



HISTORIC PRESERVATION COMMISSION Proceedings

**March 1, 2021
4:00 p.m.**

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order and Roll Call

Chair Brunswig called the meeting to order at 4:00 p.m. Commissioners Azari, Gifford, Podell and Sattler were present. (Commissioners DePetro and McLean were absent.)

II. Approval of Minutes for the meeting held on February 1, 2021

Commissioner Podell moved to approve the minutes dated February 1, 2021. Commissioner Azari seconded the motion. The motion carried 5-0. (Commissioners DePetro and McLean were absent.)

III. Public Input

Paulette Weaver, 1725 12th Avenue, addressed the Commission on behalf of Historic Greeley Inc. (HGI). Ms. Weaver informed the Commission that representatives of HGI had been in contact with the stone mason working on demolition of the former Garnsey Wheeler building on 8th Avenue. A new structure will be erected on the site using original bricks and other detail features. Ms. Weaver advised that the bricks and other detail work have been removed, cataloged and stored and will be replaced once the new structure is complete.

IV. Public hearing to consider Certificate of Approval for exterior alterations

Case Number:	HPDR2021-0003
Applicant:	Kelly Deitman, Halcyon Design, on behalf of West Greeley Conservation District
Project Name:	Houston Gardens Shade Shelter
Project Address:	515 23rd Avenue
Case Planner:	Elizabeth Kellums, Planner III – Historic Preservation

Ms. Kellums addressed the Commission and introduced the item as a request for construction of a shade shelter at Houston Gardens located at 515 23rd Avenue. She presented a map showing the site and location of the proposed shade shelter. Ms. Kellums presented architectural drawings and noted that the structure would be of wood frame construction with an asphalt shingle roof. She added that the non-historic brick paver patio would be removed and replaced with concrete. Ms. Kellums presented photographs of the site.

Staff reviewed the application in accordance with the criteria and standards in Section 18.36.150(a) regarding alterations to a designated property or property in a historic district. Ms. Kellums reported that the proposal met criteria 1, 2, 4, 5, 6 and 8 as well as the Secretary of the Interior's Standards and design guidelines. Staff recommended approval.

The applicant, Kelly Deitman, addressed the Commission and thanked Ms. Kellums for her presentation.

Chair Brunswig opened the public hearing at 4:10 p.m. There being no comment by mail, email, or Zoom Q&A, the public hearing was closed at 4:10 p.m.

Commissioner Podell moved that, based on the application received and the preceding analysis, the Commission finds that the proposed shade shelter at Houston Gardens at 515 23rd Avenue meets (a) Criteria and Standards 1, 2, 4, 5, 6 and 8 of Section 18.36.150 of the Greeley Municipal Code; and, therefore, approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner Sattler seconded the motion. The motion carried 5-0. (Commissioners DePetro and McLean were absent.)

V. Terry Ranch Water Project presentation by Sean Chambers, Director of Water & Sewer Department, and Adam Jokerst, Deputy Director of Water Resources

Sean Chambers, Water & Sewer Director, addressed the Commission and introduced Adam Jokerst, Deputy Director of Water Resources. Mr. Chambers thanked the Commission for the opportunity to provide information about the Terry Ranch Water Project and noted that there is a lot of information about the project on the City web page.

Mr. Jokerst shared a presentation and walked through the components of the project. He reported that Greeley currently obtains water from four watersheds, Laramie, Poudre, Big Thompson and Colorado. As the City plans for growth, estimated to reach 260,000 by 2065, it was apparent that there is a need to develop a new water supply while keeping rates affordable. Mr. Jokerst advised that one option is to enlarge the Milton Seaman Reservoir from 5,000 acre feet to 50,000 acre feet. However, this could create environmental impacts to wetlands, streams and habitat and any request for a federal or state permit would likely be denied.

Water & Sewer staff looked at over 100 alternatives to meet Greeley's future water supply needs and identified the Terry Ranch Project. Mr. Jokerst reported that Terry Ranch is a 10,000-acre ranch located in northwest Weld County near the Wyoming state

line. The City's interest is not in the ranch, but in the non-tributary aquifer beneath it. He stated that Greeley would be interested in this as a water storage project to be accessed in drought years, adding that it would meet Greeley's water needs for generations.

Mr. Jokerst explained that water would be pumped from the aquifer, run through a small treatment plant, piped along a 30-mile pipeline running through Windsor, treated again, run back through the pipeline and stored. He noted that the Terry Ranch Project does not replace Greeley's current water system, but provides a supplement to be used during drought years. He noted that Greeley water is currently a 100 percent surface water system, adding that underground water storage is used by many communities in the United States. Benefits include fewer environmental impacts and less evaporation. Mr. Jokerst advised that the Terry Ranch Project will require a lot of pumping and treatment (on the way in and out) as well as higher operational costs.

The proposal is unique in that the City would propose to use water supply credits to fund the project and would issue credits to the seller, Wingfoot Water Resources, to meet Greeley's raw water dedication requirements. Greeley would issue 12,121 credits, with each credit equaling a 1 acre-foot dedication. Wingfoot would sell credits to developers or other third parties. Mr. Jokerst explained that issuance of credits would add a third way for developers and builders to meet their raw water dedication requirements, adding that Greeley would continue to accept cash-in-lieu rates for water.

Mr. Jokerst described the revenue stream and how Greeley would receive assets up front toward building infrastructure. He added that the proposed agreement does not give Wingfoot control of Greeley's water resources, benefit any other jurisdiction, sacrifice existing water or restrict buying other water. Mr. Jokerst described the City's due diligence in researching this project as well as public outreach efforts and opportunities for community feedback. He also described the various studies and quality inspections that have been conducted to ensure the water is safe and reliable for consumption. He reported that low level traces of naturally occurring uranium were discovered, adding that they would be removed during treatment. Mr. Jokerst reported that the results of the due diligence efforts were published online and available for review on the City website. Additionally, Mr. Jokerst reported that all results were collected and turned over to third party peer review with findings that the City conducted adequate testing and that the Terry Ranch Project provides a high quality water source.

Mr. Jokerst noted that the proposal would be brought before City Council the following evening and offered to answer any questions.

Chair Brunswig noted that cultural resources was part of the study for the area and understood that any impact on archeology would be far less than expanding a large reservoir. He asked whether there had been adequate surveys to determine the location of pipelines on the ranch. Chair Brunswig also asked whether any supplemental energy production such as solar or wind had been explored to offset costs to operate the facility. Mr. Jokerst explained that an archeological assessment was performed during design of the on-ranch facilities and a decision was made to move all roads and pipelines to follow existing disturbances such as railroad lines. He added that as construction is done, standard archeological protocols will be followed. Mr. Jokerst advised that once water is

delivered, there will be an opportunity to generate hydropower as water falls from the ranch toward Windsor. Chair Brunswig stated that he was glad the City was looking into options and believed this provides a great future for Greeley water.

VI. Household Occupancy Standards presentation by Caleb Jackson, Planner II

Caleb Jackson addressed the Commission and shared a presentation about proposed amendments to Title 18 of the Greeley Municipal Code (“Code”) regarding household occupancy standards, particularly with regard to the number of unrelated adults living in a household and the definition of “family” in the Code. Mr. Jackson provide a brief history of various amendments to the Code since 1962 and discussed the current household occupancy standards in various types of dwellings and zoning districts.

Mr. Jackson advised that the proposed amendment is not to allow turning a single-family home into an apartment, but rather how many unrelated adults can reside in a single-family dwelling. He presented photographs of two homes that are similar, but located in different zone districts and have different occupancy allowances. Upon question by Commissioner Azari, Mr. Jackson advised that City Council adjudicates the zoning types and Code Compliance enforces any violations.

Mr. Jackson explained Council’s priority to re-evaluate housing options as well as the goals set forth in the 2019 Strategic Housing Plan. He noted pressures on finances and housing stock in Greeley, changing demographics, changes in peer communities, and relationship to the overall Development Code update as factors driving the proposed Code amendment.

Mr. Jackson presented information about the increase in median home prices over the past several years compared to income. He also shared information about what peer communities are considering to address this issue. Mr. Jackson described some of the advantages that include increasing housing choices, easing financial burden, growing housing stock, and changing the character of family-oriented neighborhoods. He added that concerns include nuisances like increased vehicles/parking, trash, noise, and changing a standard that has been in place in Greeley since 1980. Next steps include continuing to collect public feedback and holding public hearings with Planning Commission and City Council in March and May, respectively.

Mr. Jackson noted that survey results and other information could be found at <https://greeleygov.com/services/cd/dev-code-update/household-occupancy-standards>. He welcomed any feedback from the Commission. Chair Brunswig asked staff to keep in mind how this might impact historic homes and neighborhoods in Greeley.

VII. Commission Member Reports

Commissioner Azari reported attending the Colorado Preservation Institute's annual conference and presented an overview and takeaways from the Preservation and Action conference. He noted that the conference recognized the indigenous peoples of Colorado and their significance to the state's history and also centered on financial aspects of historic preservation and tax advantages. In addition, information was provided about History Colorado's state preservation plan focusing on preserving places that matter as well as information on specific preservation actions throughout Colorado, including gateway cities and towns near national parks such as Estes Park.

Chair Brunswig added that he had also attended several sessions and would provide a report at the next meeting.

VIII. Staff Report

Ms. Kellums thanked Commissioner Azari for his report and advised that she will present information about some of the sessions she attended in the next month or two. She noted that all of the sessions were recorded and can be viewed by anyone who may want to watch a session they may have missed.

Ms. Kellums reported that at the April 5 meeting, there will be a designation hearing, the first in about three years. She explained to Commissioners where they could locate the hearing packet on the Historic Preservation web page.

IX. Adjournment

The meeting adjourned at 5:05 p.m.

DocuSigned by:

Bob Brunswig

CB2165EB262A422...

Bob Brunswig, Chair

DocuSigned by:

Elizabeth Kellums

93853940703D41A...

Elizabeth Kellums, Secretary