



PLANNING COMMISSION

Proceedings

April 13, 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 1:37 p.m. following adjournment of the Zoning Board of Appeals meeting.

II. Roll Call

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

III. Approval of minutes for meeting held on March 23, 2021

Commissioner Andersen moved to approve the minutes dated March 23, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0. (Commissioners Franzen and Modlin were absent.)

IV. Approval of minutes for special meeting held on March 30, 2021

Commissioner Andersen moved to approve the minutes dated March 30, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0. (Commissioners Franzen and Modlin were absent.)

V. A public hearing to consider a recommendation to City Council to amend Title 24 of the 2021 Greeley Municipal Code to accept revisions to Chapter 1 – General Provisions – to be included as part of the overall code update to be formally adopted by ordinance at a future date regulations

Project Name: Title 24 – Chapter 1 – Development Code Update
Case No.: CU2021-0002
Applicant: City of Greeley, Community Development Department
Presenter: Carol Kuhn, Chief Planner

Carol Kuhn addressed the Commission and introduced Chris Brewster from Gould Evans. Ms. Kuhn briefly summarized prior worksession presentations and described future hearing items to come before Planning Commission and City Council, culminating with a formal adoption on August 10, 2021.

Ms. Kuhn presented a section map for Chapter 1 and noted that the City is in the middle of recodifying the entire Municipal Code, adding that what is now Title 18 will become Title 24. She stated that Chapter 1 would include language about how to use, interpret, administer and enforce the Code, items that are currently not part of Title 18. Ms. Kuhn added that Chapter 1 would tie to the overall Comprehensive Plan, emphasize parks, trails and other spaces, use clear statements of intent, and address non-conformities that exist in the current Code.

Notice of today's hearing was published in the Greeley Tribune on April 7 and April 9 and posted on the City website. Ms. Kuhn reported that referrals were sent to Eaton, Evans, Garden City, Johnston, Kersey, Windsor and Weld County with no comments being received. Staff recommended approval.

Upon question by Commissioner Andersen, Ms. Kuhn advised that the information today is the final draft of Chapter 1, adding that the Commission will see it again when the reformatted numbering is in place for a final Ordinance that will be adopted by City Council.

Commissioner Andersen asked for clarification on a few items, including whether the City Manager hires the Community Development Director and definitions for non-conformities and non-conforming uses. Ms. Kuhn stated that those definitions would become part of the use table in Chapter 4.

Upon question by Commissioner Schulte, Ms. Kuhn advised that the effective date of adoption would be determined as the process moves closer to August. She added at this time, staff is asking that the recommended changes be accepted, not adopted, to allow opportunity to continue to refine the language as needed prior to adoption by City Council.

Chair Yeater opened the public hearing at 1:51 p.m. There being no communication by U.S. mail, email or Zoom Chat or Q&A, the public hearing was closed at 1:51p.m.

Commissioner Andersen moved that, based on the project summary and attached draft of Chapter 1, the Planning Commission finds that the proposed revisions to Chapter 1 are consistent with the City's Comprehensive Plan and are necessary and appropriate in meeting the intent of the Comprehensive Plan and to clarify administration of the Development Code. Planning Commission recommends that the City Council approve the revisions to Chapter 1 of Title 24 as shown in Attachment A and such revisions be included as part of the overall code update to be formally adopted by ordinance at a future date. Commissioner Romulo seconded the motion. Motion carried 5-0. (Commissioners Franzen and Modlin were absent.)

VI. Worksession: Growth & Development Projections Report

Presenter: Marian Duran, Planner II

Marian Duran addressed the Commission and summarized the 2021 Growth and Development Projections Report. She described a few of the projection methods used to test the data, including the number of building permits, vacancy rates and students residing on campus at the University of Northern Colorado.

Ms. Duran reported that there are five chapters that include data on Growth Scenarios, Housing Growth, Population Estimates, Regional Growth, and Employment Growth. She presented a comparison of housing growth scenarios and projected new housing permits from 2020 to 2026. Ms. Duran also presented a year-to-year comparison of new residential units between 1991 and 2020 and described various circumstances affecting the data. She displayed a map showing where development has occurred and where future development is anticipated, including development in the design, approval, and construction stages.

Commissioner Modlin joined the meeting at 2:07 p.m.

Ms. Duran provided data showing the percentage of single-family and multi-family units permitted from 2012 through 2020. Another chart showed vacancy rates for single-family and multi-family housing from 2010 through 2020. Ms. Duran reported that the number of UNC student residents has decreased. She also presented a slide taken from census data showing median household income from 2010 through 2019, just prior to the pandemic.

Ms. Duran described regional growth with regard to new residential permits issued by surrounding communities including Berthoud, Evans, Fort Collins, Johnstown, Loveland, Severance, Timnath, Wellington and Windsor. She added that Windsor is contemplating a bond to fund construction of new schools and expand existing schools. Ms. Duran also provided a breakdown of single-family and multi-family homes in the region as well as median residential home sales prices in surrounding communities.

Ms. Duran presented slides showing regional job growth from 2010 to through 2020 as well as job growth in Greeley proper and the metropolitan statistical area (MSA), noting that the number of lost jobs is less in Greeley than the MSA. Ms. Duran also provided data depicting the job to housing balance showing approximately 2.7 new jobs are created with every new unit built.

In summary, Ms. Duran advised that median home sales have risen and that Greeley is doing well considering job loss, decreased population, and decreased student registration at University. She noted that that Greeley has higher employment numbers than other communities in Colorado. Ms. Duran stated that after 2021, a gradual increase of building units is anticipated at the rate of approximately 1.36 percent annually.

Pointing to the suggested median house prices, Commissioner Andersen asked whether that was considered positive, negative or neutral. Ms. Duran stated that it is simply data that reflects the current state of things and provides information to assess the overall direction.

Upon question by Commissioner Andersen, Ms. Duran stated that median home prices are one measure of growth used by planners. Commissioner Andersen asked how that might address the “missing middle” pointing out that there seem to be a lot of large single-family homes and multi-family units being built, but less smaller homes that might reduce the median home price. Ms. Duran acknowledged that it would bring the median home price down and would provide lower income households an opportunity to enter into home ownership. Commissioner Andersen asked whether any of those types of projects were represented in the design stage on the map presented earlier. Ms. Duran reported that they were not. Mike Garrott advised that a project was submitted this week that addresses some of the smaller configurations and could come before the Commission in the next few months. He noted that it is a larger scale project with a lower price point and is a precursor to some of the “missing middle” types of projects that staff hopes to see in the future.

VII. Staff Report

Planning Manager, Mike Garrott, reported that Benjamin Snow, Director of Economic Health & Housing, will present a housing report at the April 27 Planning Commission meeting. He advised that staff continues to work mostly remotely and hold virtual meetings with applicants, adding that a return to the office, in some form, is expected in the near future.

VIII. Adjournment

The meeting adjourned at 2:25 p.m.

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Justin Yeater

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Justin Yeater, Chair

DocuSigned by:

Mike Garrott

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Mike Garrott, Assistant, Secretary