



PLANNING COMMISSION

Proceedings

February 9, 2021
1:15 p.m.

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order

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

II. Roll Call

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

III. Approval of January 12, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated January 12, 2021. Commissioner Romulo seconded the motion. Motion carried 7-0.

IV. Election of Chair

Commissioner Franzen moved to nominate Justin Yeater to serve as Chair of the Planning Commission for 2021. Commissioner Romulo seconded the motion. Motion carried 7-0.

V. Election of Vice-Chair

Commissioner Franzen moved to nominate Erik Briscoe to serve as Vice Chair of the Planning Commission for 2021. Chair Yeater seconded the motion. Motion carried 6-0. (Commissioner Modlin briefly left the meeting.)

VI. Designation of Location for Posting Agendas

Commissioner Modlin re-joined the meeting. Commissioner Romulo moved to designate the City of Greeley's website, www.greeleygov.com, as the official posting site for meeting notices of the Planning Commission, Zoning Board of Appeals, and Air Quality and Natural Resources Commission, and the public lobby of City Hall, located at 1000 10th St, as the backup location for such postings. Commissioner Franzen seconded the motion. Motion carried 7-0.

VII. Designation of Planning Commission as Zoning Board of Appeals and Air Quality and Natural Resources Commission

Commissioner Andersen moved that members of the Planning Commission also serve as members of the Zoning Board of Appeals and the Air Quality and Natural Resources Commission. Commissioner Briscoe seconded the motion. Motion carried 7-0.

VIII. Terry Ranch Update

Presenters: Sean Chambers and Adam Jokerst, Water & Sewer

Sean Chambers, Water & Sewer Director, addressed the Commission and introduced Adam Jokerst, Deputy Director of Water Resources. Mr. Chambers extended an invitation to a virtual open house on February 10th at 6:00 p.m.

Mr. Jokerst addressed the Commission and described the project as well as the background of Greeley's water system. He noted that one of the key needs is for additional water storage, adding that for a long time this has been the Milton Seamon Reservoir along the Poudre River. Mr. Jokerst advised that one proposal that has been considered is to enlarge the reservoir from 5,000 acre feet to 50,000 acre feet, but that it would result in large environmental impacts and would likely not be approved by the Army Corps of Engineers or the Environmental Protection Agency.

Mr. Jokerst stated that for several years, the City has been looking at alternative places to store water and highlighted various sites that have been considered. He noted that a couple of years ago, the City identified the Terry Ranch project, approximately 10,000 acres located in northwest Weld County. Mr. Jokerst added that the City is not interested in the ranch, but rather the groundwater under the ranch, a non-tributary aquifer.

Mr. Jokerst explained that the water would be used during periods of drought and would be pumped through a small water treatment plant located on the ranch then piped southward along a 30-mile pipeline to an existing pipeline just north of Windsor. The water would also be treated and run through an existing transmission line at the Bellvue Treatment Plant.

Mr. Jokerst described the unique nature of the transaction in that the City would purchase water credits from Wingfoot Water Resources. He added that the credits would be redeemable to meet Greeley's water dedication requirement, currently 12,121 credits with each credit equal to one acre-foot dedication. Mr. Jokerst advised that the seller will give \$125 million for infrastructure.

The City went under contract with Wingfoot in June and has been in the due diligence phase, including extensive inspection and review. Mr. Jokerst reported that two consulting firms were hired to provide independent recommendations. According to Mr. Jokerst, the agreement secures the City's water needs up front. He stated the City will solely own, control and operate the water resources, adding that it would provide developers with a third way to pay for new water taps while reducing the City's financial risks.

Mr. Jokerst pointed out that the Terry Ranch project does not give Wingfoot control over Greeley's water resources, benefit other cities, sacrifice existing water, or restrict the purchase of other water. He reported that extensive studies had been conducted to determine water quality and it was found that the water quality is excellent and does not contain many contaminants found in surface water. He noted a low-level presence of uranium, a natural occurrence commonly found in ground water, adding that it will be removed.

Mr. Chambers offered to answer any questions. Commissioner Briscoe asked whether there were any extraction limits or extraction and replacement requirements. Mr. Jokerst stated that the decree that gives the right to use water allows for 12,121 acre-feet per year will roll over each year. He added that the water will only be used during drought years and does not expect any limitations in meeting the City's needs.

IX. A public meeting to consider approval of a preliminary subdivision for 32 lots that will consist of a single-family lot, duplex lots, tri-plex lots and two outlots in the Residential Medium Density (R-M) zone district

Project Name:	Cottages at Kelly Farms Preliminary Subdivision
Case No.:	SUB2020-0025
Applicant:	Melanie Foslien, Northern Engineering, on behalf of Benchmark Custom Homes
Location:	North of 4 th Street, east of 59 th Avenue, west of 57 th Avenue
Presenter:	Darrell Gesick, Planner III

Darrell Gesick addressed the Commission and introduced the case as a request for approval of a preliminary plat on 7.86 acres. He provided a brief background of the site, stating that the applicant is proposing 32 lots that would consist of a single-family lot, duplex lots, tri-plex lots and two outlots for common open space. Mr. Gesick noted that a final subdivision application was submitted and is being reviewed concurrently with this application and will be reviewed and approved administratively. He noted that a request to rezone the site from Planned Unit Development (PUD) to Residential-Medium Density came before the Commission in 2020.

Mr. Gesick presented a map and aerial photograph showing the location of the site and described the surrounding areas and zoning. He also presented a proposed preliminary plat and pointed out the infrastructure already in place, including curb, gutter and attached sidewalks. Mr. Gesick reported that water and sewer services are available to the site and added that anticipated traffic impacts were less than what was proposed with the original PUD that included commercial uses. He advised that the proposal includes adding

traditional street trees with perimeter treatment to be installed by the developer and maintained by a homeowner's association, adding that landscaping along 59th Avenue would be installed at a later date when 59th Avenue is improved.

Mr. Gesick described the criteria used to evaluate preliminary plats and stated that the proposed project complies with the Residential Medium Density zone district standards. He noted that the internal streets have been built out to full completion and that 59th Avenue north of 4th Street will be built out in the future. Mr. Gesick noted that the proposal has been reviewed by Public Works and Community Development staff. He stated that there are no variances being requested and that the site is not part of a Development Concept Master Plan. Mr. Gesick advised that, as this is a public meeting, notice letters to property owners are not required. Staff recommended approval. Mr. Gesick offered to answer any questions.

Referring to 2nd Street Road, Commissioner Briscoe asked if site lines had been analyzed with regard to 59th Avenue being built out. Mr. Gesick advised that 2nd Street Road, 3rd Street and 57th Avenue were installed as part of the Kelly Farm subdivision and that nothing at this point that would prevent traffic going out to 59th Avenue. He added that as 59th Avenue is improved, Public Works will be looking at any potential issues.

The applicant, Melanie Foslien, addressed the Commission and offered to respond to any questions.

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, approves the requested preliminary subdivision as presented. Commissioner Romulo seconded the motion. Motion carried 7-0.

X. Staff Report

Community Development Director, Brad Mueller, thanked Mr. Chambers and Mr. Jokerst for the update and noted that the project will have a great impact in terms of future development opportunities. He stated staff continues to work on the Development Code update and added that information about housing occupancy would be provided to the City Council at tonight's worksession.

XI. Adjournment

The meeting adjourned at 2:00 p.m.

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Justin Yeater

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Justin Yeater, Chair

DocuSigned by:

Brad Mueller

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Brad Mueller, Secretary