec 2020)

- Virtual meetings held in English and Spanish to refine the Draft Plan
- Review by City and County Department staff
- Presentations to various boards and commissions including:
 - Parks and Recreation Board
 - Water & Sewer Board
 - Poudre Learning Center Board of Directors & Foundation Board
 - Poudre Trail Board
 - Human Relations Commission
 - Youth Commission
 - Art Commission
 - Commission on Disability
 - Planning Commission
 - Transportation Advisory Board

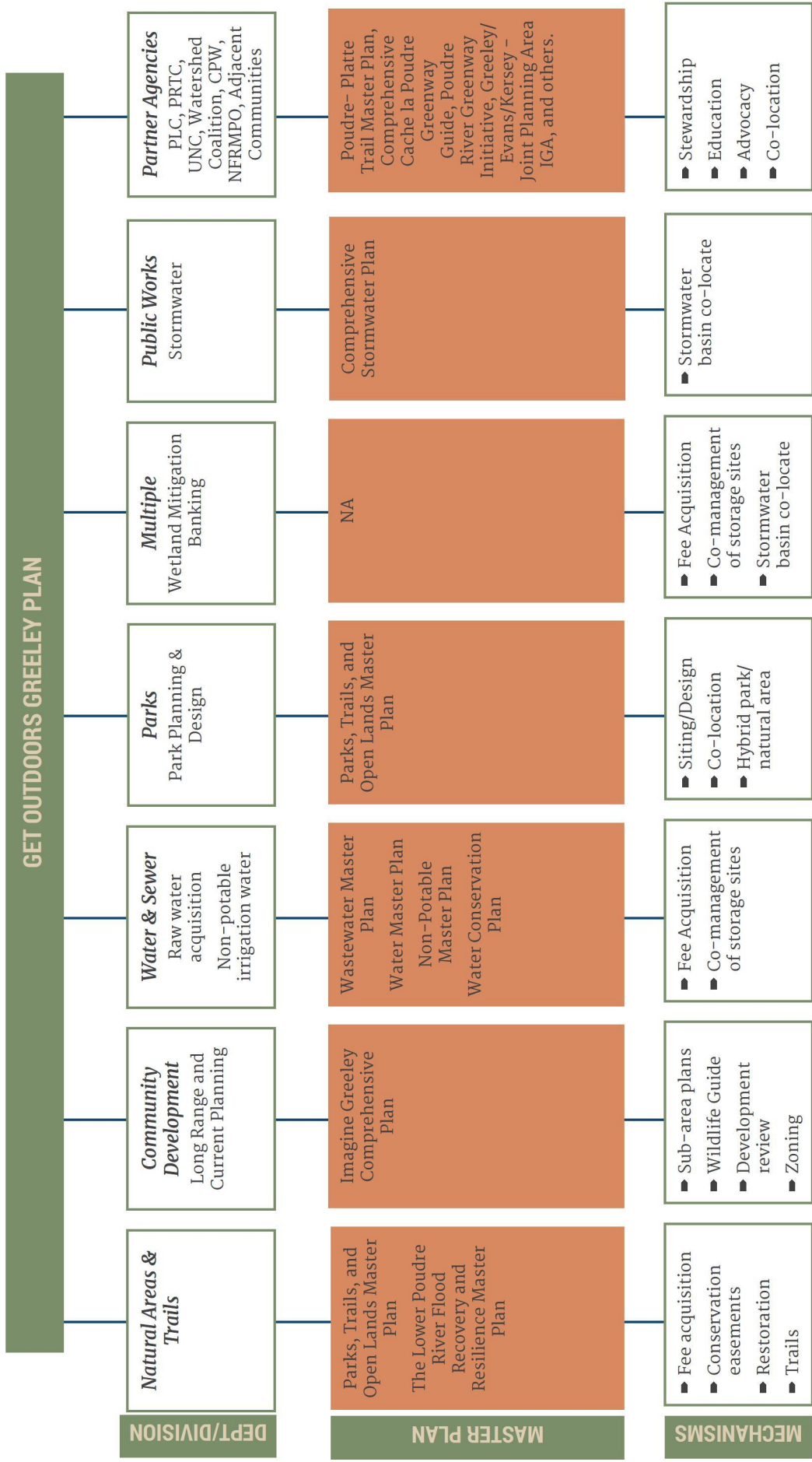
PHASE 4: REVISIONS AND ADOPTION

(Jan – Feb 2021)

- Revise plan with feedback from the public and guidance from City Council and stakeholder groups
- Final Plan for Parks and Recreation Advisory Board and Planning Commission recommendation
- City Council adoption hearing



Sheep Draw Natural Area— Volunteers
from University of Northern Colorado
helping to build the nature trail.

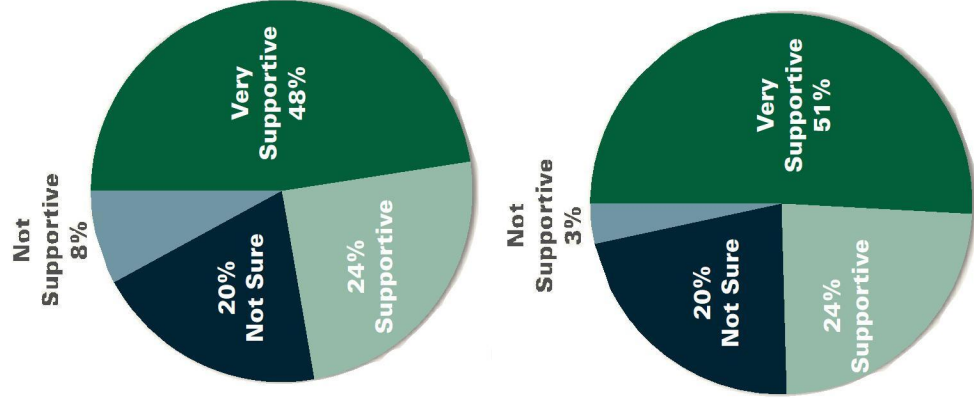


COMMUNITY NEEDS AND PERCEPTIONS

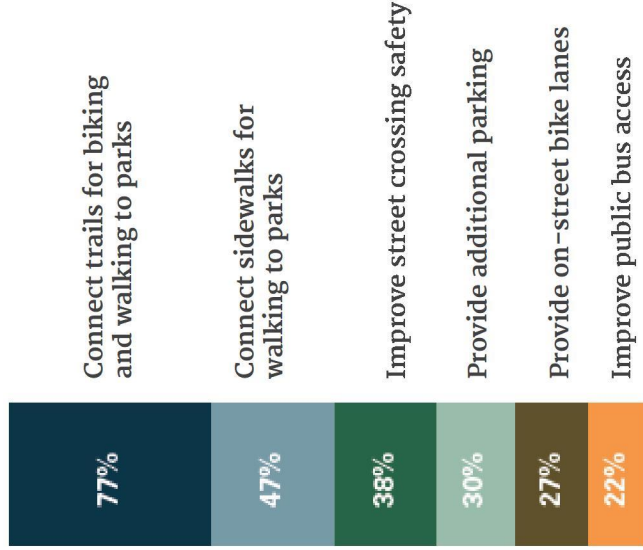
PROVISION OF OUTDOOR RECREATION AMENITIES, ACCESS TO NATURE, AND OPEN SPACE

Community needs and perceptions were documented in several recent outreach efforts. For example, the PTOL Plan included community-wide workshops and open houses.

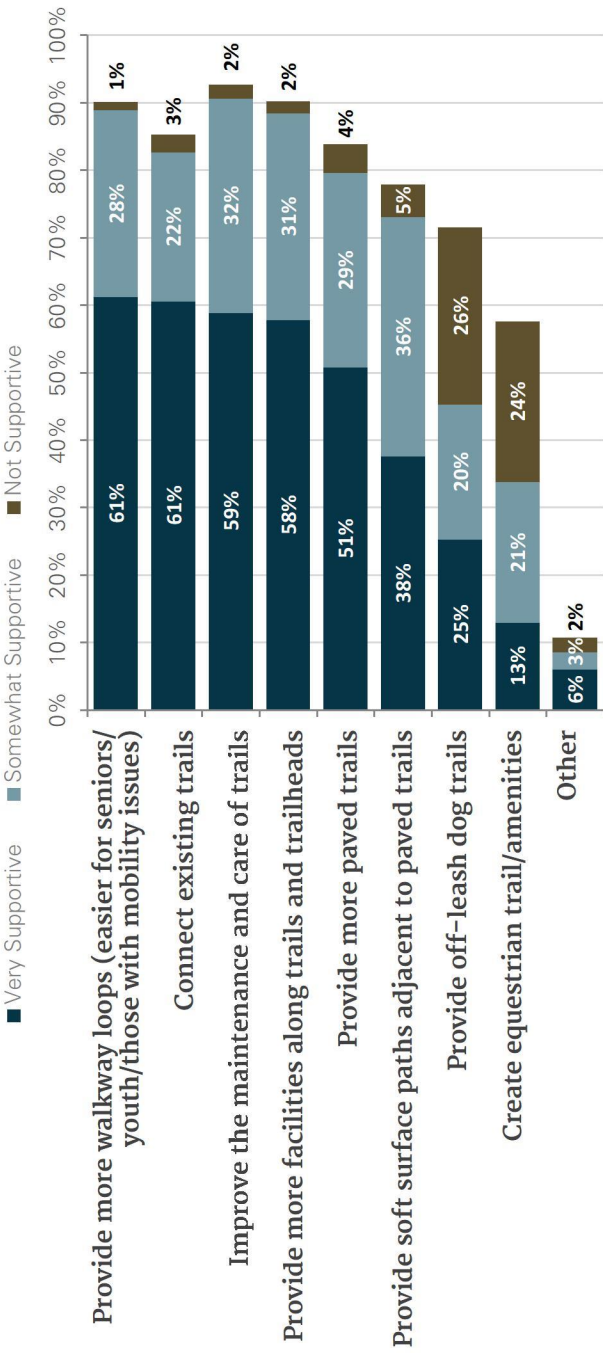
The City of Greeley conducts a Resident Survey every two years, including 2019, 2017, 2015, and 2013. The survey rates quality of life in the city, service delivery, and performance of the local government. While a number of factors can influence people’s perceptions throughout the year, the data are still relevant to provide a glimpse of the public perceptions. Of the City Council priorities, 58% of respondents identified that the City should spend more effort on “Economic Health and Development” (job growth, private and public sector investments), and “Infrastructure and Growth” (maintaining water services, streets, parks, etc). Natural Areas & Trails will work with the City’s Communication & Engagement Department to incorporate questions related to natural areas, trails, and open lands for the next community survey in 2021.



Community Support for Acquisition of Natural Areas by the City (top) or by Active City Program (bottom) (Source: PTOL 2016)



Community Support for Park Access Improvements (Source: PTOL 2016)



Community Support for Trails and Walkways (Source: Community Survey, as reference in PTOL 2016)

Where should we improve natural areas?

Areas selected by youth for improvements to natural areas:

- Areas around Bittersweet park
- Areas to the south of Poudre Ponds
- Neighborhoods to the east of 14th Avenue, south of Lincoln Park, north of Greeley Central High School
- Neighborhoods surrounding University of Northern Colorado.
- Island Grove Park
- East Memorial Park

Adults most commonly selected:

- Surrounding Twin Rivers Park
- North of McAuliffe Elementary School
- Along the Poudre River Trail.
- Downtown
- Bittersweet Park
- Gateway Lakes Park

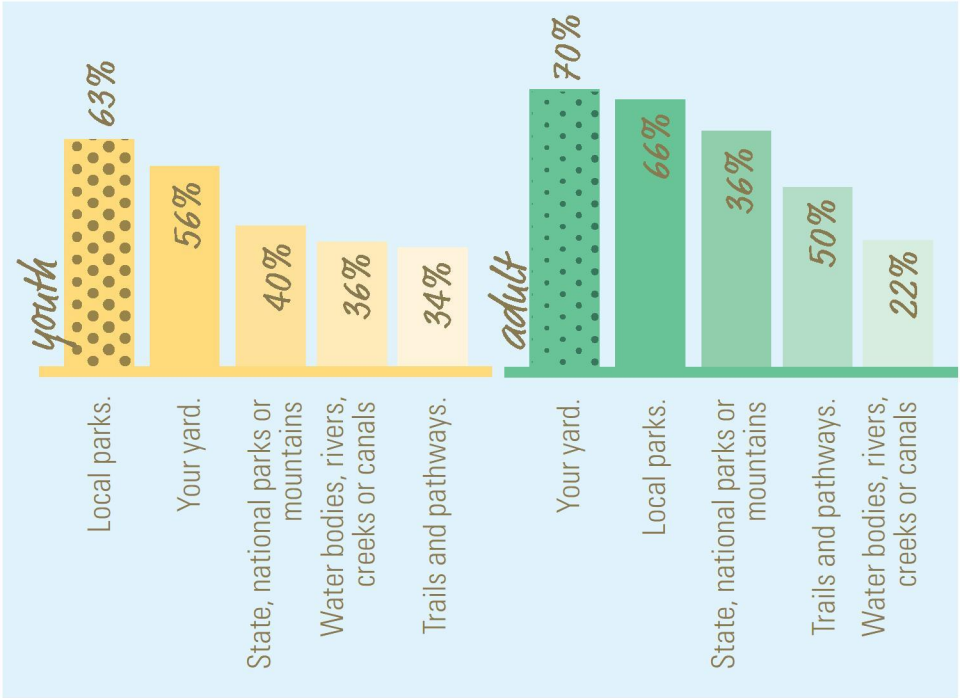
(Source: Inspire Initiative Report 2017)

The Inspire Initiative Report focused on a decision-making process that was directed by youth in the community, and youth and adults were surveyed separately. Key findings include:

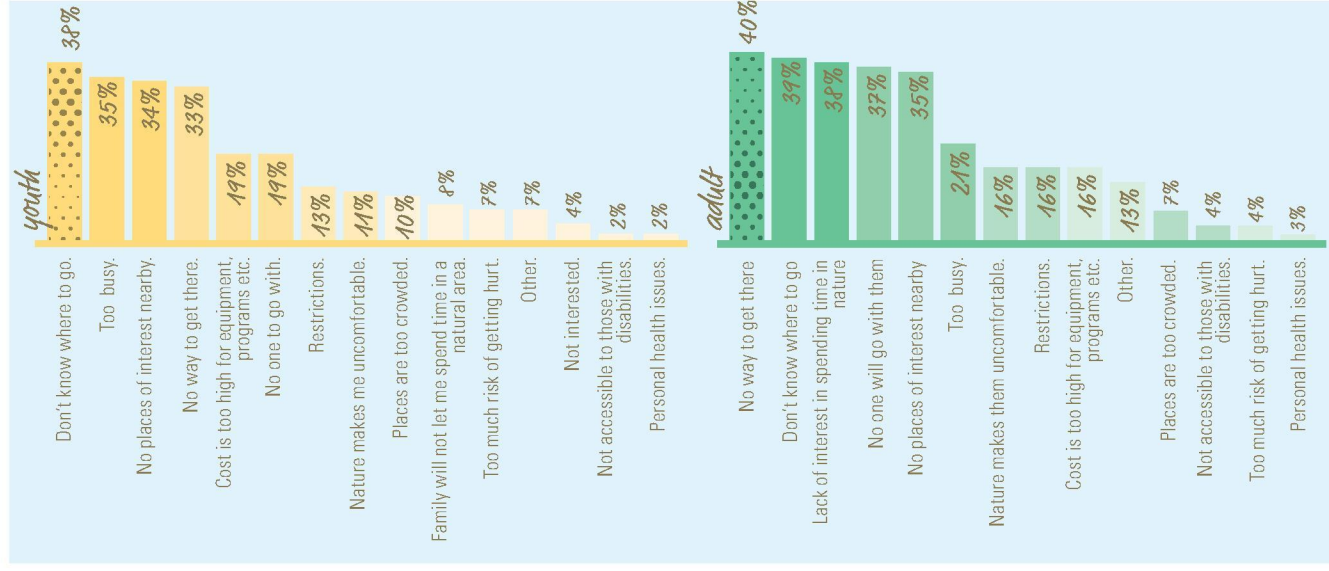
- 72% of respondents are supportive of acquiring additional natural areas. Further, three-quarters of respondents supported an “Active City Program” to acquire lands. There is a high level of support for trails and access to parks can be improved by developing additional trails and walking paths to parks. Additionally, more facilities, and the maintenance of trails and facilities, are important to the community.
- Both youth and adults primarily experience nature in local parks or their yard, versus in state/national parks or along trails. Opportunities for playing and exploring in nature should be expanded, both by adding more trails, and by connecting and surrounding those trails with nature.
- Other improvements important to getting youth and members of their households to spend more time in nature include new nature parks (60%), and adding natural areas to existing parks (51%).



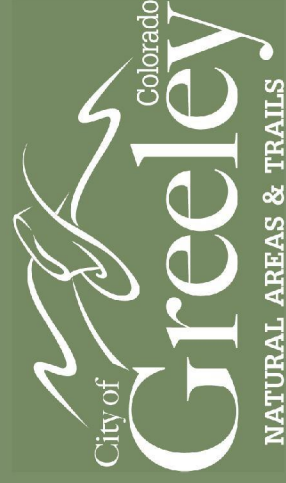
Improvements Needed to Encourage Households to Spend Time in Nature
(Source: Inspire Initiative Report 2017)



Top 5 Places Youth and Members of Their Household Experience Nature
(Source: Inspire Initiative Report 2017)

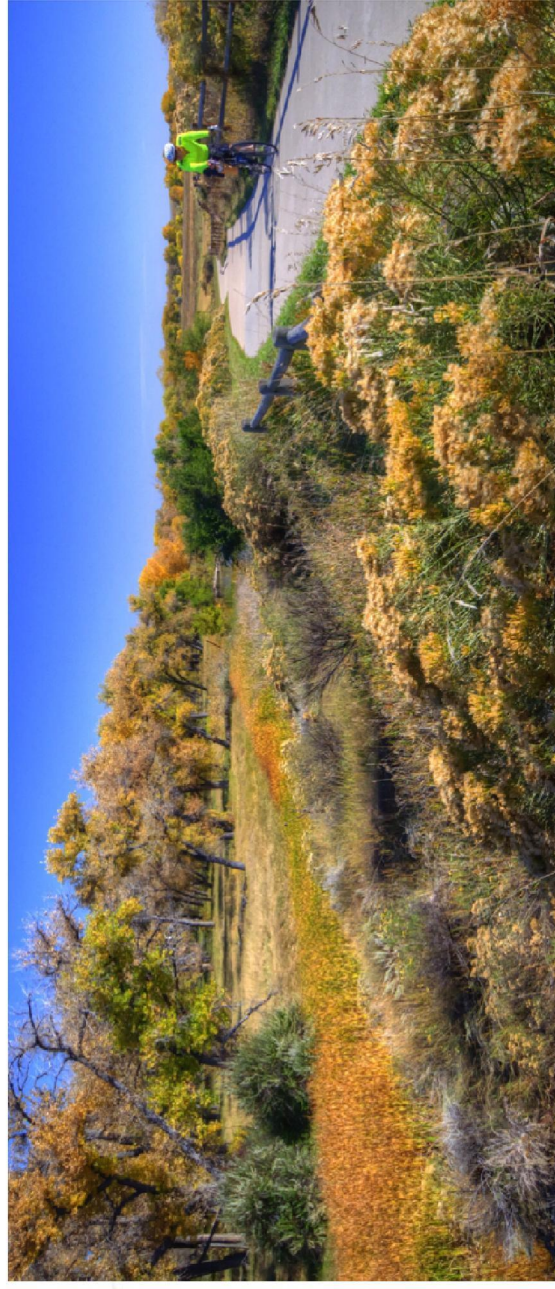


Barriers to Getting Outdoors
(Source: Inspire Initiative Report 2017)



Get Outdoors Greeley

A 5-year Strategic Plan for Natural Areas, Trails & Open Lands



Planning Commission

01.12.21

Roadmap

- Plan Summary
- Public Engagement Feedback
- Discussion/Questions/Feedback
- Recommendation to Council



GET OUTDOORS GREELEY STRATEGIC PLAN

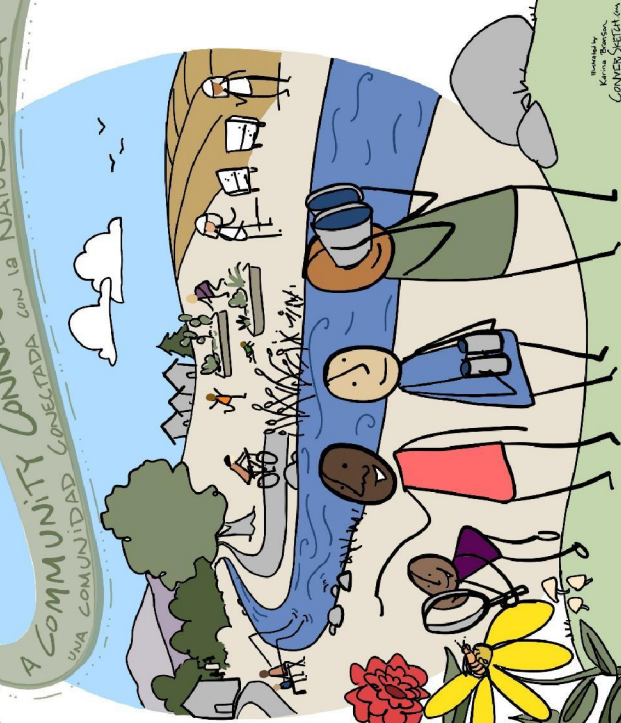
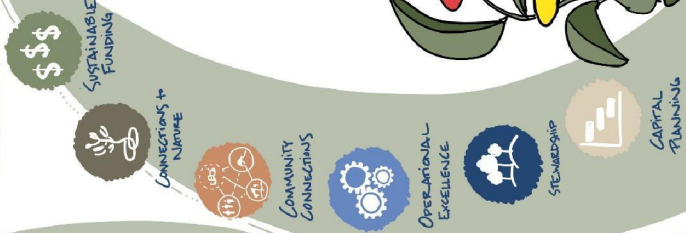
OUR HISTORY NUESTRA HISTORIA

PUBLIC INPUT THEMES TEMAS DE APORTACIONES AL PÚBLICO

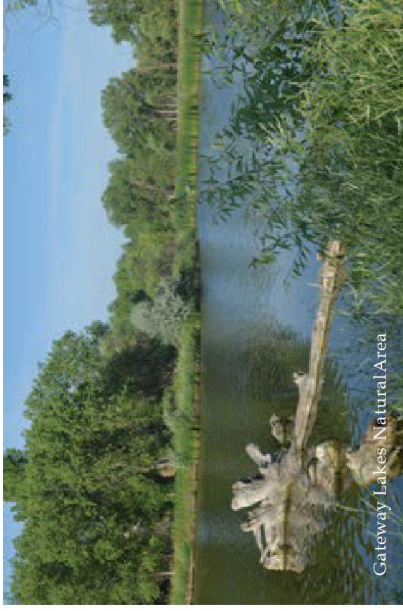


OUR FUTURE NUESTRA FUTURO

PRIORITY THEMES TEMAS PRIORITARIOS



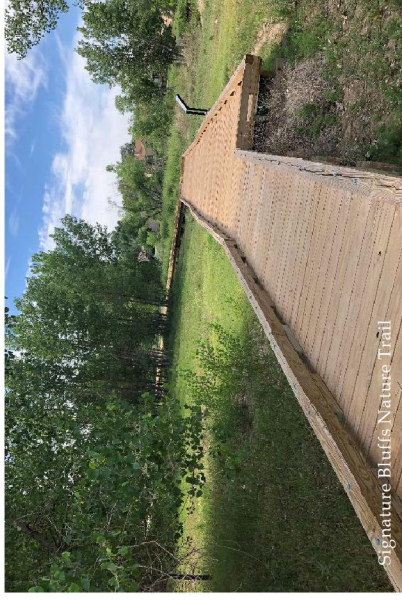
Current Definitions & Inventory



Gateway Lakes Natural Area

NATURAL AREAS | 26 Natural Areas

1,053 Acres



Signature Bluffs Nature Trail

NATURAL AREA TRAILS

30 Miles



Twin Rivers Park

PARKLAND | 45 Parks

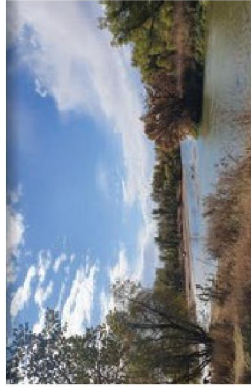
602 Acres



Open Lands



SCHOOL YARDS



PARTNER PROPERTIES



UTILITY CORRIDORS



STORM DRAINAGE



AGRICULTURAL/CONSERVATION
EASEMENTS/VIEWSHEDS

Previous Planning Efforts

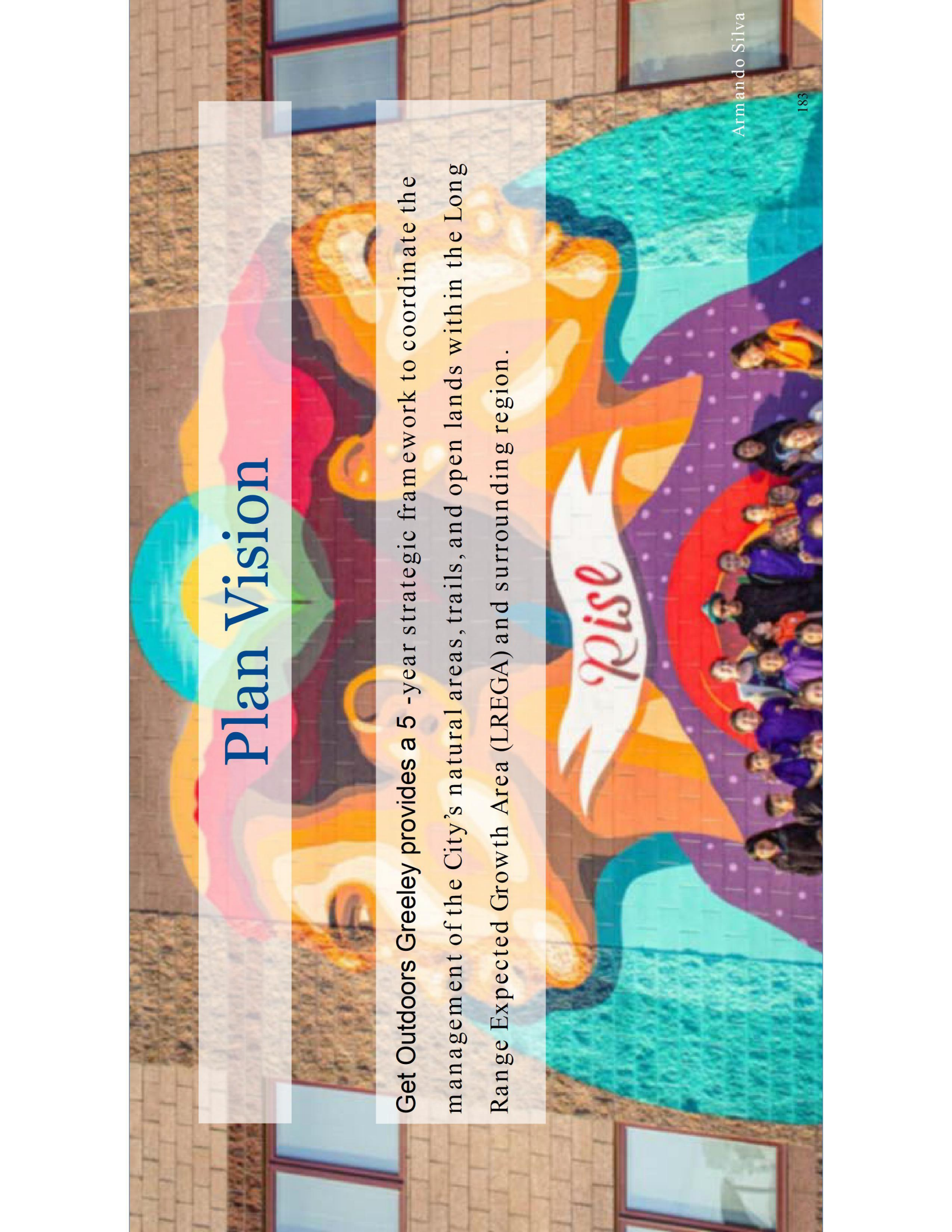
The Get Outdoors Greeley Strategic Plan builds upon a strong policy foundation:

- Conceptual Trails Plan (2002)
- Parks, Trails, and Open Lands Plan (2016)
- Great Outdoors Colorado (GOCO) Get Outdoors Greeley Inspire Initiative Report (2017)
- Imagine Greeley Comprehensive Plan (2018)

“Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g., drainage areas, water acquisitions, Poudre Trail, parks, and trail system).”

– Imagine Greeley Objective





Plan Vision

Get Outdoors Greeley provides a 5 -year strategic framework to coordinate the management of the City's natural areas, trails, and open lands within the Long Range Expected Growth Area (LREGA) and surrounding region.



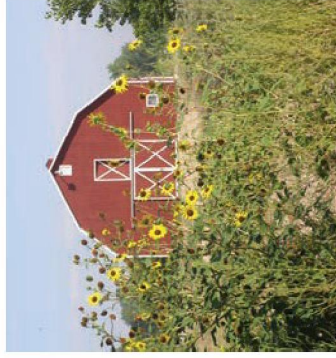
RIVER CORRIDORS



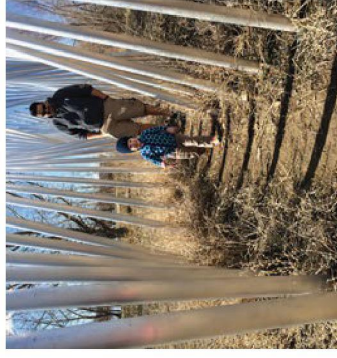
RIPARIAN CORRIDOR/GREENWAY



BLUFFS

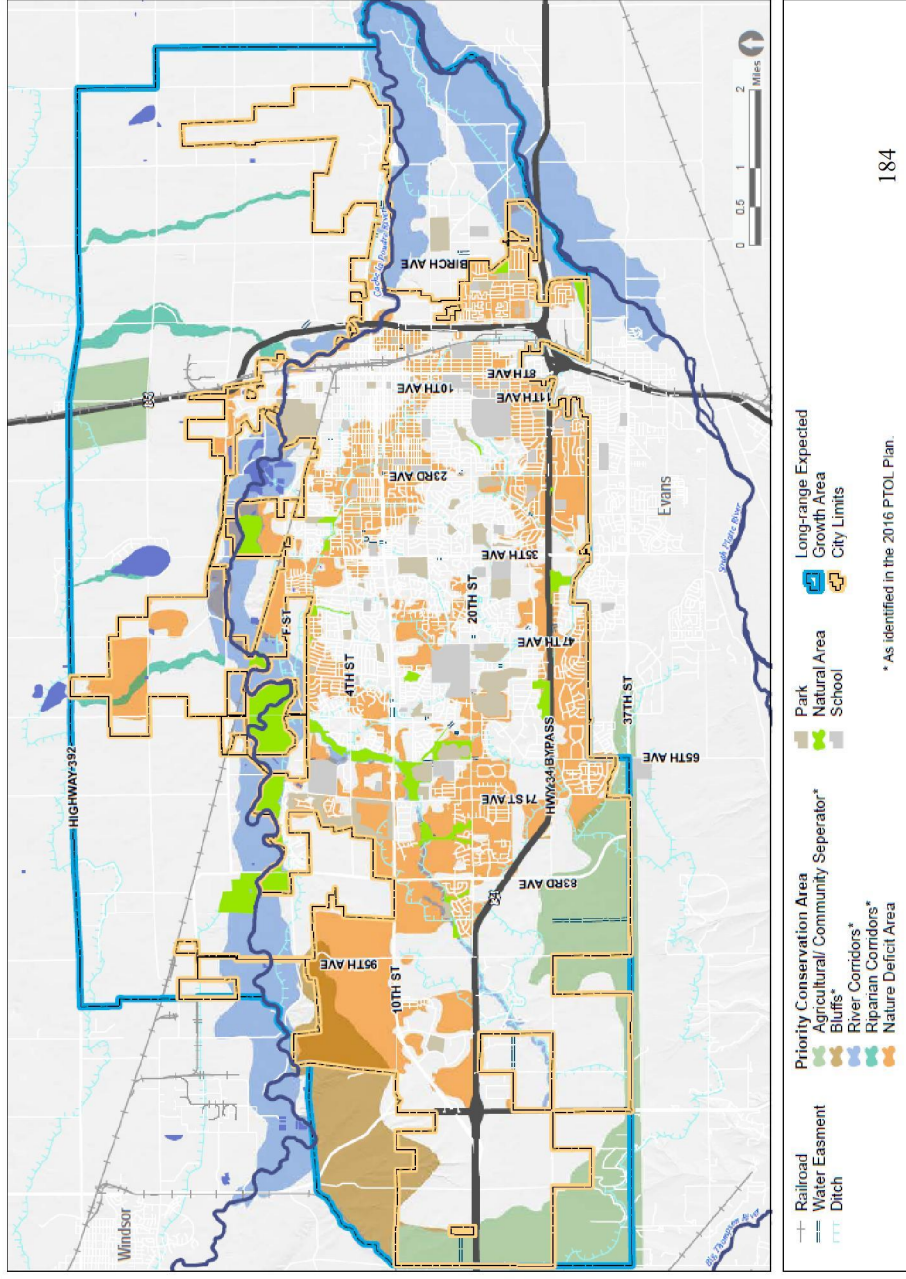


AGRICULTURAL USES, VIEWS & COMMUNITY SEPARATORS



NATURE DEFICIT AREAS

Priority Conservation Areas



* As identified in the 2016 PTOL Plan.

Community Separators

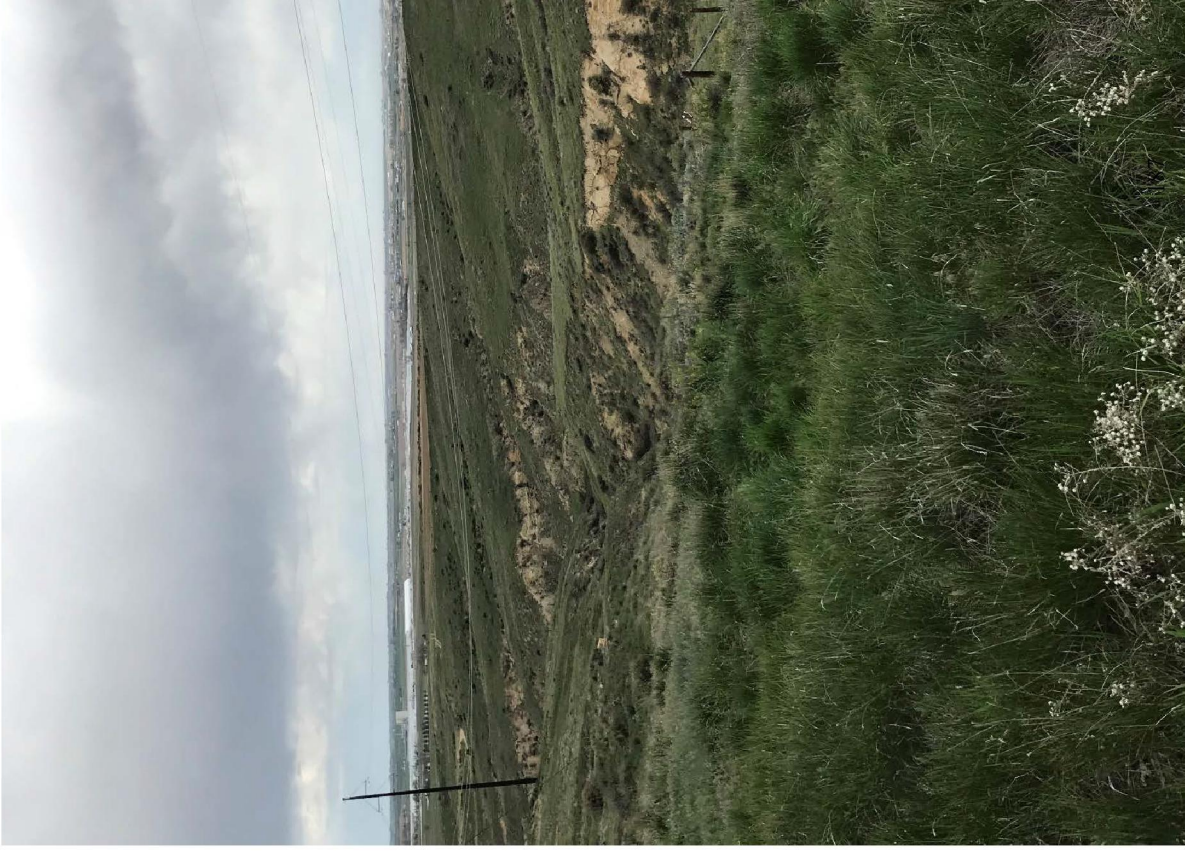
- A parcel (or series of parcels) of undeveloped or largely undeveloped lands, typically held in both private and public lands, to separate two or more urban areas under different municipal jurisdictions which may provide a variety of community benefits, including:
 - Community identity/character
 - Community gateways
 - Open space/conservation
 - Agricultural preservation

Greeley Example | Shurview Acquisition



Community Separators | Conservation Benefits

- Agriculture preservation (using CEs)
- Wildlife corridors/flyways
- Public access and trail connectivity
- Landscape scale conservation
- Regional recreational hubs



Plan Goals



Sustainable Funding

Develop and maintain sustainable funding sources to sustainably and equitably acquire, restore, and maintain natural areas and a trail system in perpetuity for all Greeley residents.



Connections to Nature

Equitably create physical connections to nature for all Greeley residents, through acquisition of high -value lands and expansion of the City's trail system.



Stewardship

Restore and perpetually manage lands with high conservation value for the benefit natural habitats and all Greeley residents.

Plan Goals



Community Connections

Connect the community to nature by partnering with the community to provide inclusive and equitable educational, volunteering, and leadership opportunities for all Greeley residents.



Operational Excellence

Provide effective, efficient, and consistent level of service to all Greeley residents at all natural areas, open lands, and trails.



Capital Planning

Ensure continued investment is dedicated to repairing and updating existing amenities and maintaining the ecological values for which the natural areas were conserved.

Metrics

- Walkability
- River Restoration
- Upland Restoration
- Conserved Lands
- Community Satisfaction
- Perception of Safety
- Inclusivity in Programs and Leadership
- Funding Availability
- Self-rated Health

Action Plan Highlights

- Action Plan Table by Theme
- Includes:
 - Capital improvement projects
 - Financial initiatives
 - Policy updates
 - Programming
 - Planning
 - Land conservation activities

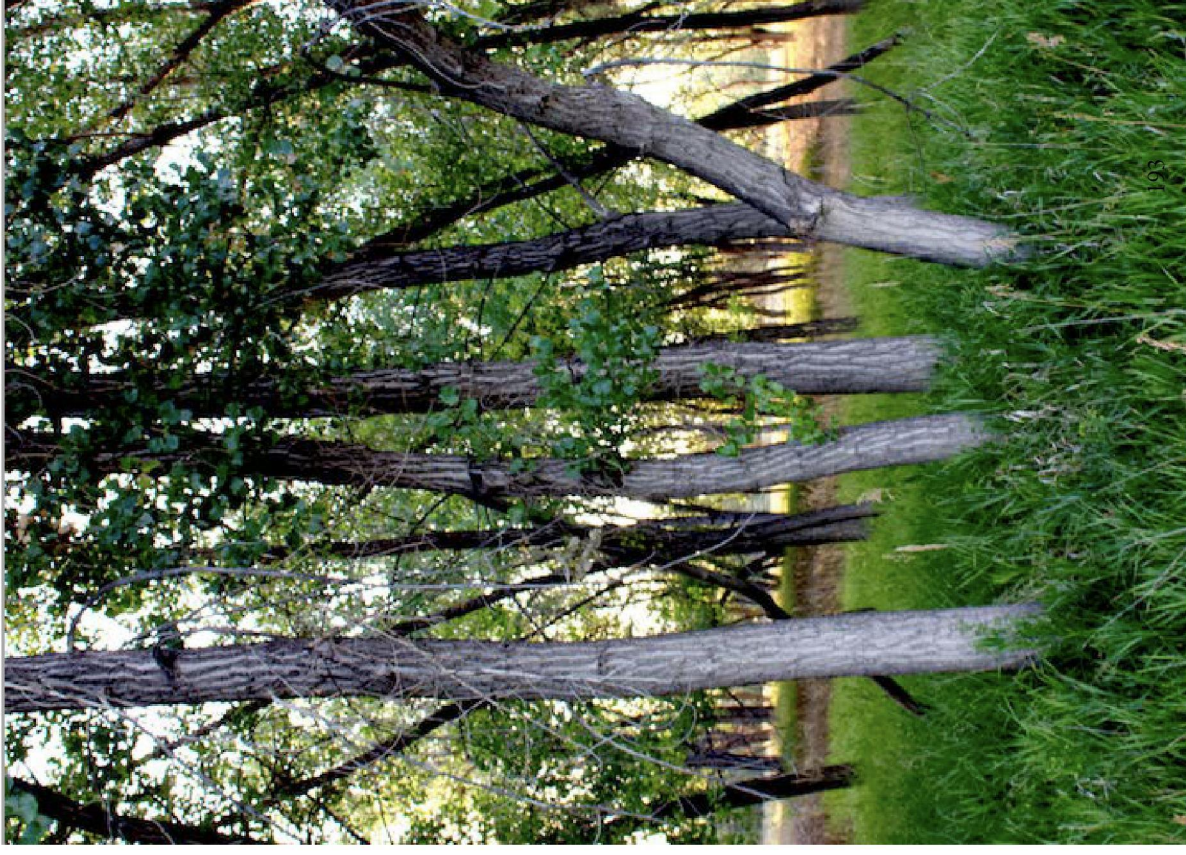
Action Table Legend

Color Code	Description	Total Estimated Cost
	= High priority, within 5 year scope.	\$29,564,199
	= Medium priority, within 5 year scope.	
	= Below the line. Low priority, or beyond 5 year scope, but need to keep on a 5+ year list. Or need to revisit for some reason.	\$58,616,350
Total		\$88,180,549

Public Engagement

- Twelve City and external boards and commissions
- English and Spanish virtual open houses
- Full plan editing on NAT webpage
- Public engagement phase feedback:
 - Sustainable funding needed for NAT
 - Inclusion of youth voices
 - More nature in urban locations
 - More trail connectivity
 - Honor history, and look ahead
 - More regional partnerships
 - Diversity/equity/inclusion





Feedback/Questions/ Comments



PLANNING COMMISSION SUMMARY

ITEM: Household Occupancy Standards Worksession

PLANNER: Caleb Jackson, AICP | Planner II

WORKSESSION DATE: January 12, 2021

PLANNING COMMISSION FUNCTION:

To review the proposed materials and provide feedback and guidance.

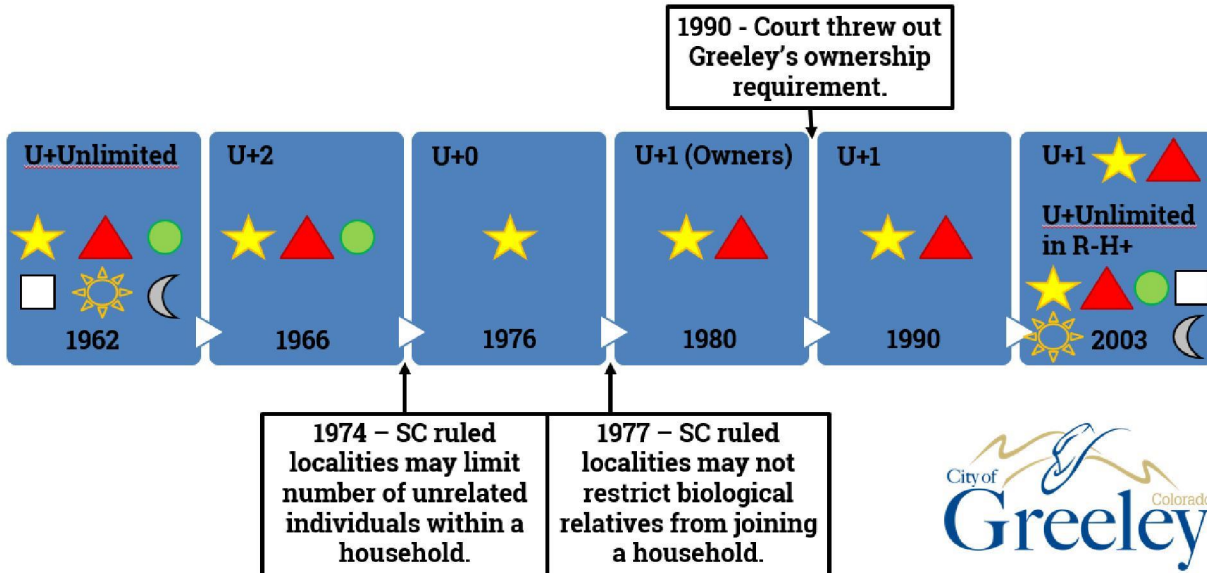
BACKGROUND

With the rise of suburban single-family neighborhoods after World War II, enacting regulations restricting the number of unrelated individuals allowed to occupy a dwelling became commonplace in municipal codes throughout the United States. Doing so is intended to create neighborhoods of a certain character conducive to the traditional ideals associated with the American Dream of quiet family living. Many people perceive living in suburban single-family areas as exclusive, high quality, and free of nuisances often associated with more urban areas like excessive noise, trash, and limited parking.

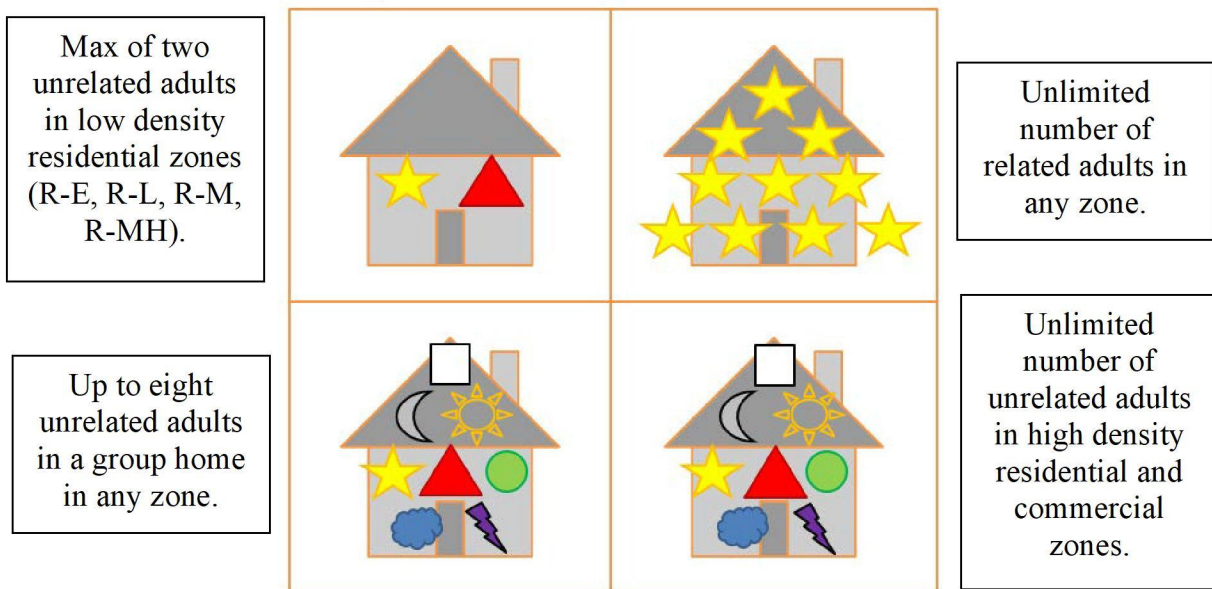
However, the number of unrelated people allowed to occupy a single-family residence differs in each locality. These numbers have changed in Greeley many times over the last 60 years. In response to rising housing costs, stagnating wages, changing demographics, shifting societal norms, and low housing supply, municipalities are increasingly adopting standards that allow more unrelated people to share a house. It is important to consider addressing these pressures while balancing the stability of existing neighborhoods. See the next section for information on Greeley's past and current allowances for the number of unrelated people allowed within a household.

GREELEY'S HOUSEHOLD OCCUPANCY STANDARDS

The chart on the next page shows how the number of unrelated adults allowed to share a dwelling unit has changed over time. Each shape represents a different unrelated adult allowed to reside within a single dwelling unit. The "U+" notation is commonly used to convey the number of unrelated adults allowed, with "U" being "yourself". For example, "you plus one" (U+1) means that you could live with one unrelated person.



Today, the number of people allowed to share a dwelling unit depends on the location's zoning district, whether the home is being used as a group home for people with disabilities, and whether the occupants are related. The diagram below depicts the number of adults currently allowed in different situations in Greeley using each different shape to represent one unrelated adult. The same shape represents a related adult.



INCREASING PRESSURES

A number of compounding factors are forcing localities to rethink restrictions on the number of unrelated people allowed to share a dwelling unit.

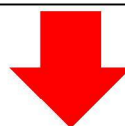
RISING HOUSING COSTS

Median single-family home price in Greeley increased 130% from 2010 to 2019.



LOW HOUSING STOCK

Vacancy rate in Greeley was just 4.3% in mid-2020.
A vacancy rate of 5% is needed for a healthy market.



COST BURDENED RENTERS

About 49% of Greeley MSA renters spent over the recommended max of 30% of income on housing in 2018.

49%

EMPTY NESTERS

People are generally living longer lives. Many empty nesters invited unrelated people to live with them to help them afford and care for their home later in life.

YOUNG PROFESSIONALS

Younger generations are forming families later in life than previous generations and must continue living with non-relatives beyond college.

CONSIDERATIONS

Changing Greeley's Municipal Code to allow additional unrelated adults to occupy a single dwelling unit in low density residential areas could:

1. **Increase housing choice** for people who prefer living with people to which they are not related, such as older adults welcoming unrelated people into their household or accommodating people that do not have families.
2. **Ease the financial burden** of housing by allowing more people to share a dwelling unit. Sharing housing can provide vital income for a homeowner renting out spare bedrooms. Renting a spare bedroom can be more affordable for non-owners than renting an entire dwelling unit.
3. **Grow the housing stock** by making unused bedrooms available in existing dwelling units. Allowing more unused bedrooms to be rented can help alleviate the low supply of available, vacant housing in Greeley.
4. **Change the character** of family-oriented neighborhoods.
5. Create more issues with **nuisances** like parking, trash, and noise.
6. Change a standard that has been **in place in Greeley since 1980**.

7. Bring Greeley (U+1) more in line with **peer communities** that allow more unrelated people to live together like Fort Collins (U+2), Windsor (U+3), and Longmont (U+4).

The City's consideration of these factors and evaluation their importance help shape the possible outcomes as the City reevaluates household occupancy standards.

OPTIONS

Four main alternatives are being explored by the City regarding the number of unrelated adults allowed in low density residential zones (R-E, R-L, R-M, and R-MH). No change is anticipated regarding the allowance for an unlimited number of unrelated adults to occupy a dwelling in high density residential and commercial zones because those areas are designed for unlimited unrelated individuals living together, as in sororities, fraternities, boarding houses, apartments, and SROs.

Each option regarding the number of unrelated adults allowed in low density residential zones has unique positive and negative aspects and impacts. It is important to note that the options below do not change the number of dwelling units allowed, but changes how many unrelated adults could live in one dwelling unit according to City of Greeley Municipal Code.

Option 1 – Maintain the Status Quo This option would maintain the limit of two unrelated adults allowed per dwelling unit in low density residential zones.	Option 2 – Increase the Number of Unrelated Adults Allowed to a Set Number This option would increase the number of unrelated adults allowed per dwelling unit in low density residential zones to a set number, likely three or four.
Option 3 – Increase the Number of Unrelated Adults Allowed to Unlimited This option would allow any number of unrelated adults to share a dwelling unit in low density residential zones. This is already allowed in high density residential and commercial zones.	Option 4 – Increase the Number of Unrelated Adults Allowed to 1 Per Bedroom This option would increase the number of unrelated adults allowed to share a dwelling unit based on the number of bedrooms in low density residential zones with three or more bedrooms.

HOUSING TASK FORCE & CODE ADVISORY COMMITTEE

Planning staff facilitated meetings with the Housing Task Force (which guided the development of Greeley's Strategic Housing Plan) and Code Advisory Committee (advising the overall Development Code update) to discuss Greeley's household occupancy standards. General consensus amongst the groups is that increasing the number of adults allowed to share a home should be considered to help address increasing housing pressures and increase the wellbeing of Greeley's neighborhoods and populace. Although the two groups agreed a change seemed reasonable, there was not clear

consensus regarding the “right” number or whether the number of bedrooms should be used as a basis for the change. Managing nuisance issues and good neighbor practices were also discussed.

As discussion on this topic continues, absolute floors and ceilings on the number of unrelated adults allowed to share housing could also be considered to ensure that the new policy is neither too restrictive nor too lenient. However, the groups supported allowing additional unrelated individuals to share housing as a means to make Greeley’s neighborhoods more inclusive, increase disposable incomes, support the community’s vitality, and provide additional housing options.

PUBLIC INPUT

A public survey was published on the City of Greeley’s website. Initial feedback from the survey will be shared with Planning Commission at the worksession on January 12, 2021.