

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

June 22, 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 Brian Franzen
Commissioner Christian Schulte

ABSENT

Commissioner Erik Briscoe
Commissioner Larry Modlin
Commissioner Chelsie Romulo

II. Approval of Agenda

Commissioner Andersen moved to approve the agenda. Commissioner Franzen seconded the motion. Motion carried 4-0.

III. Approval of June 8, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated June 8, 2021. Commissioner Schulte seconded the motion. Motion carried 4-0.

IV. Worksession: Code Update, Chapters 3, 4, 5, 6 & 13

Presenter: Carol Kuhn, Chief Planner

Ms. Kuhn introduced Michael Franke, a new Planning Tech recently joining the department.

Ms. Kuhn presented the item as the first of two worksessions on chapters 3 through 6. She added that a worksession to discuss Chapter 13 would be held on July 13 and turned the presentation over to Chris Brewster.

Mr. Brewster provided a refresher of items discussed previously and walked through the components of chapters 3 through 6 that included Subdivision Standards, Zoning Districts & Uses, Residential Development Standards, and Non-residential Development Standards. He supplemented the discussion with photo renderings that depicted some of the development designs and opportunities that will be available with the new code.

Commissioner Schulte noted that planned unit developments (PUD) in the future might be better served by mixed-use zones and asked whether staff had looked at the existing PUDs and assessed whether there would be fewer under the new code. Ms. Kuhn responded that staff has not done an actual assessment, but has reviewed the code with that in mind.

Chair Yeater asked whether staff reached out to other municipalities that had updated their development codes to see what worked well or whether the code was being written without that input. Mr. Brewster stated that the code is being built using examples from communities and what has been learned from trying these principles in other communities. Chair Yeater noted that a lot of work has gone into the code update and expressed interest in seeing the supporting documents. Ms. Kuhn advised that drafts and Chapter 13 definitions would be provided at the next worksession. Since the information is voluminous, Chair Yeater asked that it be made available to the Commission as soon as practicable.

V. Staff Report

Brad Mueller, Community Development Director, thanked staff and commissioners for the time spent on the code update process. He added that City Council adopted the first two chapters at its recent meeting. Mr. Mueller reported that City Council is scheduled to return to in-person meetings on July 6 that will include a hybrid option for those who wish to participate remotely. He stated that Planning Commission would follow suit at some time after that process has been refined, likely in the next several weeks.

Chair Yeater referenced the "Life After Lawn" program and asked whether there was any way for the Planning Commission to become more involved and provide input. He shared examples of the planting of native grass at Bittersweet Park as well as a homeowner's association that recently tore out the entire front lawn area and asked whether those types of things could go through a review process. Mr. Mueller responded that he was not aware of the situation with the homeowner's association and would ask staff to follow up. He added that the Parks Department has been working toward planting native landscaping requiring less water usage and that Parks is aware of public sentiment and concern about the appearance of Bittersweet Park. Mr. Mueller stated that efforts are underway to increase public awareness and education about the project.

Mr. Mueller shared his plans to leave his position with the City at the end of July to pursue other endeavors. He thanked the Commission for their work on behalf of the citizens of Greeley.

VI. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:33 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