

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
Special Meeting

July 20, 2021

I. Call to Order

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

II. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Erik Briscoe
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Chelsie Romulo

ABSENT

Commissioner Christian Schulte

III. Approval of Agenda

Commissioner Andersen moved to approve the agenda. Commissioner Romulo seconded the motion. Motion carried 7-0.

IV. Worksession: Code Update, Chapters 3, 4, 5 & 6 (Part II) and Chapter 13

Presenter: Carol Kuhn, Chief Planner

Ms. Kuhn explained the plan for discussion for the day, which was to go over high-level topics for each of the chapters. She advised that there has been a slight shift in the third set of chapters, but the overall schedule remains. Ms. Kuhn gave an overview of how the section maps show the relationship of the current code to proposed changes and reorganization.

Ms. Kuhn started with Chapter 3 – Subdivision Standards – and discussed the key changes. Commissioner Modlin asked if roundabouts should be found in the code. Ms. Kuhn explained that these would be found in the Streets Manual. Ms. Andersen expressed appreciation for alternative compliance options that are proposed. She also expressed value in the “this/not this” set of language and illustrations in the code, particularly in clarifying intent.

Ms. Kuhn presented Chapter 4 – Zoning Districts and Uses – and discussed the narrow focus of this chapter and the key changes. Among the changes are two new zoning districts options for Mixed Use, as well as others as outlined in the staff report. Most of Chapter 4 is a re-grouping and organizing of uses, with some minimal refining.

Ms. Andersen noted the change of mobile homes to micro-housing and expressed support for that general approach. She asked about the specific intent of that zone district. Ms. Kuhn discussed the refinement of these being integrated into subdivisions. Brad Mueller, Department Director, discussed the relationship of micro-housing to the adopted Strategic Housing Plan.

Chapter 5 – Residential Development Standards – was next introduced by Ms. Kuhn. She discussed the various key changes for this chapter, emphasizing an increase in the housing type options available and ensuring variety in housing to avoid monoculture of architecture and housing types in subdivisions. Garage size standards were increased slightly for typical suburban neighborhoods, but tightened in neighborhoods that are more dense and characterized by smaller lots.

Chair Yeater asked about impermeable surface in the context of small lots, specifically if there is code that accounts for adequate runoff and detention. Ms. Kuhn indicated that the review process would account for those through engineering standards. She explained the role of the criteria manuals and the relationship of those to code.

Commissioner Franzen asked if the diversity requirement in type and mix of housing type would limit market activity. Ms. Kuhn responded that this concept came out of the advisory committee conversations and that homebuilders in those settings likely only expressed support for this if they see positive impacts in the community. Consultant Chris Brewster explained that the proposed amount and frequency of the proposed code is conservative enough to not create a burden in meeting that requirement.

Commissioner Andersen asked about perimeter landscaping and fencing and commented that it created the necessity of some entity to maintain such as homeowner's associations (HOA). Chair Yeater offered the observation that common areas often function as easements, and that having an HOA or similar creates accountability for keeping these areas nice and clean. He also offered the opinion that common streets and arterials are better when there is neighborhood accountability.

Mr. Brewster confirmed that what Commissioner Andersen described is not the intended outcome, adding that staff committed to looking at where unintended consequences could be created by the proposed code. He pointed to the alternative compliance as one safeguard against that.

Commissioner Andersen spoke to the monthly cost of HOAs and common areas, and talked about the offset of amenities, such as on-site storage. Commissioner Briscoe agreed about the importance of sense of place, but felt that there have been changes in development technology over time discussing the role of scale

in modern development. Chair Yeater expressed the function of these proposed criteria as minimum standards, pointing out the unanswered areas that occurred in the past without such standards, such as the back-of-fence area along 35th Avenue. Commissioner Andersen indicated that if affordable housing is a goal, some of these policies do not support it. Chair Yeater disagreed and observed that this a way to maintain minimum standards.

Commissioner Romulo asked Mr. Brewster about a chart she recalled from past presentations showing housing types, and asked if it would be beneficial to review that to see if those concerns are addressed. Ms. Kuhn showed the charts in question. Mr. Brewster restated his understanding of Ms. Andersen's point as being a concern with an HOA being required of every project. In the case of micro-housing, it would be an expectation that there would be a common area manager out of necessity, though points about storage and similar would still be relevant. He thinks that the code provides options and would not necessarily require significant common area management.

Commissioner Franzen and Chair Yeater shared ways they experienced or envisioned alternatives to HOAs. Commissioner Andersen discussed the goal sought, such as avoiding "ugly" back areas, and discussion about requiring each property owner to manage that. Chair Yeater described a challenge of trying to mow a back-of-fence location that was not accessible to the owner. Commissioner Modlin discussed the positive role of representation of owners in HOAs and metro districts.

Commissioner Romulo asked about adding language into the alternative compliance section as a way to account for the non-HOA scenario. Mr. Brewster indicated that he felt that could be done, and that some may already in the draft.

Chair Yeater asked whether there are alternatives to HOAs. Mr. Brewster shared a recent example he is familiar with where the detention requirement is in the plat, and that the owners are all responsible. The question was discussed about whether and how owners become aware of that.

Chair Yeater asked for a straw poll on the code as it is currently proposed regarding these matters. A majority of commissioners expressed comfort with the current proposed language.

Ms. Kuhn next reviewed Chapter 6, Non-Residential Design Standards – and discussed the key parts and changes associated with this topic and chapter.

Commissioner Andersen asked about design standards for industrial buildings, citing the 40-90% transparency within a specific number of feet in the draft code in Table 24-66 on page 186 of the packet. There was discussion about the applicability of this to industrial. Mr. Brewster described the setback/gradual application of this, and the adjustment with the proposed versus current to have it relate to the entryway only. Examples of warehouses or a meat packing plant were discussed.

Comm. Briscoe expressed concern with the large massing of Leprino without any respect to giant walls. He cited Windsor's recent examples of industrial buildings where this transparency standard similar to the proposed seems to be met with good effect. Commissioner Andersen said the nature of certain industries requires such buildings and did not want to stymie such construction.

Chair Yeater asked if there is a desire to accept the current proposed language regarding the proposed transparency standards. A majority of commissioners expressed comfort with the language as proposed. Chair Yeater asked if there was any other discussion. Mr. Mueller thanked the Commission for their time and the special session.

V. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:49 p.m.

DocuSigned by:

Justin Yeater

3F44E3E176F84C8...

Justin Yeater, Chair

DocuSigned by:

Becky Safarik

333376ABE4FE481...

Becky Safarik, for Brad Mueller, Secretary