

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
July 11, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Briscoe
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Commissioner Christian Schulte

3. Approval of Agenda

There were no corrections or additions to the agenda. The agenda was approved as presented.

4. Approval of June 27, 2023, Minutes

Commissioner Anderson moved to approve the minutes dated May 9, 2023, contingent upon updating the annexation vote to 4-2. Commissioner Briscoe seconded the motion. Motion carried 6-0. (Commissioner Schulte absent)

5. A Public Hearing to consider a Planned Unit Development (PUD) request to rezone approximately 40.67 acres located at 145 North 35th Avenue from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development). (Project: PUD: 2023-0003).

Chair Yeater recused himself from this Public Hearing item and turned the meeting over to Commissioner Briscoe in his place.

Commissioner Briscoe introduced the item as printed on the agenda. This was an expedited agenda item. Commissioner Briscoe asked if any of the commissioners wished to have a presentation from staff. Commissioner Andersen indicated that she had some questions and did not know that they required a presentation from staff. Caleb Jackson indicated that staff and the applicant were available to answer any questions for the commission.

Commissioner Andersen had a question regarding the height of a structure planned for the parcel, it would be 50 feet in height and the maximum is 40 feet and inquired if this would require another meeting for a variance down the road? Mr. Jackson responded explaining that the 50-foot height of the proposed structure would be covered by a Use by Right and not require a future variance.

Commissioner Andersen inquired if this was standard with a PUD approval, Mr. Jackson indicated that it is standard to accommodate these kinds of issues with a PUD. Commissioner Andersen asked if a building currently existed on the site and Mr. Jackson indicated that there is a current tower on the site, and he would have to defer to the applicant regarding the height of the fire training tower that is currently on the site. Commissioner Andersen indicated that it was not a critical issue, she had no further questions but indicated that she had noticed the asphalt grindings previously stored at this site were gone.

Commissioner Franzen asked how material such as ice melt would be stored. Mr. Jackson indicated that the applicant would answer that question. The applicant, Will Jones of Greeley Colorado, came to the podium. He addressed the question regarding ice melt, indicating that there is a current building on the site that stores ice melt indoors. Commissioner Franzen asked if mag chloride would also be stored indoors as well, Mr. Jones replied, indicating that it would likely be stored in containers outside and there are not any current plans to build additional storage structures, including that the primary purpose is to store items such as snowplows and traffic signals.

With no further questions from the commission to staff or the applicant Commissioner Briscoe opened the public hearing at 1:22 p.m. Seeing none, Commissioner Briscoe closed the public hearing at 1:22 p.m.

Commissioner Briscoe turned the matter back to the commission for action. Commissioner Andersen moved to approve the motion: Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval. Commissioner Franzen seconded the motion.

Commissioner Briscoe opened the item up for further discussion amongst the commission. Commissioner Franzen commented thanks to the city staff for finding reasonable compromise and a great use for the property. Discussion about the use for the property and the appreciation for the effort the City has put into getting this property cleaned up and getting a good use out of the property.

Motion carried, 5-0 (Commissioner Schulte Absent and Chair Yeater recused)

6. A Public Hearing to consider a Use by Special Review (USR) request to allow office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street. (Project: USR2023-0003).

Commissioner Briscoe turned the meeting back over the Chair Yeater.

Chair Yeater introduced the item as listed and asked the commission if any would like to see a presentation. This was an expedited agenda item. The commission did not request to hear a presentation. Chair Yeater continued with a question for staff and the applicant. He inquired about a fence is outlined in the detail of the landscape, but it is not identified on the plan and an area that looks to include turf on the North portion of the parcel. Mr. Jackson came to the podium and indicated that the applicant could answer if necessary but if he recalled correctly, a fence would be required around the outdoor storage area and would also be to meet the buffer and screening area. Chair Yeater invited the applicant to speak to the commission if they desired, they did not.

Chair Yeater opened the public hearing at 1:26 p.m. Seeing none he closed the public hearing at 1:26 p.m. and turned the item to the commission for action.

Chair Andersen motioned: based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore approves the Use by Special Review. Chair Briscoe seconded the motion. No further discussion was requested.

Motion carried, 6-0 (Commissioner Schulte, absent)

7. At Home in Greeley Housing Needs Assessment

Betsy Kellums, Planner, came to the podium and introduced the item. The city received a grant in 2022 to complete a housing needs assessment to create a neighborhood and sub-area plan to show how affordable housing could be integrated in a mixed use and catalytic area. The city consulted with a private consulting group, Development Strategies and they have been working with Culture Journey (a design firm). They have completed the first phase of the project, the Housing Needs Assessment and will present the plan in a future public hearing. Ms. Kellums introduced Andy Feaster and Richa Sing from Development Strategies to present the assessment to the commission.

8. Staff Report

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:00 PM.

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Justin Yeater

Justin Yeater, Chair

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Don Threewitt

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Don Threewitt, Interim Community Development Director