

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

June 8, 2021

I. Call to Order and Roll Call

Chair Yeater called the remote meeting to order at 1:15 p.m. via the City's Zoom platform.

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Erik Briscoe
Commissioner Chelsie Romulo
Commissioner Christian Schulte

ABSENT

Commissioner Brian Franzen
Commissioner Larry Modlin

II. Approval of Agenda

Commissioner Andersen moved to approve the agenda. Commissioner Romulo seconded the motion. Motion carried 5-0.

III. Approval of May 11, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated May 11, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0.

IV. Approval of May 18, 2021 Special Meeting Minutes

Commissioner Andersen moved to approve the minutes dated May 18, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0.

V. Approval of May 25, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated May 25, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0.

VI. Public hearing to consider amending Title 24 of the 2021 Greeley Municipal Code to adopt Chapters 7, 8, 9, 10, 11 & 12 as part of the overall code update to be adopted by ordinance at a future date

Project: Title 24 – Chapters 7, 8, 9, 10, 11 & 12 – Development Code Update

Case No.: CU2021-0004

Applicant: City of Greeley, Community Development Dept.

Presenter: Carol Kuhn, Chief Planner

Carol Kuhn addressed the Commission and introduced the item. She reminded Commissioners of the schedule, and review and vetting process. She advised that a section map is included for each chapter and described the key changes proposed for each chapter. Ms. Kuhn advised that notices were published in the newspaper and that referrals were sent to surrounding communities. Staff recommended approval. Ms. Kuhn offered to answer any questions.

Commissioner Schulte pointed out an error or typo on page 65 of the packet and asked whether a final look for those types of things would be conducted at the end of the process. He also stated that the requirements for a quorum for Historic Preservation Commission differed from that of Planning Commission and asked whether both should conform. Chris Brewster responded that no substantive changes were made to the Historic Preservation section and advised that he would go back and confirm the number required for a quorum.

Commissioner Andersen asked about the parking reduction credits and whether the various types of proposed credits were cumulative. Mr. Brewster advised that the intent was to show the outer limits of what staff could approve. He stated that if the 25% limit is exceeded, the matter would bump up to an alternative parking plan and a Use by Special Review for review by the Planning Commission. Commissioner Andersen clarified that the 25% transit credit could be available if a bus stop is located four blocks from a development.

Commissioner Andersen also expressed her concern that the credit allowed for bicycle storage could become onerous on a developer if they are required to construct areas for bicycle storage. Mr. Brewster advised that storage could be as simple as under a stairway or anything that kept bicycles stored outdoors protected from the elements. Upon question by Commissioner Andersen, Ms. Kuhn advised that the requirement for bicycle storage or lockers would pertain only to new development and would not be grandfathered for existing areas. Commissioner Andersen stated that the word "required," seems to be one more hurdle for a developer and when it is an administrative decision, could become a planner's interpretation and not be consistent among planners.

Chair Yeater offered that he is excited about increasing the standard and feels that it is a valuable addition to the code. He added that as parking standards for vehicles are now in place, this is standardizing how to store bicycles and stated that he was in support. Ms. Kuhn advised that she has seen residents in multi-family units requesting this type of code.

Commissioner Schulte asked whether the proposal is following a market trend where people building multi-family units are finding it necessary to accommodate more bicycle users. Chair Yeater pointed out that the Commission recently approved projects along 8th Avenue that included bicycle lockers and areas for bicycle repair. Commissioner Andersen noted that there is a difference between an amenity and a requirement and was uncomfortable with the word "requirement." Mr. Brewster advised that where there is long-term parking, it is a good idea to dedicate some space for bicycles that can be stored out of the weather, adding that it is a matter of staff working with a developer to include available space for bicycles.

With regard to the hillside development standards and requirement that residences are painted using earth tones, Commissioner Andersen asked why that was a concern to add to the code. Ms. Kuhn pointed out that it is part of the current code. Brad Mueller, Community Development Director, added that as a planning principle, the thought is that neutral colors would allow homes to better blend into the environment and minimize the visual impact. Commissioner Andersen expressed that this is a standard she would like to see changed and did not feel it belongs in the code. Mr. Mueller advised that if there is a consensus among the Commission, it could be stricken.

Commissioner Schulte expressed his opinion that this is ministerial in nature and at this time staff is moving existing sections of the code into a new organized table of contents. He indicated that there could be a number of these types of issues to address in the future, but that it seemed outside the scope of the immediate task, adding that doing so on an ad hoc basis may not be the most careful way to go about making revisions. Mr. Mueller suggested that it might be appropriate to flag some of the individual topical matters and bring forward at a later time. Commissioner Andersen expressed appreciation and suggested creating a sort of "punch list." Commissioner Romulo agreed that a list would be helpful to maintain consistency in the future.

Commissioner Andersen had similar questions regarding parking of oversized vehicles, but could not locate the exact code reference in the packet materials. Ms. Kuhn advised that the reference to oversized vehicles is part of the police section in the Municipal Code and not part of the Development Code. Mr. Mueller added that putting this question on the record today provides direction for staff to review in the future.

Chair Yeater summarized that the items to be added to a list include hillside development standards, requirements for bicycle storage, and requirements for oversized vehicles. Ms. Kuhn advised that Chapter 15 of the Municipal Code (police) addressed oversized vehicles. Commissioner Andersen stated that she would like it to be added to the list for future review.

Commissioner Andersen noted that historic signs and monuments such as the Color Portraits, Weld County Garage, and Hillside signs would not be built today given the proposed guidelines and asked if the revised code would restrict a person from building something creative that might one day be considered historic. Commissioner Schulte appreciated the concern and acknowledged that it is difficult to quantify in the code. Upon question by Chair Yeater,

Mr. Mueller advised that an applicant could appeal a staff decision to the Planning Commission. He added that staff is also looking to expand the subarea plan to provide the capacity to do more fine grain planning.

Chair Yeater opened the public hearing at 2:10 p.m. There being no communication by U.S. mail, email or Zoom Chat or Q&A, the public hearing was closed at 2:10 p.m.

There was discussion about whether to include the creation of a punch list in the motion. Upon advice of legal counsel, the recommended motion in the packet was determined to be sufficient.

Commissioner Andersen moved that, based on the project summary and attached drafts of Chapters 7-12, the Planning Commission finds that the proposed revisions to Chapters 7-12 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 and recommends that the City Council adopt Chapters 7-12 of Title 24 as shown in Attachments A, C, E, G, I and K. Commissioner Schulte seconded the motion.

Motion carried 5-0.

VI. Public hearing to consider a request for a Preliminary PUD of 99.233 acres of land into 363 residential lots, a 9.40-acre future park site, open space and drainage lots

Project: Promontory Imagine School, Third Filing Preliminary PUD

Case No.: PUD2020-0014

Applicant: Larry Buckendorf, on behalf of Promontory Investments LLC and Weldco Investors LLC

Location: North of Highway 34 Bypass, east of Promontory Parkway and south of future 20th Street

Presenter: Mike Garrott, Planning Manager

Mike Garrott addressed the Commission, introduced the item and presented aerial photographs showing the location of the site. He described the proposal for 363 single-family residential lots on 99.233 acres that also includes a future park, outlots for detention, utilities, open space and a dedicated right-of-way.

Mr. Garrott reported that the zoning allows residential uses on the site, adding that the applicant is proposing a preliminary plat allowing that land uses can vary from a typical residential development. Mr. Garrott stated that the applicant proposes to vary the minimum lot size, setbacks, house frontage area, window and door openings, and driveway coverage.

Mr. Garrott presented a proposed preliminary plat and pointed out the utility easement, Outlot D and open space when fully amenitized. He discussed the proposal for a park and described the access points to the site from Promontory Parkway and 16th Street. Mr. Garrott also presented a proposed landscape plan and stated that non-potable water is proposed for irrigation of landscaping. He

added that approximately 28 percent of the overall site is open space and presented photographs of the site.

Mr. Garrott highlighted the development code criteria, noting that staff found the project supports the core values and principles of the comprehensive plan and strategic housing plan. He briefly described the amenities that will enhance the aspect of the project, including a connection to trails. Notice letters were sent to property owners within 500 feet, signs were posted, and notice was published in the newspaper with no citizen input. Staff recommended approval.

Commissioner Schulte asked whether there are restrictions in place limiting how far the front of a garage can extend from the front of a house. Mr. Garrott reported that the garage must be set back 20 feet from the street and the house set back 14 feet, adding that the developer is looking to set the garages back from the dwelling.

Morgan Kidder, 1751 West 20th Street, Greeley, addressed the Commission on behalf of the applicant. He indicated that the oil and gas well on Outlot H has been plugged and abandoned. Mr. Kidder offered to answer questions.

Chair Yeater opened the public hearing at 2:32 p.m. There being no communication by U.S. mail, email or Zoom Chat or Q&A, the public hearing was closed at 2:32 p.m.

Commissioner Andersen commented that she liked the idea of varying lot sizes.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Preliminary PUD Plan is consistent with Section 24-663 of the Development Code; and, therefore, recommends approval of the PUD plan as submitted to the City Council. Commissioner Romulo seconded the motion. Motion carried 5-0.

VII. Staff Report

Mr. Mueller thanked the Commissioners for the time they spent on the development code update and added that the department continues to see a lot of development activity. He reported that City Council declined to advance the home occupancy standards update on first reading and expressed appreciation to the Commission for its work on the topic.

IX. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:39 p.m.

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Justin Yeater

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Justin Yeater, Chair

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Brad Mueller

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Brad Mueller, Secretary