

Greeley City Council Agenda

Regular Meeting
Tuesday, August 15, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631
via Zoom at: <https://greeleygov.zoom.us/j/88429125363>

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on GTV8 on cable television.



Meetings are livestreamed on the City's website, Greeleygov.com as well as YouTube at [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com/>

Comment in real time:

During the public input portion of the meeting and public hearings:



In person attendees can address the Council in the Chambers.



The public can join the Zoom Webinar and comment from the remote meeting.

Submit written comments:



Email comments about any item on the agenda before Noon on the day of the meeting to cityclerk@greeleygov.com



Written comments can be mailed or Dropped off at the City Clerk's office at City Hall, at 1000 10th St. Greeley, CO 80631



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Ed Clark - At-Large



City Council Regular Meeting Agenda

August 15, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631

via Zoom at: <https://greeleygov.zoom.us/j/88429125363>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council Members may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. A motion to approve the City Council Proceedings from the July 11, 2023 Special Meeting, the July 25, 2023 Work Session, and the August 1, 2023 Regular Meeting
10. A Resolution authorizing the Mayor to enter into a Memorandum of Understanding (MOU) between the City of Greeley's Police Department and the Weld County Sheriff's Office regarding distribution of joint funding provided by the Bureau of Justice Assistance
11. A Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Wake Annexation 1-3
12. A Resolution supporting the Mobility Expansion for Regional Growth and Equity (MERGE) Project and Multimodal Project Discretionary Grant (MPDG) Program Application

13. Introduction and first reading of an Ordinance adding Chapter 14 to Title 8 of the Greeley Municipal Code relating to shared micromobility
14. Introduction and first reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023 (4th Appropriation)

End of Consent Agenda

15. Pulled Consent Agenda Items
16. Public hearing and second reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Election, a question regarding an amendment to the Greeley Municipal Charter regarding collective bargaining for police officers
17. Public hearing and second reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Election, a question regarding an amendment to the Greeley Municipal Charter regarding the titles of specific ranks of firefighters
18. Public hearing and second reading of an Ordinance amending portions of the Greeley Municipal Code Title 22, Chapter 11 Electrical Code as it relates to adopting the 2023 Edition of the National Electrical Code
19. Public hearing and second reading of an Ordinance amending Title 22, Chapter 1 of the Greeley Municipal Code relating to master heating, air-conditioning, and gas pipe fitting certification (Mechanical Code)
20. Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 1, a parcel totaling 0.10 acres. (ANX2022-0001; Seeley Lake Annexation)
21. Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 2, a parcel totaling 0.41 acres. (ANX2022-0002; Seeley Lake Annexation)
22. Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 3, a parcel totaling 4.95 acres. (ANX2022-0003; Seeley Lake Annexation)
23. Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 4, a parcel totaling 87.53 acres. (ANX2022-0004; Seeley Lake Annexation)
24. Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 5, a parcel totaling 72.66 acres. (ANX2022-0005; Seeley Lake Annexation)
25. Public hearing and second reading of an Ordinance to establish zoning of 160.62 acres of newly annexed land, located North of AA Street and West of Seeley Lake (ZON2022-0003; Seeley Lake Establishment of Zoning)
26. Appointments to Boards & Commissions
27. A motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

28. Scheduling of Meetings, Other Events

29. Adjournment



Council Agenda Summary

Title

Recognitions and Proclamations

Summary

Councilmember Hall will present the *What's Great about Greeley* Report.

Attachments

What's Great about Greeley Report



City Council Meeting
August 15, 2023

A Story Best Lived In.

An aerial photograph of a city, likely Denver, Colorado, with a large white banner overlaid in the center. The banner contains the text of the Athenian Oath. The background shows a vast cityscape with various buildings, green spaces, and a range of mountains in the distance under a clear sky.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
it was transmitted to us.***

- Athenian Oath

UNC's Monfort College of Business Reaccredited in Business and Accounting

- Reaccredited by the Association to Advance Collegiate Schools of Business (AACSB)
- Only 5% of business schools worldwide have earned AACSB accreditation.



UNIVERSITY OF
NORTHERN COLORADO

Monfort College of Business



Greeley Oilers 13-and-under Baseball Club Qualify for the Babe Ruth World Series

- Only 10 teams in America qualify
- Team representing the Midwest Plains Region, Greeley, and Colorado



BizWest 2023 Women of Distinction Awards Presented

- Danielle Bock: Education
- Betzy Valdez: Exceptional Volunteer
- Kristi Helzer: Leading Lady





A Story Best Lived In.



Council Agenda Summary

Title

Citizen Input

Summary

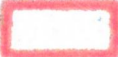
During this 15-minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed as a public hearing on this evening's agenda.

As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.

Written comments submitted for any item on the agenda will be placed in the public record and provided to the Council for their review and should include the name and city of residence of the person submitting the comments for the record.

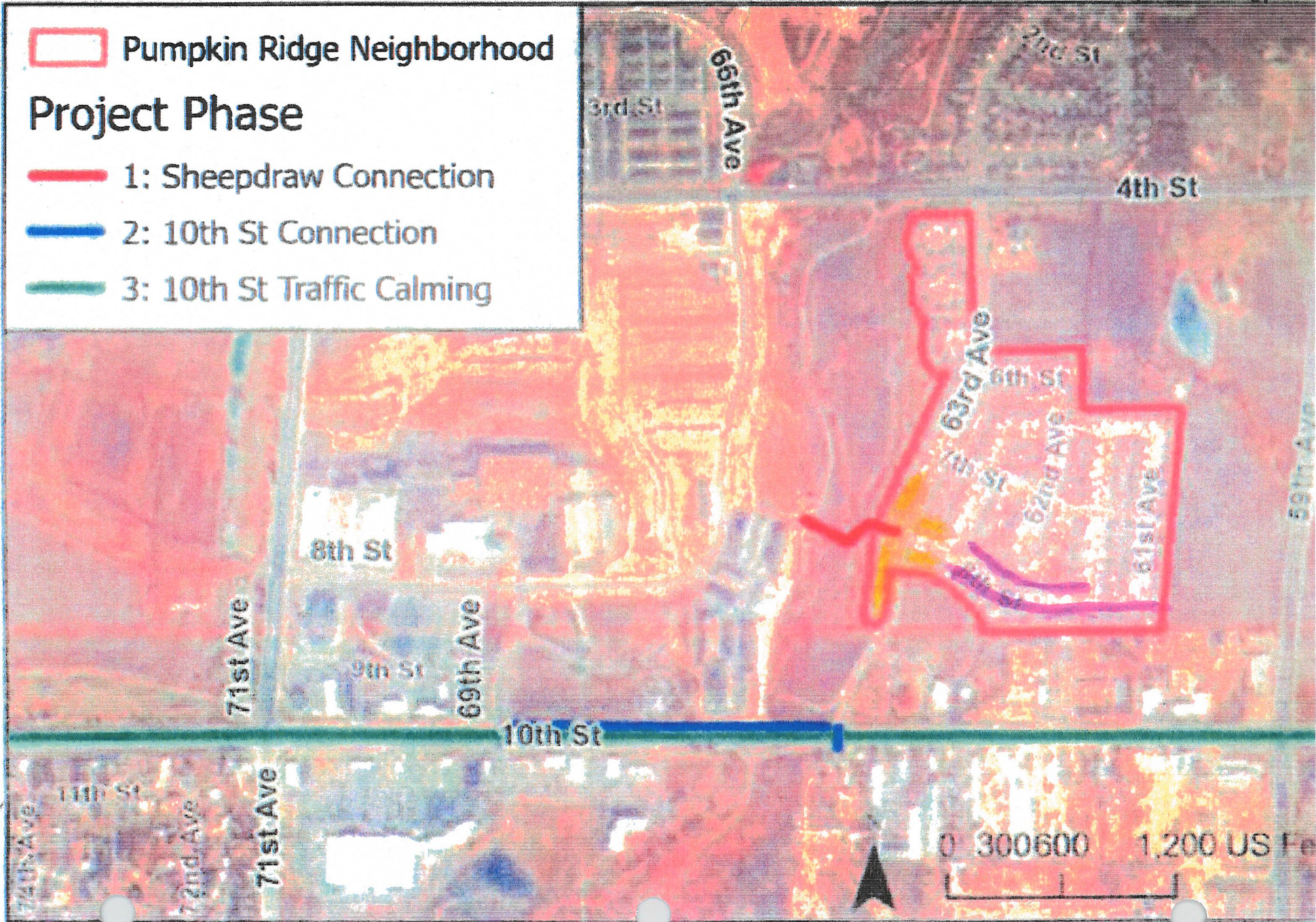
Aug 15 2023.

HOA's - 1) Pumpkin Ridge Master
2) 63rd Ave. Condos (yellow)
3) Southern Ridge Condos (pink)

 Pumpkin Ridge Neighborhood

Project Phase

-  1: Sheepdraw Connection
-  2: 10th St Connection
-  3: 10th St Traffic Calming





Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.



Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information



Council Agenda Summary

August 15, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

A motion to approve the City Council Proceedings from the July 11, 2023 Special Meeting, the July 25, 2023 Work Session, and the August 1, 2023 Regular Meeting

Summary:

All meetings were held in City Council's Chambers and are the official record of the actions of the meetings. The draft proceedings of each meeting have been prepared and are being presented for the Council's review and approval.

Fiscal Impact:

	NA
Is there grant funding for this item?	NA

Legal Issues:

Other issues and Considerations:

Strategic Focus Area:



High-Performance Government

Decision Options:

1. Approve the motion.
2. Amend and approve as amended.
3. Deny the motion.

Council's Recommended Action:

A motion to approve the City Council proceedings.

Attachments:

1. July 11, 2023 Special Meeting Minutes
2. July 25, 2023 Work Session Minutes
3. August 1, 2023 Regular Meeting Minutes

City of Greeley, Colorado
CITY COUNCIL SPECIAL MEETING PROCEEDINGS

Tuesday, July 11, 2023 at 6:30 PM or
Immediately following the Work Session

1. Call to Order

Mayor John Gates called the meeting to order at 7:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Pledge of Allegiance was bypassed for this meeting.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

Present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

Councilmember Johnny Olson

Mayor John Gates

4. Consideration of Resolution authorizing approval of supplemental agreement(s) for the Alquist Relocation Incentive Agreement.

Deputy City Manager Don Tripp introduced the item at 7:01 p.m. by sharing a presentation.

The public purpose for the Alquist3D Relocation Incentive is to bring cutting edge technology to bring low-cost housing, workforce development and job creation to the City of Greeley.

This agreement will help Greeley in two ways:

1. Home Inventory
2. Home Cost

Proposed Relocation Agreement:

The City of Greeley will become home to Alquist 3D's North American Headquarters for assembling robotics, 3D Concrete Printing (3DCP) manufacturing, and research & development.

Aims Community College and Alquist 3D implement 8-week certificate program in 3D Concrete Printing (3DCP).

City of Greeley Provides:

- 1) \$750,000 5-year loan
 - a) Loan forgivable and tied to Workforce Certified 3DCP Program and job creation
10 jobs in 18 months, 20 in 36 months
 - b) City will hold loan collateral interest in 3D Printer/Robot and Alquist 3D Intellectual Property
- 2) \$100,000 to assist relocation expenses
- 3) \$2 million construction grant – Within thirty (30) days City and Alquist 3D shall agree to a Construction Grant agreement - City will hold a security interest in property and equipment

Alquist 3D Provides:

5-year 3D Printing License the City may assign to qualified builders for the construction of homes using 3DCP technology within Weld County (\$800,000 value)

- City Attorney Doug Marek provided a summary of the last special meeting. He has been working with the Alquist legal team to produce the documents presented before Council which include a Relocation Incentive Agreement and a Capital Funding Agreement.
- 5.

Staff Recommends Approval of the Resolution for the Alquist 3D Relocation Incentive Agreement.

Motion to adopt the resolution as presented; approved 7-0 at 7:36 p.m.

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect the action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances.

Motion approved 7-0 at 7:36 p.m.

6. **Adjournment**

Mayor Gates adjourned the meeting at 7:36 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
City Council Work Session
July 25, 2023
6 p.m.

1. Call to Order

Mayor Pro Tem Brett Payton called the meeting to order at 6:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Pro Tem Brett Payton led the Pledge of Allegiance.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

The following members of Council were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

Councilmember Johnny Olson

Mayor John Gates - excused

4. Reports from Mayor and Council Members

Councilmember Olson briefed Council on the North Front Range Regional Transportation Plan email they will be receiving from the City Clerk and shared that he will be attending the Front Range Passenger Rail District Board Retreat.

5. Homelessness Strategic Plan

Assistant City Manager Juliana Kitten introduced the item at 6:01 p.m.

This is a multipronged strategy that focuses on working with all our partners for funding and solutions.

The Mayor's Task Force on Homelessness Goals:

- 1) Reduce total homelessness to 75% in four years.
- 2) Reduce the number of people becoming homeless to less than 50 in total a year within four years.

Councilmember DeBoutez asked for the definition of bridge housing, for additional information on funding for shelters, and the average time for homelessness. Ms. Kitten explained that bridge housing is same-day housing solution and reviewed the funding for shelters and shared that the average time for homelessness is five years.

Councilmember Clark asked about the criteria of homelessness. Ms. Kitten reviewed the criteria and categories of homelessness.

Councilmember Olson asked if any of the councilmembers will be on the Mayor Task Force. He also asked for additional information on the pre-homelessness population, community outreach, communication, and education. Councilmember Olson would like assurance that the program is sustainable. Mr. Lee responded that the Mayor would make the decision on councilmember participation. Ms. Kitten discussed the process for identifying homelessness at all stages. Communication efforts and community engagement are ongoing and are continually being assessed.

6. At Home in Greeley Housing Needs Assessment

Community Development Director Brian McBroom introduced the item at 6:37 p.m.

Planner III Betsy Kellums led the presentation on the Housing Needs Assessment and introduced guest speakers Andy Pfister and Richa Singh, both are Development Strategy consultants.

Mr. Pfister presented findings and discussed next steps. The consultant firm will continue work to establish priorities, define roles, create a timeline for action, identify programs and policies, identify new funding sources, and establish metrics to measure progress.

Councilmember Butler asked for clarification on the calculation baseline, if we have started to identify next steps on what we are going to do with this information, and wanted information what hurdles need to be addressed from the developers, what is keeping developers from developing. Councilmember Butler also asked about the current housing shortage. Ms. Kellums confirmed the calculation baseline.

Mr. McBroom explained that the next steps are to continue working with the consultants and discuss further at the August 22, 2023, work session. Ms. Kellums explained that the primary hurdle for developers is the expense of a new build that does not fit low-income criteria.

Councilmember Olson asked for strategic incentive program without burdening taxpayers, public-private partnerships, and more homes, (not multifamily homes) to serve the community. Councilmember Olson would like to see programs that support the families that can't afford the 20% down payments and less escalation bids from out-of-state.

Councilmember DeBoutez wants to be assertive about the types of homes in the community. She asked about the sub-area plan and why this area was selected. Ms. Kellums responded that the area was selected for ease of transportation access. Funding mechanisms will need to be put in place to minimize the impact of business displacement and potentially minimize the impact of gentrification.

7. 2023 Art Master Plan

Culture Parks and Recreation Director John Dargle introduced the item at 7:09 p.m.

Greeley Art Commission Chair Louisa Andersen and Public Art Manager Kim Snyder provided an overview of the 2023 Art Master Plan. The Art Commission requested Council feedback and expressed their intention to return to Council for consideration of a Resolution to Adopt at the next Council Meeting.

Councilmember DeBoutez asked about the Ward 2 improvements of Highway 34 and if a quiet wall has been considered. Mr. Marek provided guidance on budgeting for these projects.

Councilmember Hall inquired how the art was acquired. Ms. Andersen explained that the art is purchased by programs that allow new artists to contribute to City projects.

Councilmember Butler would like to see some partnerships with organizations such as the University of Northern Colorado.

Councilmember Olson wanted developers to do more work with City parks.

8. Enterprise Resource Program Update

Chief Information Officer Bret Naber introduced the item at 7:26 p.m.

Krystal Dilka presented a review and celebration of the Oracle Refinement project that was completed on time and on budget. The project is currently in stabilization mode, focusing on fully embracing changes and looking for opportunities to find efficiencies. The team will continue to maximize services and knowledge of our environment with our vendor Metaformers.

Councilmember Clark expressed appreciation of staff for their work on this project.

9. Scheduling of Meetings, Other Events

None.

10. Adjournment

Mayor Pro Tem Brett Payton adjourned the meeting at 7:39 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
Regular Meeting
August 1, 2023
6 p.m.

1. Call to Order

Mayor Gates called the meeting to order at 6:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

Present:

Mayor John Gates

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

Councilmember Johnny Olson

4. Approval of the Agenda

City Manager Lee had no changes to the agenda.

Mayor Gates announced that Item 10 of the agenda will be voted on by Council to continue the item and public hearing to the next City Council meeting on August 15, 2023 at 6:00 p.m. This is due to an internal miscommunication on the Seeley Lake Annexation impact report not being filed on time. Since, the report has been sent out and will meet the statutory requirement of mailing at least 20 days in advance of the public hearing (Aug 15) with the Weld County Board and Commissioner. All other code and statutory obligations have been met.

5. Recognitions and Proclamations

Councilmember Olson presented *What's Great about Greeley?*

Mayor Gates read the introduction of Assistant to the City Manager Blair Snow at 6:07 p.m.

6. Citizen Input

1. Steve Teets spoke about camping bans and violation of citizen rights. Mr. Teets spoke about pursuing 24-hour shelters, 2023 point in time count being inaccurate and the need for West Nile spraying.
2. David Meek spoke about the need for churches in the community.
3. Edwin Grant spoke about Weld County property tax increases.
4. Marvin Mosness appealed to Council regarding a staff decision to expel him from the Greeley Farmer's Market and asked questions of Council. Mr. Mosness spoke about a "train incident" where Ms. Sim's children placed coins on the train tracks. City Attorney, Doug Marek suggested directing staff to provide a briefing and then follow up in writing with the appellant, as there is no formal appeal procedure in the Municipal Code. City Manager, Raymond Lee clarified the decision to expel was made by city staff.
5. Don Feldhaus. spoke about artificial turf in front lawns and has installed artificial turf in his lawn with many compliments from individuals passing his home. Mr. Feldhaus would like Council to reconsider allowing artificial turf in efforts to conserve water.
6. Vicky Sims added that she was not asked for her side of the story in being expelled from the Farmer's Market. Ms. Sims asked that City Council reinstate her and her family's ability to participate.

7. Reports from Mayor and Councilmembers

Mayor Gates attended the Greeley Arts Picnic, and Chautauqua Park. Mayor Gates received a letter from Doctor Hortt of the Highplains Library District requesting a member of Council sit on their panel to appoint one member to the library board. Councilmember Clark volunteered to participate.

8. Initiatives from Mayor and Councilmembers

Councilmember Clark proposed an initiative to do further research on supporting the use of artificial turf with standards. Councilmember Butler added to the request to include discussion on landscaping guidelines. Council consensus was to move forward with the initiative.

Consent Agenda

9. Approval of the City Council Work Session Proceedings of July 11.

Approval of the City Council Proceedings of July 18.

10. **Consideration of a motion to continue the public hearing and second reading of the ordinance related to Seeley Lake Annexation Nos. 1-5 and establishment of zoning to the August 15, 2023, City Council Meeting**
11. **Consideration of a Resolution authorizing an Intergovernmental Agreement (IGA) with Weld County to participate in the Weld County Coordinated Election on November 7, 2023**
12. **Consideration of a Resolution approving the 2023 City of Greeley Art Master Plan**
13. **Consideration of a Resolution approving the change order for Enterprise Resource Program Supplemental Services**
14. **Introduction and first reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Election, a question regarding an amendment to the Greeley Municipal Charter Regarding collective bargaining for police officers**
15. **Introduction and first reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Elections, a question regarding an amendment to the Greeley Municipal Charter regarding the titles of specific ranks of firefighters**

Mayor Pro Tem Payton pulled this item from the Consent Agenda and will be heard as the first item on the Regular Agenda.

16. **Introduction and first reading of an Ordinance amending Title 22, Chapter 1 of the Greeley Municipal Code relating to master heating, air-conditioning, and Gas Pipe Fitting Certification (Mechanical Code)**
17. **Introduction and first reading of an Ordinance amending portions of the Greeley Municipal Code Title 22, Chapter 11 Electrical Code as it relates to adopting the 2023 Edition of the National Electrical Code**
18. **Introduction and first reading of an Ordinance annexing the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Schneider Annexation, generally located north of 10th Street and west of 83rd Avenue**

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-14 and 16-18. Councilmember Hall seconded the motion. The motion passed 7-0 at 6:43 p.m.

19. Pulled Consent Agenda Items

15. Introduction and first reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Elections, a question regarding an amendment to the Greeley Municipal Charter regarding the titles of specific ranks of firefighters

Councilmember Butler asked for more background on this item.

Interim Fire Chief, Chris Ellmer addressed with recent history in 2022 Chief Kuznik did a reorganization of the department and Mr. Ellmer's role moved from Division Chief to Deputy Chief and in the City Charter that language of Deputy (Fire) Chief does not exist. This process to update the City Charter to match both the job description and the language in the collective bargaining agreement is needed. Additional language updates in the Charter would include the titles of Captain to Battalion Chief, Chief to Fire Chief and add the rank of Assistant Chief.

The ordinance will update Charter language and in the collective bargaining agreement and City policy and procedure.

Councilmember Butler moved to approve the ordinance and schedule the public hearing and second reading for August 15, 2023. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:46 p.m.

20. Public hearing and second reading of an Ordinance of divestment of water rights from Delta Irrigation Co in exchange for water rights in the New Cache and Cache La Poudre Companies

Water and Sewer Director, Sean Chambers introduced the item with a presentation at 6:46 p.m.

The purchase and sale agreement discusses water right trade between the City of Greeley and Mr. Calven Goza. The three shares of stock in the Delta Irrigation Company also known as "Patterson Ditch" to Calven Goza in exchange for four and one-half shares of stock in the Cache La Poudre Reservoir Company and three shares of stock in the New Cache la Poudre Irrigation Company. There will not be a dry-up covenant in this trade and the water will be used for irrigation in the future.

The City acquired three shares of the Patterson Ditch with the purchase of the Dill Farm in 1978. Dill Farm was originally purchased for potential future wastewater uses; however, the shares cannot be used without infrastructure investments that will likely have no return to the city. The Patterson Ditch shares have value to other farmers on the ditch and Water and Sewer proposes to trade them as consideration for water rights with a more immediate use of for the benefit of the city. Greeley Water and Sewer Board made a finding that the Patterson Ditch water rights are not currently being used nor held

for government purposes. They approved the Water Rights Trade Agreement with Calven Goza. In doing so, they recommended City Council authorize the disposition of the three Patterson Ditch shares.

The public hearing opened at 6:51 p.m.

With no speakers present, the public hearing closed at 6:52 p.m.

Councilmember Olson moved to adopt the ordinance. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:52 p.m.

21. Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development), changing the underlying land use designations for approximately 40.67 acres of property located at 145 North 35th Avenue (Bestway PUD)

Planner III, Caleb Jackson introduced the item with a presentation at 6:53 p.m.

The site is located at 145 North 35th Avenue with the surrounding zoning and land uses of mobile and manufactured home park to the North, fire station, landscaping contractor, animal hospital to the East, detention, oil and gas, single-family dwellings to the South and single-family to the West.

The application is to rezone in two sections. The North will consist of outdoor general storage, warehousing and fire-training. The South will consist of residential low uses in tandem with neighboring uses. Notification was sent out 239 property owners or resistance, not objection or contact was made by property owners or residence. This application meets the required approval criteria.

The public hearing opened at 6:56 p.m.

1. Crystal Egger spoke in favor of this application. Ms. Egger spoke about a break in taking place on July 27, 2023 at her home. Ms. Egger asked the City to move swiftly to repair to the fence located on the berm of their property, take down the T at the top of the property and asked the city to install video surveillance on the trail and proposed site to deter criminals. Mayor Gates asked Chief Turk to get Ms. Egger's contact information and follow up.
2. Edwin Grant spoke about West Nile and gravel pits where water is pooling. Mr. Grant suggested working with Weld County to combat misquotes.

The public hearing closed at 7:01 p.m.

Councilmember Butler moved to adopt the ordinance. Councilmember Olson seconded the motion. The motion passed 7-0 at 7:02 p.m.

22. Public hearing and second reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023 (3rd Appropriation)

Finance Manager Robert Miller together with Community Development Director Brian McBroom and Public Works Director Paul Trombino introduced the item with a presentation at 7:03 p.m.

This appropriation requests additional funds for three city projects.

1. Request for \$990,000 grant from the State Department for Local Affairs to help offset the earthwork costs of the Hope Springs PUD Affordable Housing Development being constructed by Greeley Weld Habitat for Humanity.
2. Request for Neighborhood Safety and implementing a traffic safety program to reduce speeds in neighborhoods.
3. Request to replace the Ice Haus 18-year-old roof that has several punctures.

Councilmember DeBoutez asked Mr. Trombino if additional traffic control measures will be implemented with the funds. In response to the question, Mr. Trombino confirmed that additional measures will be planned for traffic control.

Councilmember Butler disclosed his participation with the Greeley Weld Habitat for Humanity.

Councilmember Clark asked Mr. Trombino when this program went away regarding the traffic safety. In response, Mr. Trombino replied he wasn't sure when the program ended, and Public Works has received many requests for additional safety measures along with many notes of appreciation from the community.

Councilmember Olson asked Mr. Trombino if the funds were the same the city used for Virginia Hills. In response, Mr. Trombino replied yes, they are the same funds.

The public hearing opened at 7:07 p.m.

1. Steve Teets spoke about the safety grants the city had previously implemented. Mr. Teets would like to see funding for bus safety and an additional route for the students that ride the bus.

The public hearing closed at 7:08 p.m.

Councilmember Payton moved to adopt the ordinance. Councilmember Hall seconded the motion. The motion passed 7-0 at 7:09 p.m.

23. Scheduling of Meetings, Other Events

None.

24. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Mayor Pro Tem Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 with a voice vote at 7:10 p.m.

25. Adjournment

Mayor Gates adjourned the meeting at 7:10 p.m.

Approved:

John D. Gates, Mayor Attest:

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

August 15, 2023

Key Staff Contact: Adam Turk, Police Chief

Title:

A Resolution authorizing the Mayor to enter into a Memorandum of Understanding (MOU) between the City of Greeley's Police Department and the Weld County Sheriff's Office regarding distribution of joint funding provided by the Bureau of Justice Assistance

Summary:

The Memorandum of Understanding is between Weld County and the City of Greeley for the division of funds that has been pre-determined and provided by the Bureau of Justice Assistance for each agency's designated program.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$43,985
What is the annual impact?	Unknown
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	Grant
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	No
Is this grant onetime or ongoing?	One Time
Additional Comments:	Approval of a Memorandum of Understanding is a requirement to receive the grant funds of \$59,192 (\$43,985 for the City of Greeley and \$15,207 for Weld County).

Legal Issues:

Other issues and Considerations:

Strategic Focus Area:



Safe and Secure Communities

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or

- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

1. Res 27, 2023
2. Edward Byrne Memorial Justice Assistance Grant Program FY 2023 Local Solicitation
3. Memorandum of Understanding

THE CITY OF GREELEY, COLORADO

RESOLUTION 27, 2023

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GREELEY'S POLICE DEPARTMENT AND THE WELD COUNTY SHERIFF'S OFFICE REGARDING DISTRIBUTION OF JOINT FUNDING PROVIDED BY THE BUREAU OF JUSTICE ASSISTANCE

WHEREAS, the City of Greeley's Police Department and the Weld County Sheriff's Office desire to enter into a Memorandum of Understanding regarding the Bureau of Justice Assistance joint funding in the amount of \$59,192 and

WHEREAS, both parties acknowledge that their needs and use for the funds are different, and the Greeley Police Department and the Weld County Sheriff's Office are each willing to cooperate in this matter under terms and conditions set forth in the Memorandum of Understanding; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley to enter into this agreement between the Greeley Police Department and the Weld County Sheriff's Office.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The Mayor of the City of Greeley, Colorado, is authorized to execute a Memorandum of Understanding between and the City of Greeley, Colorado and Weld County Board of County Commissioners for the receipt of grant funds.

2. City staff is hereby authorized to make changes and modifications to the Agreement, so long as the substance of the Agreement remains unchanged.

3. This Resolution shall become effective immediately upon its passage, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

**U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS**

Edward Byrne Memorial Justice Assistance Grant Program FY 2023 Local Solicitation

Certifications and Assurances by the Chief Executive of the Applicant Government

On behalf of the applicant unit of local government named below, in support of that locality's application for an award under the FY 2023 Edward Byrne Memorial Justice Assistance Grant ("JAG") Program, and further to 34 U.S.C. § 10153(a), I certify to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

1. I am the chief executive of the applicant unit of local government named below, and I have the authority to make the following representations on my own behalf as chief executive and on behalf of the applicant unit of local government. I understand that these representations will be relied upon as material in any OJP decision to make an award, under the application described above, to the applicant unit of local government.
2. I certify that no federal funds made available by the award (if any) that OJP makes based on the application described above will be used to supplant local funds, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.
3. I assure that the application described above (and any amendment to that application) was submitted for review to the governing body of the unit of local government (e.g., city council or county commission), or to an organization designated by that governing body, not less than 30 days before the date of this certification.
4. I assure that, before the date of this certification— (a) the application described above (and any amendment to that application) was made public; and (b) an opportunity to comment on that application (or amendment) was provided to citizens and to neighborhood or community-based organizations, to the extent applicable law or established procedure made such an opportunity available.
5. I assure that, for each fiscal year of the award (if any) that OJP makes based on the application described above, the applicant unit of local government will maintain and report such data, records, and information (programmatic and financial), as OJP may reasonably require.
6. I have carefully reviewed 34 U.S.C. § 10153(a)(5), and, with respect to the programs to be funded by the award (if any), I hereby make the certification required by section 10153(a)(5), as to each of the items specified therein.

Signature of Chief Executive of the Applicant Unit of
Local Government

Date of Certification

Printed Name of Chief Executive

Title of Chief Executive

Name of Applicant Unit of Local Government

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made this 26th day of July, 2023, by and between THE CITY OF GREELEY, COLORADO and THE WELD COUNTY BOARD OF COUNTY COMMISSIONERS, COUNTY OF WELD, COLORADO

WHEREAS, the Bureau of Justice Assistance has provided joint funding that is available to both the City of Greeley and Weld County, and

WHEREAS, the funding that is being provided by the Bureau of Justice Assistance is in the total amount of \$59,192, and

WHEREAS, the City of Greeley Police Department will be the Fiscal Agent for the grant and will initially receive the total grant award of \$59,192, will remit the amount of \$15,207 to Weld County as the Sheriff's Office portion of the grant award, and, will retain the amount of \$43,985 as the City of Greeley Police Department's portion of the award

WHEREAS, as with previous funding, both agencies have determined that they have different needs and uses for the funds being made available, and

WHEREAS, this Memorandum of Understanding provides for the division of funds being made available, and

WHEREAS, the parties wish to reduce their understanding to writing.

THE PARTIES HEREBY AGREE AS FOLLOWS

1) Upon receipt of the total funding amount of \$59,192, the Greeley Police Department (Fiscal Agent) will pay the sum of \$15,207 to the Weld County Sheriff's Office as and for the Weld County's portion of the Edward Byrne Memorial Justice Assistance Grant (JAG) formula program

2) The remaining sum in the amount of \$43,985 will be retained by the City of Greeley as the Greeley Police Department's portion of the Edward Byrne Memorial Justice Assistance Grant (JAG) formula program

3) The financial reporting to the Bureau of Justice Assistance will be maintained by the Greeley Police Department (Fiscal Agent) with each party maintaining a financial and operational record of their respective portions of the program and in compliance with the Federal Financial Guide, the parameters of the grant and any special conditions as noted in the SOGA award The

Weld County Sheriff's Office shall transmit said records to the Greeley Police Department upon request by the Department

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first written above

THE CITY OF GREELEY, COLORADO

WELD COUNTY BOARD OF COUNTY COMMISSIONERS

By _____
Mayor

By Mike Freeman
Mike Freeman, Chair

ATTEST

ATTEST: JUL 26 2023

City Clerk

Esther G. Meoick
Clerk to the Board

Approved as to Substance

By Janet M. Warwick
Deputy Clerk to the Board

By _____
City Manager

Approved as to Legal Form.

Recommended:
By Steve Reams

By _____
City Attorney

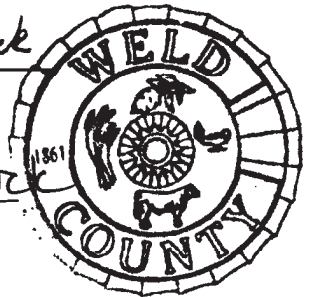
Steve Reams, Sheriff
Weld County Sheriff's Office

Approved as to Finance

By _____
Director of Finance

Recommended.

By Adam Turk
DocuSigned by:
E1F3B9938247460...
Greeley Police Department



2023-2116



Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

A Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Wake Annexation 1-3

Summary:

A Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Wake Annexation 1-3. Richmark Real Estate Partners LLC has submitted petitions to the City of Greeley for annexation of three (3) properties totaling 120.098 acres located in the Southeast Quarter and the Northeast Quarter of Section 32, Township 6 North, Range 65 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of N. 6th Avenue, F Street, and including a portion of Highway 85 bypass that bisects Wake Annexation 1. Staff found the Petitions for Annexation to be in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and found that the Petitions meet the legal requirements of those sections.

Please note that a single resolution references the subject properties in all three of the Annexation Petitions. Therefore, adoption of the associated resolution constitutes a finding of compliance for all properties in Annexations 1 through 3.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Other issues and Considerations:

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

1. Res 28, 2023
2. Exhibit A
3. Exhibit B
4. Exhibit C
5. Wake Annexation 1 Map
6. Wake Annexation 2 Map
7. Wake Annexation 3 Map

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 28, 2023**

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS WAKE LOCATED AT N. 6TH AVENUE, F STREET, AND INCLUDING A PORTION OF HIGHWAY 85 BYPASS THAT BISECTS WAKE ANNEXATION 1 INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 120.098 ACRES

WHEREAS, Richmark Real Estate Partners LLC has submitted annexation petitions to the City of Greeley for annexation of three properties located at N. 6th Avenue, F Street, and including a portion of Highway 85 Bypass that bisects Wake Annexation 1, more particularly described in the attached Exhibits A through C;

WHEREAS, the City of Greeley staff has found the annexation petitions to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexations comply with C.R.S. § 31-12-106, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The annexation petitions are found to substantially comply with C.R.S. § 31-12-106.
2. The public hearing for consideration of the proposed annexation petitions is hereby set for September 19, 2023, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT "A"
(LEGAL DESCRIPTIONS)

WAKE ANNEXATION NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER, SOUTHEAST QUARTER, AND NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER BETWEEN SECTIONS 32 AND 33, TOWNSHIP 6 NORTH, RANGE 65 WEST; THENCE N84° 54' 03"W A DISTANCE OF 706.65 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID SOUTH LINE N84° 54' 03"W A DISTANCE OF 1386.38 FEET;

THENCE N0° 16' 24"E A DISTANCE OF 297.11 FEET;

THENCE N89° 20' 24"W A DISTANCE OF 129.00 FEET;

THENCE N0° 22' 34"E A DISTANCE OF 400.00 FEET ON THE EAST LINE OF THE THERMO COGENERATION PLANT ANNEXATION RECORDED AT REC. #2467353;

THENCE N89° 47' 22"W A DISTANCE OF 477.15 FEET ON THE NORTH LINE OF SAID THERMO COGENERATION PLANT ANNEXATION;

THENCE N5° 03' 53"E A DISTANCE OF 53.58 FEET ON THE EAST LINE OF THE MONFORT LAMB PLANT ANNEXATION RECORDED AT REC. #2181908;

THENCE N2° 35' 05"E A DISTANCE OF 203.34 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;

THENCE N1° 02' 25"E A DISTANCE OF 422.15 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;

THENCE S84° 15' 54"E A DISTANCE OF 33.45 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;

THENCE N1° 00' 20"W A DISTANCE OF 344.18 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;

THENCE S84° 18' 04"E A DISTANCE OF 909.75 FEET TO THE SOUTHWEST RIGHT OF WAY FOR THE HIGHWAY 85 BY-PASS;

THENCE N67° 42' 53"E A DISTANCE OF 299.44 FEET TO THE NORTHEAST RIGHT OF WAY FOR THE HIGHWAY 85 BY-PASS;

THENCE ON SAID NORTHEAST RIGHT OF WAY S23°10'17"E A DISTANCE OF 475.25 FEET;

THENCE N88° 44' 10"E A DISTANCE OF 479.74 FEET;

THENCE S1° 08' 17"E A DISTANCE OF 821.58 FEET;

THENCE $50^{\circ} 04' 41''$ W A DISTANCE OF 358.82 FEET TO THE NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS;

THENCE 268.77 FEET ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 268.77 FEET, THE ARC OF SAID CURVE HAVING A RADIUS OF 2956.24 FEET, A CENTRAL ANGLE OF $5^{\circ} 12' 33''$ AND BEING SUB-TENDED BY A CHORD WHICH BEARS $S14^{\circ} 57' 22''$ E A DISTANCE OF 268.68 FEET TO THE **POINT OF BEGINNING**.

SAID WAKE ANNEXATION NO. 1 HAS A PERIMETER OF 7,359.70 FEET, AND AN AREA OF 2,683,882 SQUARE FEET, 61.613 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO AS REFERENCED TO THE COLORADO STATE PLANE NORTH, NORTH AMERICAN DATUM 1983, BEARS NORTH $84^{\circ} 54' 03''$ WEST FOR 2618.50 FEET BETWEEN THE SOUTH SIXTEENTH CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32 AND 33 MONUMENTED WITH A #6 REBAR AND $3 \frac{1}{4}''$ ALUMINUM CAP STAMPED 33200, 2012 AND THE SOUTH CENTER SIXTEENTH CORNER OF SAID SECTION 32 MONUMENTED WITH #5 REBAR AND $2''$ ALUMINUM CAP STAMPED PLS 28259, 1996 WITH ALL OTHER BEARINGS REFERENCED THERETO.

For reference only: Parcel 080332400004 and 080332000023 and the Highway 85 right of way between said parcels.

EXHIBIT "B"
(LEGAL DESCRIPTIONS)

WAKE ANNEXATION NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER BETWEEN SECTIONS 32 AND 33, TOWNSHIP 6 NORTH, RANGE 65 WEST; THENCE N84° 54' 03"W A DISTANCE OF 706.65 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32 TO THE NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE 129.43 FEET ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2956.24 FEET, A CENTRAL ANGLE OF 2°30'31", AND BEING SUB-TENDED BY A CHORD WHICH BEARS S11° 05' 51"E A DISTANCE OF 129.42 FEET;

THENCE CONTINUING ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS S8° 40' 39"E A DISTANCE OF 205.17 FEET;

THENCE CONTINUING ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS S7° 59' 19"E A DISTANCE OF 501.43 FEET;

THENCE CONTINUING ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS S82°01'00"W A DISTANCE OF 10.00 FEET;

THENCE CONTINUING ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS S07°57'00"E A DISTANCE OF 56.42 FEET;

THENCE SOUTH 82°03'00"W A DISTANCE OF 300.00 FEET TO THE SOUTHWEST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS;

THENCE S31° 15' 29"W A DISTANCE OF 413.37 FEET;

THENCE N85° 53' 03"W A DISTANCE OF 972.88 FEET;

THENCE N0° 54' 24"W A DISTANCE OF 887.47 FEET;

THENCE S87°32' 12"W A DISTANCE OF 540.87 FEET TO THE APPARENT WEST RIGHT OF WAY OF 6TH AVENUE;

THENCE ON THE APPARENT WEST RIGHT OF WAY OF 6TH AVENUE N0°13' 55"E A DISTANCE OF 515.08 FEET;

THENCE S84°54'03"E A DISTANCE OF 60.48 FEET TO THE EAST RIGHT OF WAY OF 6TH AVENUE;

THENCE ON THE EAST RIGHT OF WAY OF 6TH AVENUE S01°35'54"E A DISTANCE OF 92.52 FEET;

THENCE S89° 42' 47"E A DISTANCE OF 337.76 FEET;

THENCE S0° 04' 42"W A DISTANCE OF 89.22 FEET;

THENCE S87° 54' 00"E A DISTANCE OF 63.86 FEET;

THENCE N0° 18' 26"E A DISTANCE OF 91.18 FEET;

THENCE S89° 49' 03"E A DISTANCE OF 64.95 FEET;'

THENCE N0° 16' 24"E A DISTANCE OF 52.85 FEET TO THE SOUTH LINE OF WAKE ANNEXATION NO. 1;

THENCE S84° 54' 03"E A DISTANCE OF 1386.38 FEET ON THE SOUTH LINE OF WAKE ANNEXATION NO. 1
TO THE **POINT OF BEGINNING**.

SAID WAKE ANNEXATION NO. 2 HAS A PERIMETER OF 6,771.34 FEET, AND AN AREA OF 1,978,028
SQUARE FEET, 45.409 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6
NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO AS REFERENCED TO THE
COLORADO STATE PLANE NORTH, NORTH AMERICAN DATUM 1983, BEARS NORTH 84° 54' 03" WEST
FOR 2618.50 FEET BETWEEN THE SOUTH SIXTEENTH CORNER OF SAID SOUTHEAST QUARTER OF
SECTION 32 AND 33 MONUMENTED WITH A #6 REBAR AND 3 ¼" ALUMINUM CAP STAMPED 33200,
2012 AND THE SOUTH CENTER SIXTEENTH CORNER OF SAID SECTION 32 MONUMENTED WITH #5 REBAR
AND 2" ALUMINUM CAP STAMPED PLS 28259, 1996 WITH ALL OTHER BEARINGS REFERENCED THERETO.

*For reference only: Parcel 080332400005 and the Highway 85 right of way and 6th Avenue apparent right
of way adjacent to said parcels.*

EXHIBIT "C"
(LEGAL DESCRIPTIONS)

WAKE ANNEXATION NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE S85° 53' 03"E A DISTANCE OF 580.28 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 S85° 53' 03"E A DISTANCE OF 681.64 FEET ON THE SOUTH LINE OF WAKE ANNEXATION NO. 2;

THENCE S1° 47' 37"W A DISTANCE OF 823.29 FEET;

THENCE N87° 00' 29"W A DISTANCE OF 849.06 FEET;

THENCE N0° 01' 14"W A DISTANCE OF 80.11 FEET ON AN EAST LINE OF THE CITY OF GREELEY;

THENCE S87° 02' 25"E A DISTANCE OF 194.90 FEET;

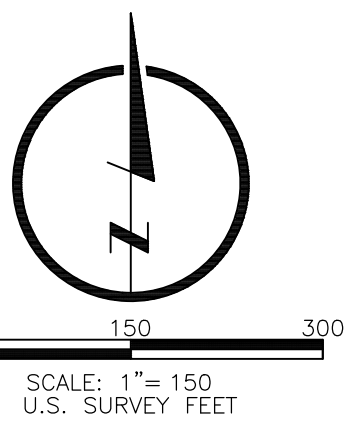
THENCE N0° 03' 45"W A DISTANCE OF 757.45 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE **POINT OF BEGINNING**.

SAID WAKE ANNEXATION NO. 3 HAS A PERIMETER OF 3,386.45 FEET, AND AN AREA OF 569,539 SQUARE FEET, 13.075 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO AS REFERENCED TO THE COLORADO STATE PLANE NORTH, NORTH AMERICAN DATUM 1983, BEARS S85° 53' 03"E FOR 2619.21 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 5 MONUMENTED WITH A 3 ¼" ALUMINUM CAP STAMPED PLS 28259 IN A MONUMENT BOX AND THE NORTHEAST CORNER OF SAID SECTION 5 MONUMENTED WITH A 2 1/2" ALUMINUM CAP STAMPED LS 17500 IN A MONUMENT BOX WITH ALL OTHER BEARINGS REFERENCED THERETO.

For reference only: Parcel 096105102006



WAKE ANNEXATION NO. 1 TO THE CITY OF GREELEY

LOCATED IN THE SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
ANX2022-0008

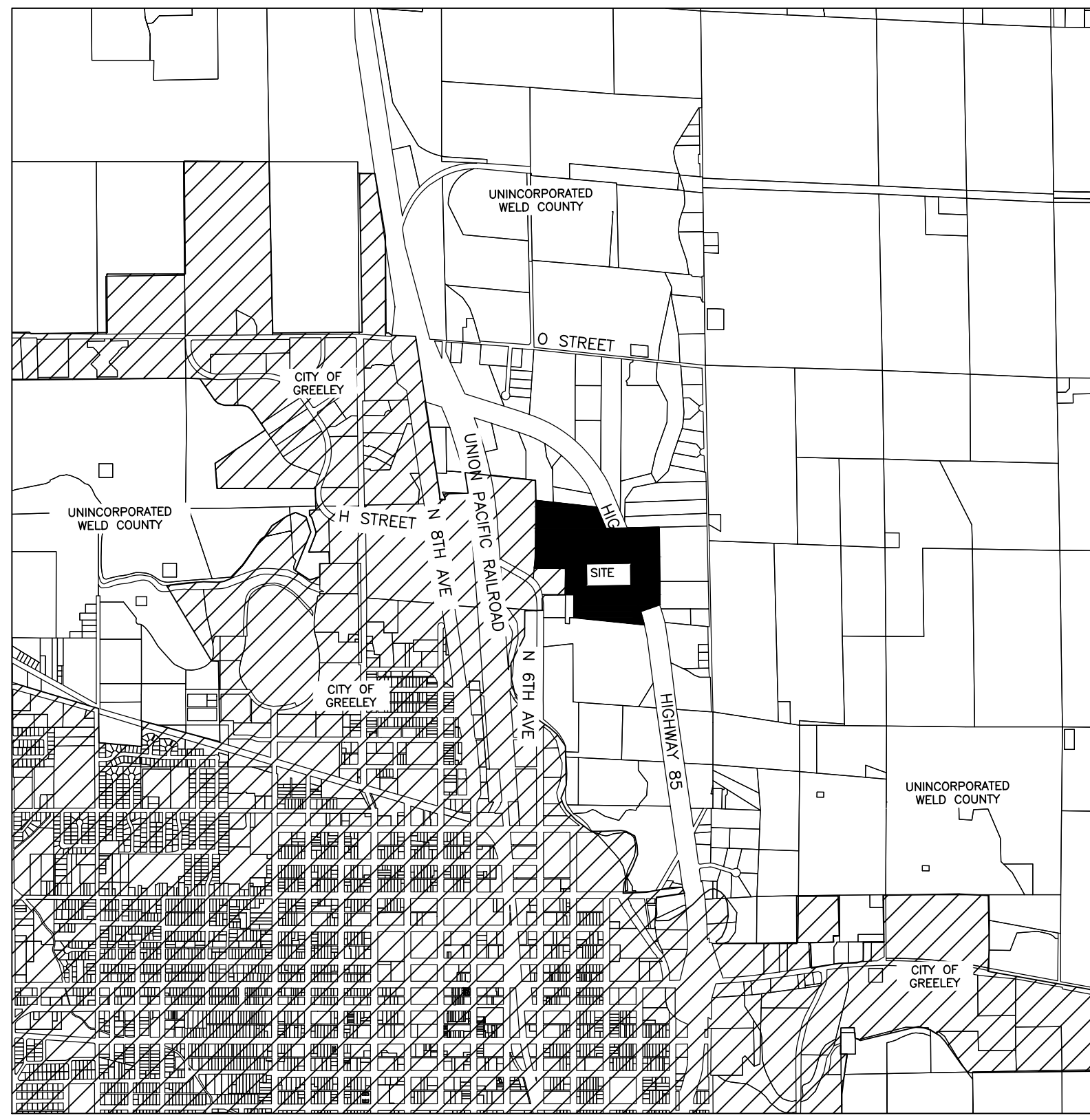
ANNEXATION TABLE:

TOTAL ANNEXATION BOUNDARY PERIMETER: 7359.70 LINEAR FEET
LENGTH CONTIGUOUS TO EXISTING CITY OF GREELEY BOUNDARY: 1,933.85 LINEAR FEET
TOTAL ALLOWABLE PERIMETER (CONTIGUOUS x 6): 11,603.10 LINEAR FEET
MINIMUM ONE-SIXTH (1/6) OF TOTAL ANNEXATION PERIMETER: 1226.62 LINEAR FEET

AS SHOWN ABOVE, THE ANNEXATION PERIMETER CONTIGUOUS TO CITY OF GREELEY BOUNDARY EXCEEDS THE MINIMUM REQUIRED 1/6 CONTIGUITY. THEREFORE, WAKE ANNEXATION #1 IS IN COMPLIANCE WITH THE STATE CONTIGUITY REQUIREMENT.

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT LOT LINE
- ANNEXATION/GREELEY TOWN LIMITS
- CONTIGUOUS PERIMETER
- SECTION LINE
- RIGHT OF WAY
- FOUND PROPERTY CORNER
- SECTION CORNER, AS DESCRIBED
- PER RECORD
- CALCULATED PER RECORD
- PER CDOT ROW MAP



SCALE: 1"=2000'
U.S. SURVEY FEET
VICINITY MAP
1"=2000'

WAKE ANNEXATION NO. 1 PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER, SOUTHEAST QUARTER, AND NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER BETWEEN SECTIONS 32 AND 33, TOWNSHIP 6 NORTH, RANGE 65 WEST; THENCE N84° 54' 03"W A DISTANCE OF 706.65 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE N84° 54' 03"W A DISTANCE OF 1386.38 FEET;
THENCE N0° 16' 24"E A DISTANCE OF 297.11 FEET;
THENCE N89° 20' 24"W A DISTANCE OF 129.00 FEET;
THENCE N0° 22' 34"E A DISTANCE OF 400.00 FEET ON THE EAST LINE OF THE THERMO COGENERATION PLANT ANNEXATION RECORDED AT REC. #2467353;

THENCE N89° 47' 22"W A DISTANCE OF 477.15 FEET ON THE NORTH LINE OF SAID THERMO COGENERATION PLANT ANNEXATION;
THENCE N5° 03' 53"E A DISTANCE OF 53.58 FEET ON THE EAST LINE OF THE MONFORT LAMB PLANT ANNEXATION RECORDED AT REC. #2181908;

THENCE N2° 35' 05"E A DISTANCE OF 203.34 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;
THENCE N1° 02' 25"E A DISTANCE OF 422.15 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;
THENCE N84° 15' 54"E A DISTANCE OF 33.45 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;

THENCE N1° 00' 20"W A DISTANCE OF 344.18 FEET ON THE EAST LINE OF SAID MONFORT LAMB PLANT ANNEXATION;
THENCE S84° 18' 04"E A DISTANCE OF 909.75 FEET TO THE SOUTHWEST RIGHT OF WAY FOR THE HIGHWAY 85 BY-PASS;

THENCE N67° 42' 53"E A DISTANCE OF 299.44 FEET TO THE NORTHEAST RIGHT OF WAY FOR THE HIGHWAY 85 BY-PASS;
THENCE ON SAID NORTHEAST RIGHT OF WAY S23°10'17"E A DISTANCE OF 475.25 FEET;
THENCE N88° 44' 10"E A DISTANCE OF 479.74 FEET;

THENCE S1° 08' 17"E A DISTANCE OF 821.58 FEET;
THENCE S0° 04' 41"W A DISTANCE OF 358.82 FEET TO THE NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS;
THENCE 268.77 FEET ON SAID NORTHEAST RIGHT OF WAY FOR HIGHWAY 85 BY-PASS ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 268.77 FEET, THE ARC OF SAID CURVE HAVING A RADIUS OF 2956.24 FEET, A CENTRAL ANGLE OF 5°12'33" AND BEING SUB-TENDED BY A CHORD WHICH BEARS S14° 57' 22"E A DISTANCE OF 268.68 FEET TO THE POINT OF BEGINNING.

SAID WAKE ANNEXATION NO. 1 HAS A PERIMETER OF 7,359.70 FEET, AND AN AREA OF 2,683,882 SQUARE FEET, 61.613 ACRES, MORE OR LESS.

OWNERS: RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: TYLER RICHARDSON
AUTHORIZED AGENT

STATE OF COLORADO)
COUNTY OF WELD)SS

THE FOREGOING ANNEXATION PLAT WAS ACKNOWLEDGED BEFORE ME BY

TYLER RICHARDSON AS AUTHORIZED AGENT OF RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY.

ON THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1148067-CO, WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2022 AT 5:00 P.M..
- BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO AS REFERENCED TO THE COLORADO STATE PLANE NORTH, NORTH AMERICAN DATUM 1983, BEARS NORTH 84° 54' 03" WEST FOR 2618.50 FEET BETWEEN THE SOUTH SIXTEENTH CORNER OF SECTION 32 AND 33 MONUMENTED WITH A #6 REBAR AND 3 3/4" ALUMINUM CAP STAMPED 33200, 2012 AND THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 32 MONUMENTED WITH #5 REBAR AND 2" ALUMINUM CAP STAMPED PLS 28259, 1996 WITH ALL OTHER BEARINGS REFERENCED THERETO.

ACCEPTANCE:

THIS ANNEXATION MAP WAS ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY, COLORADO AND THE TERRITORY THEREIN DESIGNATED AND MADE A PART OF THE CITY OF GREELEY, AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREON THIS ____ DAY OF _____, 2023.

ATTEST: CITY CLERK MAYOR

CERTIFICATE OF APPROVAL BY ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER OR THEIR DESIGNEE:

APPROVED THIS ____ DAY OF _____, 2023, BY THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER OR THEIR DESIGNEE OF THE CITY OF GREELEY, COLORADO.

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 2023, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF WAKE ANNEXATION NO. 1 IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, AND THAT AT LEAST 1/6 OF THE PERIMETER OF THE ABOVE-DESCRIBED PROPERTY IS CONTIGUOUS TO THE CURRENT BOUNDARY OF THE CITY OF GREELEY, COLORADO

LAINE A. LANDAU, COLORADO PLS 31159
LAMP RYNEARSON
LAINE.LANDAU@LAMPRYNEARSON.COM
DATE OF SIGNATURE:

LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

WAKE ANNEXATION NO. 1
A PORTION OF THE SOUTHWEST, SOUTHEAST, AND NORTHEAST QUARTER
SECTION 32, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

RICHMARK WAKE ANNEXATION
GREELEY, COLORADO



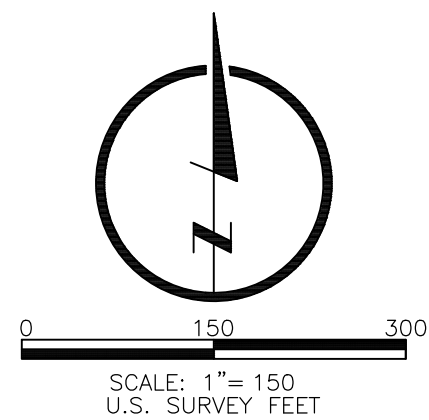
Know what's below.
Call before you dig.

REVISIONS
08/09/2022 REMOVED OVERLAPPING TEXT
10/17/2022 REVISED PER CITY COMMENTS
12/13/2022 REVISED PER CITY COMMENTS
03/28/2023 BOUNDARY REVISION

DESIGNER / DRAFTER
LAINE LANDAU/JOSH CROAK
DATE
08/04/2022
PROJECT NUMBER
0222030
BOOK AND PAGE

SHEET

1 OF 1



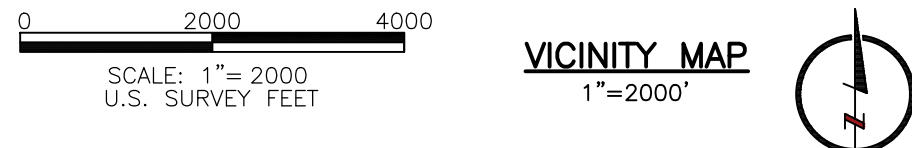
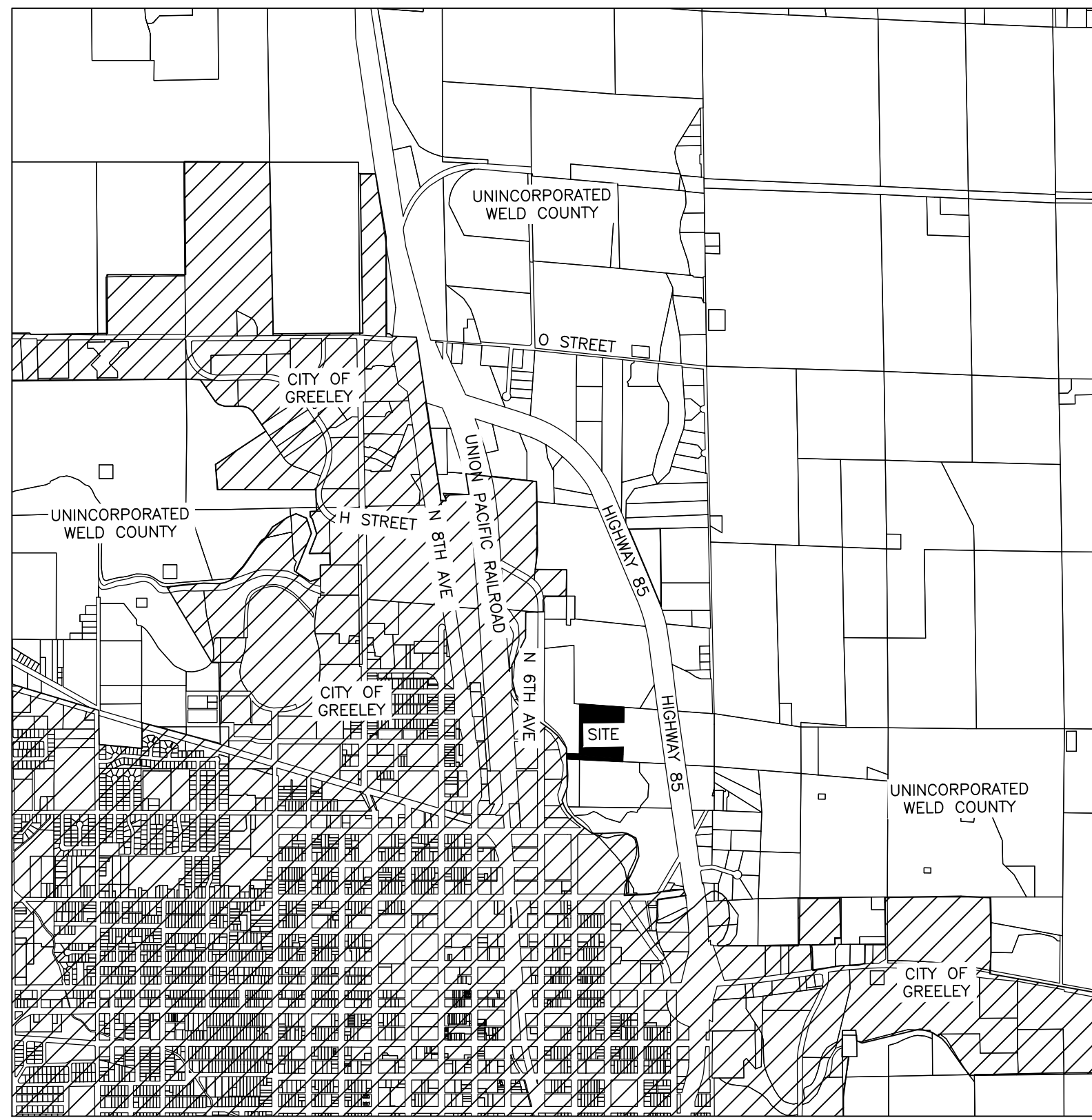
WAKE ANNEXATION NO. 3 TO THE CITY OF GREELEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO
ANX2022-0010

LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT LOT LINE
	ANNEXATION/GREELEY TOWN LIMITS
	CONTIGUOUS PERIMETER
	SECTION LINE
	RIGHT OF WAY
	FOUND PROPERTY CORNER
	SECTION CORNER, AS DESCRIBED
(R)	PER RECORD
(C)	CALCULATED PER RECORD
(R-CDOT)	PER RECORD - CDOT ROW MAPS

ANNEXATION TABLE:	
TOTAL ANNEXATION BOUNDARY PERIMETER:	3386.45 LINEAR FEET
CONTIGUOUS LENGTH TO EXISTING CITY OF GREELEY BOUNDARY:	761.75 LINEAR FEET
TOTAL ALLOWABLE PERIMETER (CONTIGUOUS x 6):	4570.50 LINEAR FEET
MINIMUM ONE-SIXTH (1/6) OF TOTAL ANNEXATION PERIMETER:	564.41 LINEAR FEET

AS SHOWN ABOVE, THE ANNEXATION PERIMETER CONTIGUOUS TO CITY OF GREELEY BOUNDARY EXCEEDS THE MINIMUM REQUIRED 1/6 CONTIGUITY. THEREFORE, WAKE ANNEXATION #3 IS IN COMPLIANCE WITH THE STATE CONTIGUITY REQUIREMENT.



WAKE ANNEXATION NO. 3 PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE S85° 53' 03"E A DISTANCE OF 580.28 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 S85° 53' 03"E A DISTANCE OF 681.64 FEET ON THE SOUTH LINE OF WAKE ANNEXATION NO. 2;

THENCE S1° 47' 37"W A DISTANCE OF 823.29 FEET;

THENCE N87° 00' 29"W A DISTANCE OF 849.06 FEET;

THENCE N0° 01' 14"W A DISTANCE OF 80.11 FEET ON AN EAST LINE OF THE CITY OF GREELEY;

THENCE S87° 02' 25"E A DISTANCE OF 194.90 FEET;

THENCE N0° 03' 45"W A DISTANCE OF 757.45 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING.

SAID WAKE ANNEXATION NO. 3 HAS A PERIMETER OF 3,386.45 FEET, AND AN AREA OF 569,539 SQUARE FEET, 13.075 ACRES, MORE OR LESS.

OWNERS: RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: TYLER RICHARDSON
AUTHORIZED AGENT

STATE OF COLORADO))SS
COUNTY OF WELD)

THE FOREGOING ANNEXATION PLAT WAS ACKNOWLEDGED BEFORE ME BY

TYLER RICHARDSON AS AUTHORIZED AGENT OF RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY.

ON THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1109108-CO, WITH AN EFFECTIVE DATE OF JANUARY 25, 2022 AT 5:00 P.M. AND STEWART TITLE GUARANTY COMPANY, ORDER NUMBER 1723690, WITH AN EFFECTIVE DATE OF JUNE 2, 2022 AT 8:00 A.M.

3. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO AS REFERENCED TO THE COLORADO STATE PLANE NORTH, NORTH AMERICAN DATUM 1983, BEARS S85° 53' 03"E FOR 2619.21 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 5 MONUMENTED WITH A 3' X' ALUMINUM CAP STAMPED PLS 28259 IN A MONUMENT BOX AND THE NORTHEAST CORNER OF SAID SECTION 5 MONUMENTED WITH A 2 1/2" ALUMINUM CAP STAMPED LS 17500 IN A MONUMENT BOX WITH ALL OTHER BEARINGS REFERENCED THERETO.

ACCEPTANCE:

THIS ANNEXATION MAP WAS ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY, COLORADO AND THE TERRITORY THEREIN DESIGNATED AND MADE A PART OF THE CITY OF GREELEY, AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREON THIS ____ DAY OF _____, 2023.

ATTEST: _____
CITY CLERK MAYOR

CERTIFICATE OF APPROVAL BY ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER OR THEIR DESIGNEE:

APPROVED THIS ____ DAY OF _____, 2023, BY THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS' MANAGER OR THEIR DESIGNEE OF THE CITY OF GREELEY, COLORADO.

ENGINEERING DEVELOPMENT REVIEW
AND CIVIL INSPECTIONS MANAGER

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 2023, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF WAKE ANNEXATION NO. 3 IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, AND THAT AT LEAST 1/6 OF THE PERIMETER OF THE ABOVE-DESCRIBED PROPERTY IS CONTIGUOUS TO THE CURRENT BOUNDARY OF THE CITY OF GREELEY, COLORADO

LAINE A. LANDAU, COLORADO PLS 31159
LAMP RYNEARSON
LAINE.LANDAU@LAMPRYNEARSON.COM
DATE OF SIGNATURE: _____

LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

WAKE ANNEXATION NO. 3
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5
TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

RICHMARK WAKE ANNEXATION
GREELEY, COLORADO



Know what's below.
Call before you dig.

REVISIONS	
08/09/2022	REMOVED OVERLAPPING TEXT
10/17/2022	REVISED PER CITY COMMENTS
12/13/2022	REVISED PER CITY COMMENTS
03/28/2023	BOUNDARY REVISION

DESIGNER / DRAFTER
LAINE LANDAU/JOSH CROAK
DATE
08/04/2022
PROJECT NUMBER
0222030
BOOK AND PAGE

SHEET



Council Agenda Summary

August 15, 2023

Key Staff Contact: Paul Trombino, Public Works Director

Title:

A Resolution supporting the Mobility Expansion for Regional Growth and Equity (MERGE) Project and Multimodal Project Discretionary Grant (MPDG) Program Application

Summary:

This Resolution supports the submittal of a grant application to the United States Department of Transportation (USDOT) Multimodal Project Discretionary Grant (MPDG) program for the planned interchanges on US 34 Bypass, 35th Avenue and 47th Avenue. The Mobility Hub at Centerplace is titled the Mobility Expansion for Regional Growth and Equity (MERGE) project. The grant application is due August 21, 2023.

The City Council has identified the construction of the regional mobility hub integrated with the proposed interchanges at US Highway 34 on 35th and 47th Avenues (MERGE) as a high priority project. This area contains two of the region's busiest and most dangerous intersections on a regionally significant corridor with two other major street corridors in the City of Greeley.

The City Council has committed \$31.5 million in matching funds for this priority project.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$31.5 million
What fund of the City will provide Funding?	Quality-of-life-fund (318) and Transportation-Development-Fund (334)
What is the source of revenue within the fund?	Sales tax
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Onetime

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:



Community Vitality



Infrastructure and Mobility



Quality of Life

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

1. Res 29, 2023
2. Presentation

CITY OF GREELEY, COLORADO
RESOLUTION NO. 29, 2023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO,
IN SUPPORT OF THE GREELEY DEPARTMENT OF PUBLIC WORKS TO SUBMIT
FUNDING AND FINANCING APPLICATIONS TO THE UNITED STATES DEPARTMENT
OF TRANSPORTATION TO CONSTRUCT A REGIONAL MOBILITY HUB
INTEGRATED WITH PROPOSED INTERCHANGES AT US HIGHWAY 34 ON 35TH
AND 47TH AVENUES IN THE CITY OF GREELEY**

WHEREAS, the Greeley City Council has identified the construction of the regional mobility hub integrated with the proposed interchanges at US Highway 34 on 35th and 47th Avenues (MERGE) project as a high priority due to the need for integrated regional mobility hub and two of the region's busiest and most dangerous intersections on a regional significant corridor and two major street corridors in the City of Greeley; and

WHEREAS, From 2010 to 2020, the population of the Greeley metropolitan statistical area (MSA), which spans all of Weld County, increased from 252,825 to 328,981 people and this 30.1% increase makes it the fastest-growing metro area in Colorado and the fourth fastest-growing metro area in the country and in the City of Greeley, 96% of this growth was among people of color and the median age in Greeley is 31.5 years old, significantly lower than the national average of 38 years old and, 50% of the jobs in Weld County are located in City of Greeley; and

WHEREAS, the City of Greeley recognizes the provision of safer, more efficient, and more sustainable transportation infrastructure is critical to improving, and maintaining quality of life, and local and regional mobility; and

WHEREAS, the City Council of the City of Greeley has committed \$31.5 million in matching funds for this project; and

WHEREAS, the United States Department of Transportation provides numerous grant and other financing opportunities to reduce the burden for state and local applicants and increase the pipeline of "shovel-worthy" projects; and

WHEREAS, the City of Greeley desires to participate in these funding opportunities to construct the MERGE project to deliver a diversified multimodal transit-oriented transportation for users of the US Highway 34, the City of Greeley, the region at large; and the State of Colorado; and

WHEREAS, the Public Works Department in partnership with the Colorado Department of Transportation will provide adequate oversight for the project should the funds be awarded.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1: The City Council demonstrates its support for the submittal of funding applications to the United States Department of Transportation to construct the MERGE Project in the City of Greeley

Section 2: This Resolution shall be effective following its adoption by the City Council.

PASSED AND ADOPTED, SIGNED AND APPROVED this day of ____ AUGUST

2023.

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

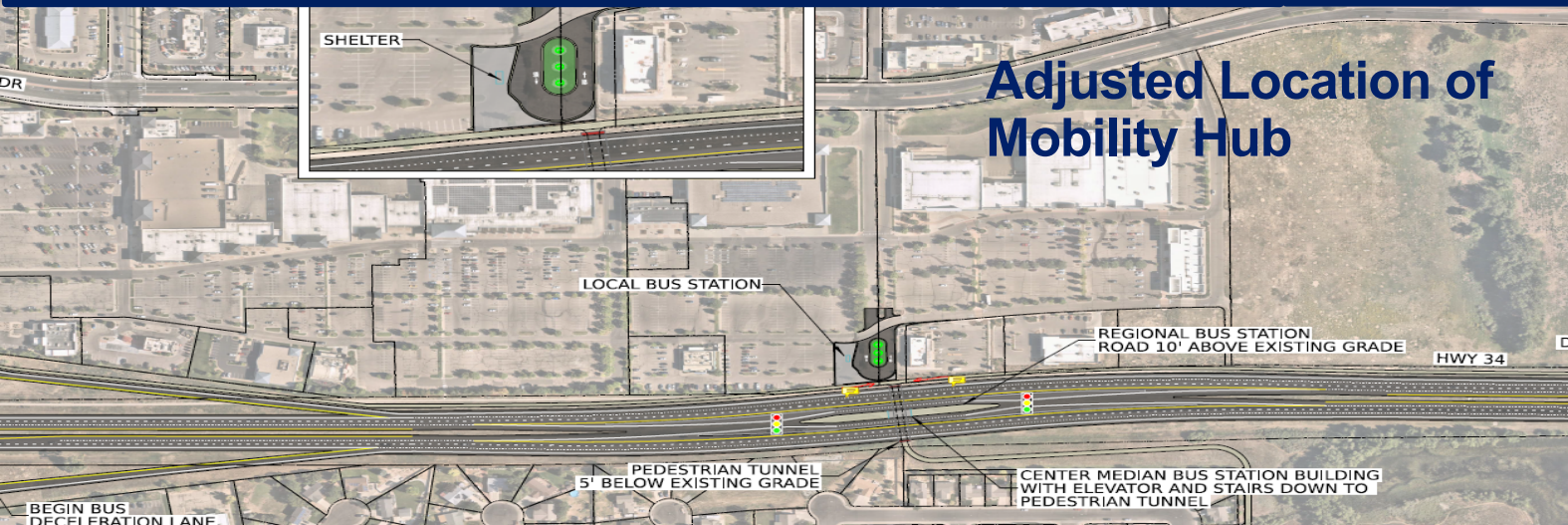
By: Mayor



MERGE Project Update & MPDG Grant Application Proposal

Executive Summary: Staff seeking City Council Support for \$50 million Grant request

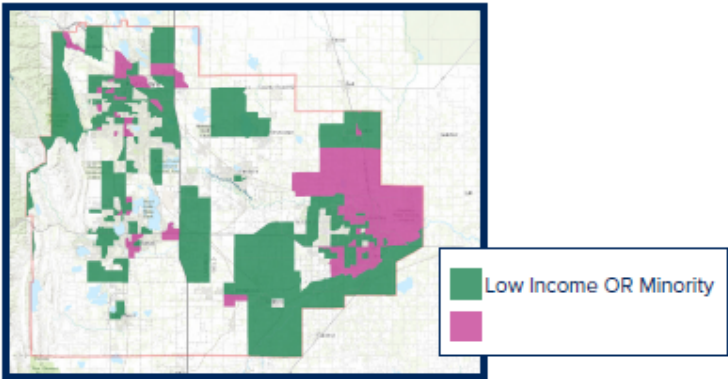
August 15, 2023



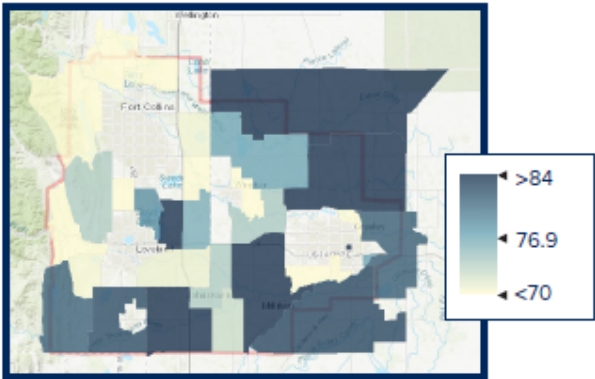
MERGE Project Equitable Innovative Sustainable



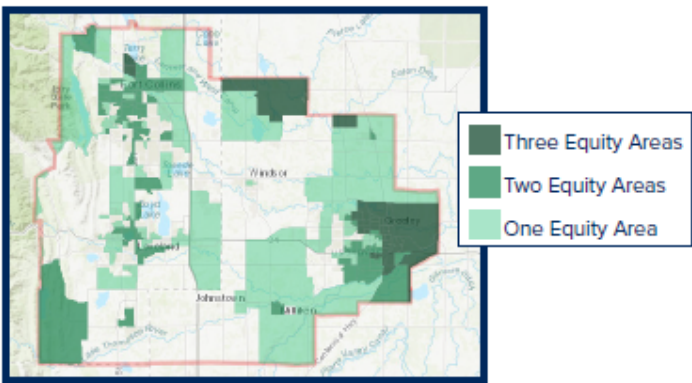
Environmental Justice



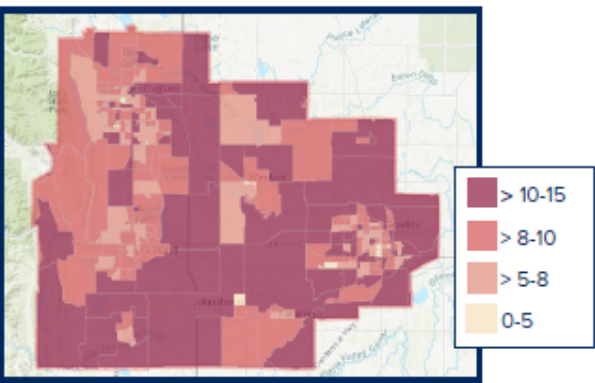
Transportation Insecurity



Equity Index



Final Multimodal Index Score



Mobility Improvements Impact

Mobility Improvement	Environmental Justice	Transportation Insecurity	Equity Index	Multimodal Index
MERGE Project'	✓	✓	✓	✓

MERGE Benefits

By incorporating multiple transportation components, the MERGE Project will generate economic development, eliminate transportation barriers, reduce greenhouse gas (GHG) emissions, and dramatically improve transit accessibility and safety throughout the NFRMPO.

MERGE is classified as a Transit Project under USDOT regulations

Mobility Hub:

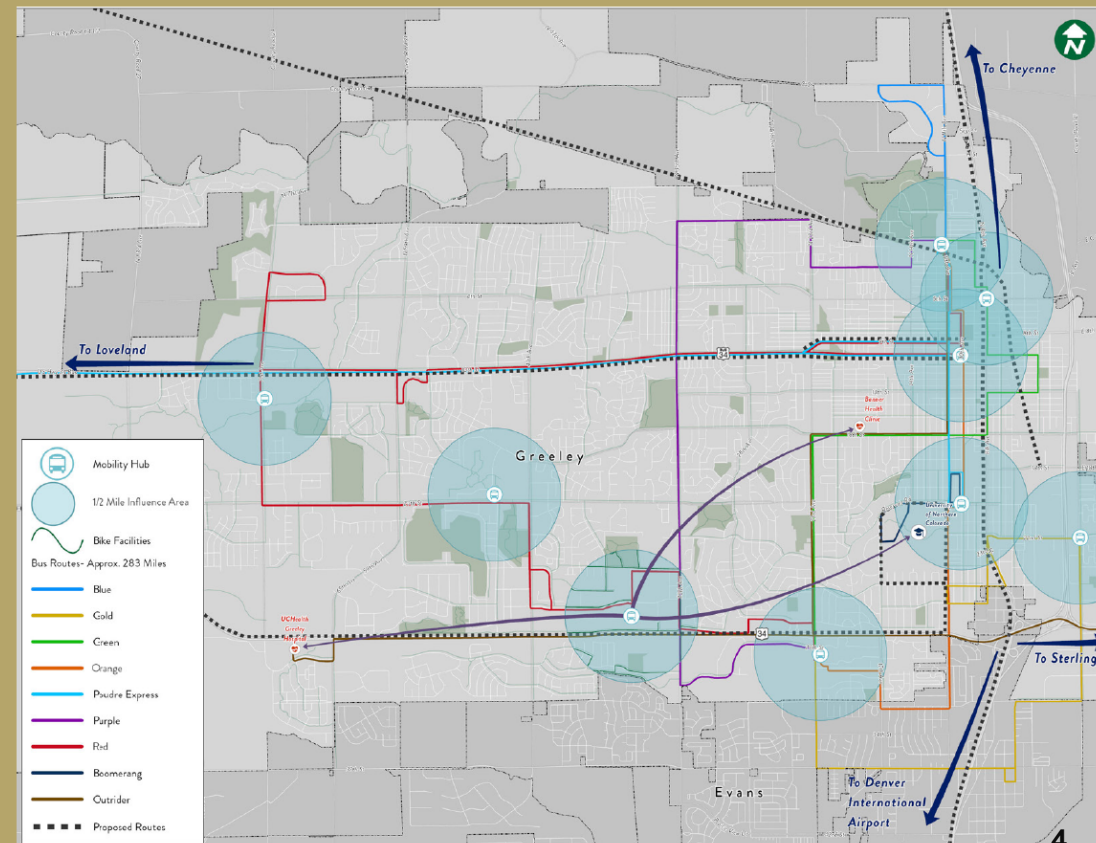
- Offers a less auto-dependent, enables and encourages active and sustainable transportation with modal flexibility
- Access to direct regional-local bus transfers, electric vehicle charging stations, and microtransit options
- Facilitates expansion of regional transit routes by connecting to other interregional routes

Future State

The new Greeley Mobility System integrates microtransit and micromobility with an expanded transit system.

New and expanded routes connect an additional 88 miles for a total of 283 miles.

The Mobility Hub and satellite nodes create nine new half-mile areas of influence, dramatically improving accessibility for residents in Transportation Insecure areas.



Multimodal Project Discretionary Grant program (MPDG) \$5.575 billion

Grant Notice of Funding
Opportunity released on
June 26, 2023

Funding Programs:
\$1.8 billion Mega
\$3.1 billion INFRA
\$675 million Rural

Grant Applications due
August 21, 2023



MPDG Grant Application Proposal

Updated Cost Estimate:

\$132 million

(\$31.5 million from City)

Grant Proposal:

MPDG Grant Request = \$50 million

Project Timeline:

2025-2028



Thank you





Council Agenda Summary

August 15, 2023

Key Staff Contact: Paul Trombino, Public Works Director

Title:

Introduction and first reading of an Ordinance adding Chapter 14 to Title 8 of the Greeley Municipal Code relating to shared micromobility

Summary:

Currently, the City of Greeley has no regulatory requirements or licensing requirements for shared micromobility businesses to operate. Shared micromobility companies distribute mobility devices (i.e., scooters, bikes, etc.) for short-term rental among multiple users where the devices are intended to remain in the public space or other areas permitted, even when the device is not being rented/used by a user; these devices are part of a shared fleet where software applications are used to locate, reserve, check out, and process payment for the use of those devices. As outlined within the recently adopted Greeley on the Go Transportation Master Plan, these devices typically provide connections for short point-to-point trips (~1 mile) and can be paired in larger mobility systems as a first and last mile connection.

Other communities have experienced significant impacts from the operation of shared micromobility companies, such as costs associated with collecting and storing devices left in public space. The purpose of this new chapter is to protect the public health, safety, and welfare of the city and its inhabitants and to prevent or mitigate adverse impacts that shared micromobility may have on public or private property by requiring licenses for those who make shared micromobility available for use in City boundaries.

This chapter would:

Define key terms for the ordinance: “docked devices,” “dockless device,” “operator,” “shared micromobility,” “shared micromobility device,” and “user.”

Require a business license to operate a shared micromobility business within the City of Greeley.

Grant the City authority to deny, suspend, or revoke such a license.

Enable the City Manager, or their designee, the authority to develop the operator license requirements to operate a shared micromobility business within the City of Greeley.

The approval of this ordinance will not only help to ensure the proper regulation of any micromobility company who desires to provide service within the City of Greeley but also prevent a company from deploying devices without the City's approval. Further discussion about the licensing process will occur at a future City Council Work Session after extensive outreach with stakeholders and the general public.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

None

Other issues and Considerations:

Strategic Focus Area:



Community Vitality



Infrastructure and Mobility



Quality of Life

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for September 5, 2023

Attachments:

1. Ord 40, 2023
2. Appendix A

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 40, 2023**

**AN ORDINANCE ADDING CHAPTER 14 TO TITLE 8 OF THE GREELEY
MUNICIPAL CODE RELATING TO SHARED MICROMOBILITY**

WHEREAS, the City of Greeley, Colorado (“City”) is a home rule municipality, and pursuant to Article XX, Section 6 of the Colorado constitution has the right to enact, administer and enforce ordinances; and

WHEREAS, shared micromobility companies distribute devices that can be ridden after payment of a fee; and

WHEREAS, regulation of shared micromobility companies is important to promote safe use, limit conflict with other users, and regulate the use of the city's right-of-way, multi-use paths and other areas as permitted; and

WHEREAS, by requiring a license for all persons who make shared micromobility available in the city, the city will prevent adverse impacts that shared micromobility may have to public or private property; and

WHEREAS, the recommended addition of Chapter 14, Shared Micromobility of Title 8 to the Greeley Municipal Code would protect the public health, safety, and welfare of the city and its inhabitants.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. That Chapter 14, Shared Micromobility, of Title 8, Business Taxes, Licenses and Regulations, shall be added as shown in Appendix A, attached hereto and incorporated herein.

Section 2. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____,
2023.**

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

TITLE 8. BUSINESS TAXES, LICENSES AND REGULATIONS

Chapter 14 – Shared Micromobility

Sec. 8-1400. Legislative Findings and Purpose

- (a) Shared micromobility companies distribute mobility devices that can be utilized for transportation after payment of a fee.
- (b) Regulation of shared micromobility companies is important to promote safe use, limit conflict with other users, and regulate the use of the city's right-of-way, multi-use paths and other areas as permitted while facilitating mobility for its residents.
- (c) Other communities have experienced significant impacts from the operation of shared micromobility companies. For example, communities have experienced costs associated with collecting and storing devices left in the city right-of-way and have incurred costs for infrastructure to facilitate safe riding and storage.
- (d) The purpose of this chapter is to protect the public health, safety, and welfare of the city and its inhabitants and to prevent or mitigate adverse impacts that shared micromobility may have to public or private property by requiring licenses for all persons who make shared micromobility available in the city.

Sec. 8-1401. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Docked devices consist of shared micromobility devices such as a bicycle, electrical assisted bicycle, electric scooter, or other city-approved device that can be rented from an automated station or “docking station” or “docks” and can be returned at the same station or another station belonging to the same system.

Dockless device means a bicycle, electric scooter, electrical assisted bicycle or other city-approved device that does not require a fixed apparatus or infrastructure for its parking, receipt, or return.

Operator is a person or company that owns and operates a shared micromobility fleet and service integrating on-board technology allowing a user to utilize either docked or dockless devices remotely in designated rights-of-way. The term includes any employee, agent or independent contractor hired by the operator.

Shared micromobility means a transportation option providing either dockless or docked devices for short term rental for point-to-point trips among multiple users where the devices are intended to remain in the public right-of-way or other areas permitted, even when not being rented/used by a user; that are part of a shared fleet; and that uses software applications (“apps”) to locate, reserve, check out, and process payment for the use of those devices.

Shared micromobility device (device) means any lightweight, low-powered or human powered vehicular unit, including, but not limited to bicycles, electrical assisted bicycles and electric scooters, either dockless or docked, that is part of a shared fleet operating in the city.

User is any person that is a customer of the shared micromobility operator or any person that uses, rents, or rides a docked or dockless device.

Sec. 8-1402. Administration by city manager or designee.

- (a) The administration of the provisions of this chapter shall be executed by the city manager, who may prescribe forms, rules, and regulations for the proper administration and enforcement

Appendix A

of this chapter. In addition, the city may adopt rules that designate where shared micromobility devices may be operated and rules to enhance public safety and to prevent any adverse impact that shared micromobility may have to public or private property.

(b) The city manager may designate the Director of Public Works or other qualified employees to carry out the administration and enforcement duties described in this chapter.

Sec. 8-1403. License Required

(a) No operator shall conduct or carry on the business of offering shared micromobility devices without first obtaining a license from city.

(b) Since the success of the city's shared micromobility program is impacted by the number of operators in the city, the city may limit the quantity of licenses issued under this Chapter.

Sec. 8-1404. Authority to Deny Issuance of License

The city may deny an application for a license under this chapter if the applicant fails to demonstrate that it meets all the requirements in section 8-6, this chapter and any rules adopted by the city.

Sec. 8-1405. Suspension or Revocation of License

(a) The city may suspend or revoke the license issued under this chapter for the grounds and under the procedures prescribed by section 8-23, Suspension and Revocation.

(b) In addition to any other provision of this code, the city may suspend or revoke a license issued under this chapter if the licensee does not comply with the requirements of this chapter or any rule adopted by the city to implement or enforce this chapter.

(c) Any operator, whose license has been suspended or revoked by the city, shall reclaim and remove their entire fleet of shared micromobility devices from wherever the shared micromobility devices and associated docking stations and appurtenances are located, within fifteen days of notice of revocation or suspension.

Sec. 8-1406. Shared Micromobility Operator License Requirements

(a) The city manager shall develop a shared micromobility operator criteria, application process, and requirements and define the period of performance to operate within the City's right-of-way and other permitted areas.

(b) The city manager is authorized to review and approve an applicant's deployment plans for a qualified operator who applies to operate within the City.

(c) The city manager shall promulgate additional regulations governing shared micromobility, which at a minimum requires operators to provide a device safety plan, application features and integration, follow established parking rules, meet operating and customer service performance standards, and perform data collection and reporting to the city that monitors performance and effectiveness of the program.

(d) The city manager shall set requirements for operators to remove shared micromobility devices that are parked in inappropriate areas, rebalance the devices, and similar operator obligations and responsibilities.

(e) Operators are required to provide proof of insurance of the types and at the levels determined by the city, indemnification, surety bonds, and cost recovery fees as part of the application process and at times specified in the license application.

Appendix A

- (f) The city manager shall establish a process to determine well-planned, designated locations for dedicated parking spaces for shared micromobility devices in the City's right-of-way.
- (g) A license for shared micromobility is only valid for operations within designated City rights-of-way. An operator shall not restrict use of its fleet within certain geographical areas of the City unless approved by the City. Permission to operate devices outside the public right-of-way shall require advanced written permission of the property owner. Operators shall have a means of communicating to the user or customer when the device has been operated in non-permitted areas. The communication to the user shall be sent electronically at the time of such an occurrence happening and at conclusion of the trip. Each occurrence shall be recorded for data collection and reporting purposes to the City.
- (h) No operator shall offer a shared micromobility device for use that does not meet each of the standards set forth in this chapter and established by the city manager.
- (i) An operator shall comply with the record keeping, ridership data, and other reporting and operating requirements established by the city manager under this chapter or as outlined with the licensing process.
- (j) An operator shall participate in city-initiated mobility engagement and user education efforts, including but not limited to special events and neighborhood outreach opportunities as requested by the city manager with prior notice.



Council Agenda Summary

August 15, 2023

Key Staff Contact: Tammy Hitchens, Interim Finance Director, Robert Miller, Treasurer and Interim Budget Manager, John Dargle, CPRD Director

Title:

Introduction and first reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023 (4th Appropriation)

Summary:

This is the fourth supplemental appropriation ordinance modifying the 2023 Budget. Additional funds are being requested to support the City entering into a rental agreement with the Colorado Grit, a North American Hockey League team, for use of the Ice Haus. To enhance the visitor experience and the team's ability to generate revenue, the City desires enhancements to the building. The project will be done in two phases. The first phase will include upgrades to the concession areas, audio visual equipment and WiFi enhancements, renovation of a locker room, a build out of the hospitality and office spaces on the second floor and new storage areas.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$500,673
What is the annual impact?	\$500,673
What fund of the City will provide Funding?	Food Tax
What is the source of revenue within the fund?	Fund Balance
Is there grant funding for this item?	No

Legal Issues:

City Charter prohibits actual expenditures from exceeding appropriations at the fund level. This ordinance will ensure that this does not occur.

Other issues and Considerations:

Strategic Focus Area:



Quality of Life

Decision Options:

1) Introduce the ordinance as presented; or

- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for September 5, 2023.

Attachments:

1. Ord 39, 2023
2. Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 39, 2023**

**AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES
AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL
YEAR OF 2023**

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2023 fiscal year; and

WHEREAS, the revenues received in the City of Greeley in 2022, exceeded the amount of revenues estimated in the 2022 Budget by more than the total amount of the expenditures in the same year.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2023 budget and amounts held in fund balance reserves from 2022, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2023:

Fund Description	Amount	Transfers	Total
Food Tax (304)	500,673	-	500,673

Section 2. All actions heretofore taken (not inconsistent with the provisions of this ordinance) by the officers, agents and employees of the City in connection with this appropriation are hereby ratified, approved and confirmed.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2023.

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

2023 4th Supplemental Appropriation Request

City Council Meeting
August 15, 2023



Culture, Parks & Recreation Budget Request

- **Ice Haus Building Improvements: \$500,673**
 - Build out of Grit spaces on 2nd floor (hospitality, office, storage)
 - Renovation of locker room/ VIP Entrance
 - Expansion of concession space, storage, and fixtures/equipment
 - Upgrades to audio visual equipment and Wi-Fi

Thank you





Council Agenda Summary

August 15, 2023

Key Staff Contact: Noel Mink, Human Resources Director

Title:

Public hearing and second reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Election, a question regarding an amendment to the Greeley Municipal Charter regarding collective bargaining for police officers

Summary:

Section 14-4(a)-(m) of the Greeley Homerule Charter provides Collective Bargaining for Police Officers. Section 14-4(b) of the Charter currently defines "Police Officer" to exclude those holding the rank of Sergeant and above. The Council has agreed to submit to the voters at the election on November 7, 2023 a ballot question regarding whether to add those holding the rank of Sergeant to the definition of "Police Officer." If passed by the voters, this question would amend the Charter to include Sergeants within the Collective Bargaining Unit.

The ordinance was introduced and read on first reading at the City Council meeting on August 1, 2023. Council approved the ordinance unanimously.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Pursuant to Section 1-6 of the Charter, an amendment to the Charter may be framed and submitted to the electors by the Council on its own initiative, in accordance with the provisions of Article XX of the Constitution of the State of Colorado. Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other issues and Considerations:

Strategic Focus Area:



High-Performance Government



Quality of Life



Safe and Secure Communities

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt it as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the Ordinance and publish with reference to title only.

Attachments:

1. Ord 34, 2023
2. Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 34, 2023**

**AN ORDINANCE SUBMITTING TO THE REGISTERED ELECTORS OF THE
CITY OF GREELEY AT THE NOVEMBER 7, 2023
COORDINATED MUNICIPAL ELECTION, A QUESTION REGARDING
AN AMENDMENT TO THE GREELEY MUNICIPAL CHARTER
REGARDING COLLECTIVE BARGAINING FOR POLICE OFFICERS**

WHEREAS, the Greeley Home Rule Charter is the City’s legislative framework; and

WHEREAS, Article I, Section 1-6 of the Charter provides that amendments to the Charter may be framed and submitted to the electorate, by petition to the Council, or by the Council on its own initiative, in accordance with Article XX of the Constitution of the State of Colorado; and

WHEREAS, Sections 14-4(a)-14-4(m) of the Charter sets forth the right of Police Officers to participate in collective bargaining; and

WHEREAS, the term “Police Officer” is defined in the Charter to exclude the ranks of sergeant and above; and

WHEREAS, the City Council of the City of Greeley, Colorado, directed staff to identify changes to the Charter necessary to allow sergeants within the Police Department to participate in collective bargaining; and

WHEREAS, City Council has determined that it is in the best interests of the City to present to the registered electors of the City of Greeley the opportunity to determine if sergeants should be authorized to participate in collective bargaining in the same manner and in the same bargaining unit as non-supervisory Police Officers within the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
GREELEY, COLORADO:**

Section 1. There is hereby placed on the ballot of the Coordinated Municipal Election set for November 7, 2023, a question asking the qualified electors of the City of Greeley whether to amend portions of the City of Greeley’s Charter regarding the collective bargaining rights of Police Officers to exclude only those employees holding a rank of commander from the bargaining unit.

Section 2. The following ballot title shall be placed on the November 7, 2023, Greeley Coordinated Municipal Election ballot:

Shall Section 14-4(b), subsection (a) of the City of Greeley’s Charter be amended to change the definition of the term “Police Officer” to exclude only those holding a rank above sergeant commencing on January 1, 2025?

- ☐ Yes
- ☐ No

Section 3. If the ballot question receives approval of the majority of the registered electors voting at the general election on November 7, 2023, the City of Greeley Charter shall be amended as follows effective January 1, 2025 without further action taken by City Council:

Sec. 14-4(b). - Definitions.

As used in this Section and its subparts, the following terms shall, unless the context requires a different interpretation, have the following meanings:

a. The term "police officer" shall mean the members of the civil service of the Police Department of the City of Greeley except: any person holding the rank of above sergeant ~~or above~~, including but not limited to sergeants, lieutenants, commanders, captains deputy chiefs and the Chief of the Department and any other position created with the rank ~~equivalent of sergeant or above~~ sergeant after the adoption of this Article.

Section 4. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance.

Section 5. The Council hereby authorizes and directs the City Clerk to certify such ballot measures to the Weld County Clerk and Recorder and hereby sets and fixes the foregoing as the ballot titles by which each ballot issue is to be submitted. The City Clerk, or the Council by resolution, may make such changes in the ballot title set forth above as may be necessary or appropriate to conform to applicable law. Notice of the election, including submission of the ballot issues, shall be given, and the election shall be held and conducted, and the results thereof shall be determined, in conformity with the Uniform Election Code of 1992, the Charter and ordinances of the City, and other applicable provisions of the Constitution (including, without limitation, Article X, Section 20 thereof) and the laws of the State of Colorado.

Section 6. The City hereby exercises its power as a home rule municipality, pursuant to Article XX of the Colorado Constitution, to supersede any and all laws of the State of Colorado which may be in conflict herewith.

Section 7. If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

Section 8. This ordinance shall be passed and published pursuant to the procedures set forth in Section 3-17 of the City of Greeley's Charter.

Section 9. Should the ballot question receive approval of the majority of the registered electors voting at the general election on November 7, 2023, it shall be deemed to take effect on January 1, 2025 without further action taken by the City Council.

INTRODUCED, READ, AND ORDERED PUBLISHED THIS ____ DAY OF _____, 2023.

PASSED AND ORDERED PUBLISHED BY REFERENCE THIS ____ DAY OF _____, 2023.

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

Police Charter Amendment

Noel Mink
Director of Human Resources

First Reading: August 1, 2023
Second Reading: August 15, 2023



Initiative 09-2023

Request for Council to consider a Council-initiated ballot measure to amend section 14-4(b)(a) of the City's Charter to include sergeants and commanders within the definition of police officer for the purpose of inclusion within the members of the civil service with the right to organize and bargain collectively.

**Council direction: Update to only include Sergeants in proposed ballot language.*

Collective Bargaining Agent

- If an amendment to the definition is passed, Sergeants would become members of the existing bargaining unit
- The Greeley Police Officers Association (GPOA) is the **sole and exclusive** bargaining agent for the Police Officers

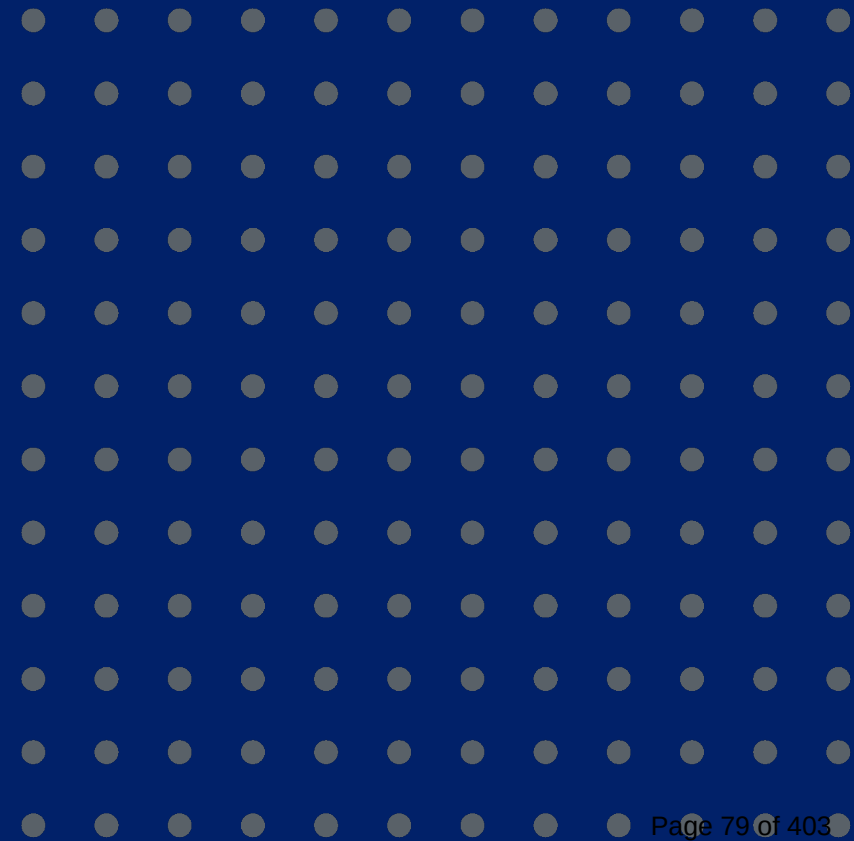
Contract

- The current collective bargaining agreement with Police Officers goes through the end of 2024
- Bargaining sessions will begin in approximately May 2024
- If Sergeants are added to the bargaining unit, they will be included in the contract beginning January 1, 2025

Process

- The City Council has initiated a ballot measure to amend the City's Charter
- An ordinance containing the proposed amendment is currently on City Council's agenda
- If passed, the Clerk will place the measure on the ballot

Thank you





Council Agenda Summary

August 15, 2023

Key Staff Contact: Christopher Ellmer, Interim Fire Chief

Title:

Public hearing and second reading of an Ordinance submitting to the registered electors of the City of Greeley at the November 7, 2023 Coordinated Municipal Election, a question regarding an amendment to the Greeley Municipal Charter regarding the titles of specific ranks of firefighters

Summary:

The Greeley Fire Department seeks to add the rank of Assistant Chief and update the titles of specific ranks of firefighters listed in the charter to be consistent with other fire department ranks across the State of Colorado.

Specifically, sections 13-4 - 13-4(k) of the Charter sets forth the rights of Firefighters to participate in collective bargaining. In section 13-4(a), the term “firefighters” is defined to mean the members and positions of the classified service of the Fire Department of the City of Greeley, except the ranks of Chief and Division Chief. “Division Chief” describes the position and duties that other departments in the State of Colorado refer to as “Deputy Chief”. For clarity, the title of “Chief” should be updated to refer to “Fire Chief” in this section.

Assistant Chief has been added as a rank with agreement by the bargaining agent and should be added to the Charter section 13-4(a) as an exception from the definition of firefighter in section 13-4(a), along with Chief and Deputy Chief.

Section 13-4(k), subsection (a), (c) and (e) of the Charter, refers to “Captain”, which describes the position and duties that other departments in the State of Colorado refer to as “Battalion Chief”.

The Charter should be updated to change the titles of Captain to Battalion Chief, Division Chief to Deputy Chief, Chief to Fire Chief, and add the rank of Assistant Chief.

The ordinance was introduced on first reading at the August 1, 2023 City Council meeting and was approved unanimously.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff

- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other issues and Considerations:

Strategic Focus Area:



Safe and Secure Communities

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

Adopt the ordinance as presented.

Attachments:

1. Ord 35, 2023
2. Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. 35, 2023

**AN ORDINANCE SUBMITTING TO THE REGISTERED ELECTORS
OF THE CITY OF GREELEY AT THE NOVEMBER 7, 2023
COORDINATED MUNICIPAL ELECTION, A QUESTION REGARDING
AN AMENDMENT TO THE GREELEY MUNICIPAL CHARTER
REGARDING THE TITLES OF SPECIFIC RANKS OF FIREFIGHTERS**

WHEREAS, the Greeley Home Rule Charter is the City’s legislative framework; and

WHEREAS, Article I, Section 1-6 of the Charter provides that amendments to the Charter may be framed and submitted to the electorate, by petition to the Council, or by the Council on its own initiative, in accordance with Article XX of the Constitution of the State of Colorado; and

WHEREAS, Sections 13-4 - 13-4(k) of the Charter sets forth the rights of Firefighters to participate in collective bargaining; and

WHEREAS, the Greeley Fire Department seeks to update the titles of specific ranks of firefighters listed in the charter to be consistent with other fire department ranks across the State of Colorado; and

WHEREAS, the term “firefighters” is defined to mean the members and positions of the classified service of the Fire Department of the City of Greeley, except the ranks of Chief and Division Chief; and

WHEREAS, the title of “Chief” should be updated to refer to “Fire Chief”; and

WHEREAS, the Greeley Fire Department has used “Division Chief” to describe the position and duties that other departments in the State of Colorado refer to as “Deputy Chief”; and

WHEREAS, Assistant Chief has been added as a rank with agreement by the bargaining agent and should be added to the Charter section 13-4(a) as an exception from the definition of firefighter in section 13-4(a), along with Chief and Deputy Chief; and

WHEREAS, the Greeley Fire Department has used “Captain” to describe the position and duties that other departments in the State of Colorado refer to as “Battalion Chief”; and

WHEREAS, City Council has determined that it is in the best interests of the City to present to the registered electors of the City of Greeley the opportunity to determine if the current titles in the Charter should be updated to Battalion Chief, Deputy Chief and Fire Chief and if the rank of Assistant Chief should be added to the Charter.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
GREELEY, COLORADO:**

Section 1. There is hereby placed on the ballot of the Coordinated Municipal Election set for November 7, 2023, a question asking the qualified electors of the City of Greeley whether to amend portions of the City of Greeley’s Charter to update the titles of the following ranks of firefighters: Battalion Chief, Assistant Chief, Deputy Chief and Fire Chief.

Section 2. The following ballot title shall be placed on the November 7, 2023, Greeley Coordinated Municipal Election ballot:

Shall Sections 13-4(a), subsection (a) and 13-4(k), subsection (a), (c) and (e) of the City of Greeley's Charter, related to the Greeley Fire Department, be amended to change the titles of Captain to Battalion Chief, Division Chief to Deputy Chief, Chief to Fire Chief, and add the rank of Assistant Chief?

- ☐ Yes
- ☐ No

Section 3. If the ballot question receives approval of the majority of the registered electors voting at the general election on November 7, 2023, the City of Greeley Charter shall be amended as follows without further action taken by City Council:

Sec. 13-4(a). - Definitions.

As used in this Section and its subparts, the following terms shall, unless the context requires a different interpretation, have the following meanings:

a. Firefighters. The term "firefighters" shall mean the members and positions of the classified service of the Fire Department of the City of Greeley, except the ranks of Fire Chief, Deputy Chief and Assistant Chief and ~~Division Chief~~. No rank may be added to the Fire Department except with the agreement of the bargaining agent, which agreement must include an express statement about whether the rank shall be included or excluded from the definition of firefighter contained herein.

Sec. 13-4(c)

a. Bargaining Unit. The bargaining unit shall consist of all firefighters unless the ~~captains~~ battalion chiefs and lieutenants, as a group, do not vote to be included with the other firefighters as described in [this] Section 13-4[13-4(c)], paragraph (c).

c. Selection of Bargaining Representative. When a question arises concerning the selection of a bargaining representative, the City Clerk shall determine the question thereof by taking a secret ballot of firefighters and certifying in writing the results thereof to the person, persons, employee organization(s) and City involved. Said secret ballot election shall be held not less than fifteen (15) nor more than thirty (30) days from the date of filing the petition. If the petition seeking representation requests that ~~captains~~ battalion chiefs and lieutenants be included in the bargaining unit, the election shall be conducted as follows: The ballots of ~~captains~~ battalion chiefs and lieutenants, as a group, shall be counted separately from the other firefighters. If both a majority of the ~~captains~~ battalion chiefs and lieutenants, as a group, and a majority of the remaining firefighters vote to be represented by the organization seeking to be the bargaining representative, then all firefighters shall be in the bargaining unit. If either group does not so vote, that group will not be represented. The City Clerk shall certify the results of the above described election within one (1) working day of the close of the polls.

e. Duration of Recognition. Recognition as provided in this section shall continue unless and until recognition of such bargaining representative is withdrawn by a vote of a majority of all firefighters. If the ~~captains~~ battalion chiefs and lieutenants, as a group, seek to withdraw from the bargaining unit, such withdrawal must be approved by a vote of a majority of all firefighters.

Section 4. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance.

Section 5. The Council hereby authorizes and directs the City Clerk to certify such ballot measures to the Weld County Clerk and Recorder and hereby sets and fixes the foregoing as the ballot titles by which each ballot issue is to be submitted. The City Clerk, or the Council by resolution, may make such changes in the ballot title set forth above as may be necessary or appropriate to conform to applicable law. Notice of the election, including submission of the ballot issues, shall be given, and the election shall be held and conducted, and the results thereof shall be determined, in conformity with the Uniform Election Code of 1992, the Charter and ordinances of the City, and other applicable provisions of the Constitution (including, without limitation, Article X, Section 20 thereof) and the laws of the State of Colorado.

Section 6. The City hereby exercises its power as a home rule municipality, pursuant to Article XX of the Colorado Constitution, to supersede any and all laws of the State of Colorado which may be in conflict herewith.

Section 7. If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

Section 8. This ordinance shall be passed and published pursuant to the procedures set forth in Section 3-17 of the City of Greeley's Charter.

Section 9. Should the ballot question receive approval of the majority of the registered electors voting at the general election on November 7, 2023, it shall be deemed to take effect immediately without further action taken by the City Council.

INTRODUCED, READ, AND ORDERED PUBLISHED THIS ____ DAY OF _____, 2023.

PASSED AND ORDERED PUBLISHED BY REFERENCE THIS ____ DAY OF _____, 2023.

ATTEST:

CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor



Fire Rank Title Changes

Ordinance No. 35, 2023

Chris Ellmer, Interim Fire Chief



Background



- Historically, there have been inconsistencies between job titles / rank, CBA contract language and City Charter.
 - Captain Vs Battalion Chief
 - Chief Vs Fire Chief

This has existed for twenty plus years.

Background (cont.)



- Additional changes occurred in June 2022 with FD Leadership re-organization.
 - Division Chief changed to Deputy Chief
 - Assistant Chief rank added

Background (cont.)



- During “pre-bargaining” Local 888 and COG Leadership drafted and signed an MOU to amend the current CBA.
- MOU Dated 1.20.23
- Signed 2024 CBA Presented to Council on June 6, 2023 also reflects language changes.

Proposal



- Request to amend the Greeley Municipal Charter regarding the titles of specific ranks:
 - Change “Division Chief” to “Deputy Chief”
 - Change “Captain” to “Battalion Chief”
 - Change “Chief” to “Fire Chief”
 - Add “Assistant Chief”

Fire Rank Title Changes

Update Titles to Match Current Practice and Align with CBA

- Fire Department leadership and Local 888 Leadership concur on the recommendation to amend the City Municipal Charter to update these specific rank titles.
- Change reflects titles currently used in COG job titles / descriptions.
- Provides consistency with current rank structure and 2024 CBA.
- Provides consistency and alignment with neighboring agencies.

Summary

Requesting and recommending a motion to introduce the ordinance and schedule the public hearing and second reading for August 15th, 2023.

ENGINE 1

Chris Ellmer
Act. Fire Chief

Chris.ellmer
@greeleygov.
com

Thank you





Council Agenda Summary

August 15, 2023

Key Staff Contact: Brian McBroom, Community Development Director, Ken Haring, Chief Buiding Official

Title:

Public hearing and second reading of an Ordinance amending portions of the Greeley Municipal Code Title 22, Chapter 11 Electrical Code as it relates to adopting the 2023 Edition of the National Electrical Code

Summary:

The National Electrical Code (NEC) is published, and the City of Greeley adopts the NEC on a three-year cycle. In this cycle, we are adopting the 2023 National Electrical Code and amending the current Municipal Code with three deletions of current amendments to the Code. These three deletions are amendments which have since been written into the current Code.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other issues and Considerations:

None.

Strategic Focus Area:



Safe and Secure Communities

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 37, 2023
2. (CTAB) June 21, 2023 Minutes
3. Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 37, 2023**

**AN ORDINANCE AMENDING PORTIONS OF THE GREELEY MUNICIPAL
CODE TITLE 22, CHAPTER 11, ELECTRICAL CODE, AS IT RELATES TO
ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE**

WHEREAS, the City Council of the City of Greeley is charged with the responsibility of providing for the health, safety, and welfare of its residents; and

WHEREAS, the adoption of minimum electrical code standards is one method of providing for the protection of residents of the city; and

WHEREAS, the City of Greeley has previously adopted various versions of the National Electrical Code, the most recent being the 2020 National Electrical Code, with local amendments included; and

WHEREAS, it becomes necessary to update the Greeley Municipal Code from time to time to adopt the most recent publication of the National Electrical Code and the 2023 National Electrical Code has been published and is the most recent edition; and

WHEREAS, the Building Inspection Department recommends amending the code, as shown in Appendix A, to adopt the 2023 National Electrical Code with local amendments.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. That Chapter 11, Electrical Code, of Title 22, Buildings and Construction shall be amended as shown on Appendix A, attached hereto and incorporated herein.

Section 2. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF ____, 2023.

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

CONSTRUCTION TRADES ADVISORY & APPEALS BOARD
Proceedings

June 21, 2023
1100 10th Street, Room 1125
City Center North
7:30 AM

I. Call to Order

Chair Jim Morris called the meeting to order at 7:41 AM. Board members Jim Morris, Don Hobart, Jay Jensen, Dick Spitler, Brian Horning, Dave Powell, Wendell Heyen, Brian Persons, Brad Shade, and Thomas Roche were present. Board members Andy Phelps, Stephen Schapps, Dick Spitler, and Brian Persons were absent. Staff present were Chief Building Official Ken Haring, Matt Wagy, Dusty Shepard.

II. Introductions

III. Approval of the April 21, 2022, Board Meeting Minutes

Jim Morris asked if there were any comments or corrections to the Board Meeting Minutes. Hearing no comments, Don Hobart made a motion to approve the March 30, 2021, Board Meeting Minutes, Second by Thomas Roche. With no further discussion, the vote was 8-0 for approval of the minutes.

IV. Review proposed ordinance for amending Title 22, Chapter 1 of Greeley Municipal Code.

Ken Haring explained the master heating, air-conditioning and gasfitting certification requirements for applicants. They could either take the designed city test or they could take the international code council tests as the national standard master mechanical and national standard master gas pipe fitter. Ken is proposing that the city code only requires the International Code Council tests. Don Hobart and Ken had a discussion on the original purpose of the city having a test as well as the ICC. City Staff are wanting to only have the ICC test requirement for certification. Brad Shade asked if there was a location when applicants can take the ICC tests. Matt Wagy advised there were several in the northern Colorado area in which the test can be taken or they are available online. The discussion led to see that section 22-2 subsection B also needs to be corrected if amendment passes. Ken clarified and advised the amendment would be the removal for any verbiage of the city designated test. Jim closed the discussion and asked for a motion. Thomas Roche moved to approve the motion. Don Hobart second the motion. Motion carried 8-0.

V. Review of the ordinance for the adoption of the 2023 National Electrical Code.

Dusty Shepard presented the revisions for the Electrical code. Dusty stated there would be no new proposed amendments only revisions. He had revision he went over with 3 being that the city wants to delete in its entirety. He stated the 3 deletions are upgraded with better language in the 2023 Electrical code. Some of the sections were confusing at time and now with the revisions it will all be clearer. Brian Horning had a question on section 22-378 on what was changing. Dusty clarified that in that section is where it will be updated with the deletions of the code. Jim closed the discussion and asked for a motion. Jay Jensen moved to approve the motion. Brian Horning second the motion. Motion carried 8-0

VI. Review of the ordinance for the adoption of the 2023 National Electrical Code.

Board members discussed the adoption of the 2023 National Electrical Code. Jim closed the discussion and asked for a motion. Jay Jensen moved to approve the motion. Brian Horning second the motion. Motion carried 8-0

VII. Old Business

None

VIII. New Business

The discussion of meeting times with everyone agreeing to keep the same time no other topic was discussed.

IX. Adjournment

Hearing nothing else, Jim said he would entertain a motion to adjourn. Brad Shade made a motion to adjourn. Second by Thomas Roche. With no further discussion, the vote was 8-0 for approval.

Meeting adjourned at 8:01 AM

Jim Morris, Chair_____

Thomas Roche, Secretary

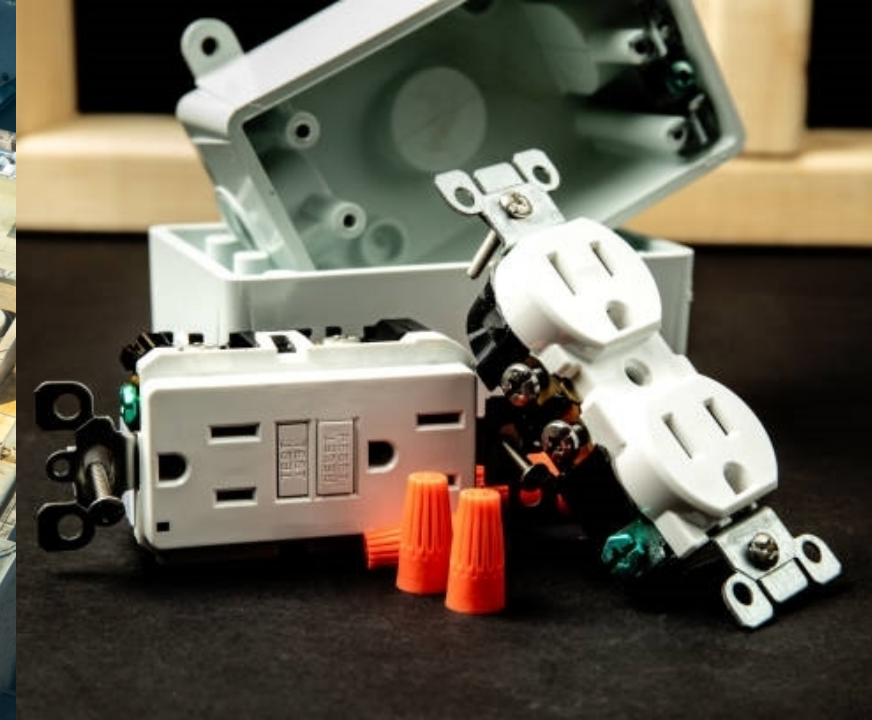
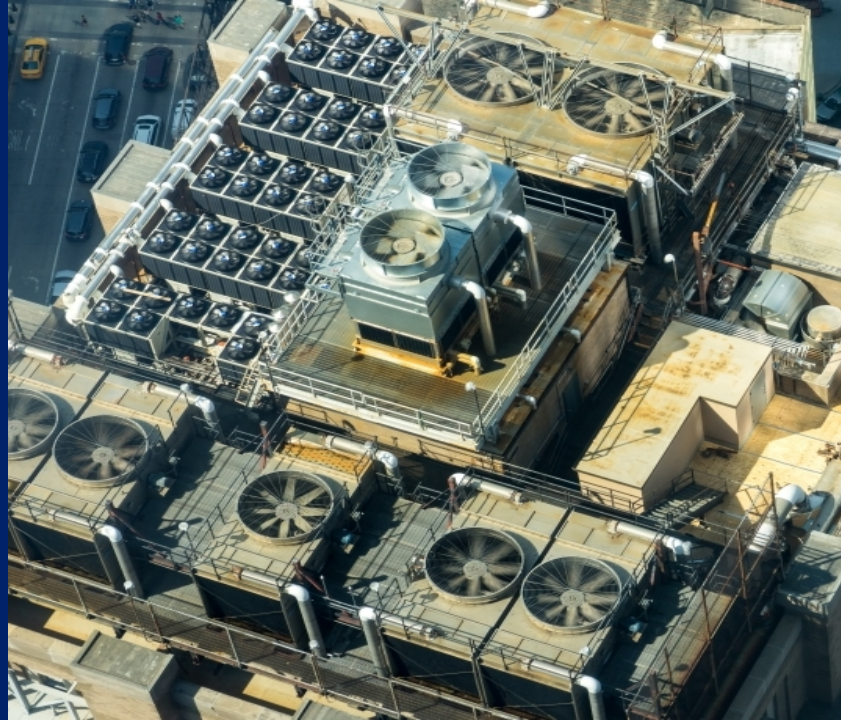


Electrical and Mechanical Code Amendments

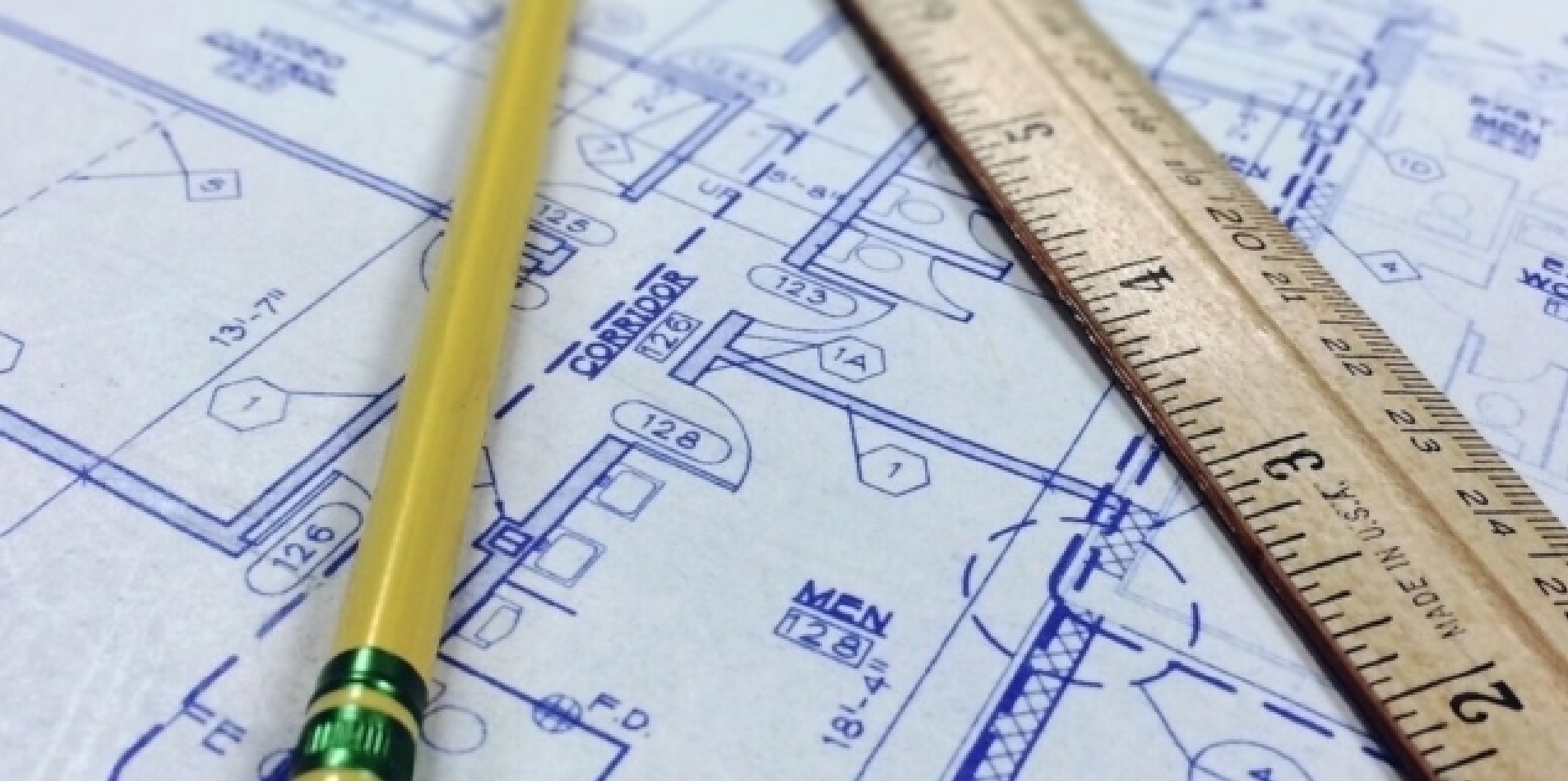
Ken Haring & Brian McBroom



Key Points



- **Minor updates to the Electrical Code**
 - Keeps code on 3-year update cycle
 - Maintains consistency with other northern front range communities
 - No substantive changes in this update
- **Minor amendments to the Mechanical Code**
 - Eliminates need for separate city contractor's license
 - Makes code easier, more efficient and cheaper to administer
 - Licensing is easier for contractors while meeting city's needs



Ken Haring

**Chief
Building
Official**

Ken.Haring@Greeleygov.com

Questions? Thank you!!





Council Agenda Summary

August 15, 2023

Key Staff Contact: Brian McBroom, Community Development Director, Ken Haring, Chief Building Official

Title:

Public hearing and second reading of an Ordinance amending Title 22, Chapter 1 of the Greeley Municipal Code relating to master heating, air-conditioning, and gas pipe fitting certification (Mechanical Code)

Summary:

The City of Greeley will only accept International Code Council Certifications for National Standard Master Mechanical and the National Standard Master Gas Pipe Fitter to do any heating, air-conditioning, or gas pipe fitting work in the City of Greeley. The City of Greeley Building Inspection Department is eliminating the test designed by the department because it deems the International Code Council's certifications meet or exceed the expectations set forth from the department's exam.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other issues and Considerations:

Strategic Focus Area:



Safe and Secure Communities

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 36, 2023
2. Adoption Titles
3. (CTAB) June 21, 2023 Minutes
4. Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 36, 2023

**AN ORDINANCE AMENDING TITLE 22, CHAPTER 1 OF THE GREELEY
MUNICIPAL CODE RELATING TO MASTER HEATING, AIR-CONDITIONING AND GAS
PIPE FITTING CERTIFICATION**

WHEREAS, to obtain certification in the City of Greeley, each contractor must pass a test designed by the City's Building Inspection Division or pass the Master Mechanical and Master Gas Pipe Fitter exams by the International Code Council; and

WHEREAS, the exams developed by the International Code Council are a national standard and it is more efficient for the City and for contractors to meet the certification requirements upon successful passage of the International Code Council's exams; and

WHEREAS, the Building Inspection Division recommends amending the code, as shown in Appendix A, to remove the option of the test designed by the City and only require the exams by the International Code Council.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. That Chapter 1, Master heating, air-conditioning and gasfitting certification, of Title 22, Buildings and Construction shall be amended as shown on Appendix A, attached hereto and incorporated herein.

Section 2. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2023.

ATTEST

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

APPENDIX A
ORDINANCE AMENDING TITLE 22, CHAPTER 1
GREELEY MUNICIPAL CODE

Section 1. Chapter 1, Master heating, air-conditioning and ~~gasfitting~~ gas pipe fitting certification, of Title 22, Buildings and Construction, shall be amended to read as follows:

Chapter 1. Master heating, air-conditioning and ~~gasfitting~~ gas pipe fitting certification

Sec. 22-1. Master heating, air-conditioning and ~~gasfitting~~ gas pipe fitting certification required; apprentices.

No person shall do any heating, air-conditioning or ~~gasfitting~~ gas pipe fitting work in the city until they have reached the age of 21 years and have obtained certification from the city. A person, who shall be known as an apprentice, may work in the trade without a certification only under the direct supervision of any person who has obtained certification as set forth in this chapter.

Sec. 22-2. Master heating, air-conditioning and ~~gasfitting~~ gas pipe fitting certification requirements.

(a) Certification requirements shall include ~~the following~~:

~~(1) Receiving a passing score on a test designed by the city's building inspection division for mechanical and gasfitting; or~~

(1) Passing both the International Code Council tests exams identified as the ~~National Standard~~ Master Mechanical (G29) and the ~~National Standard~~ Master Gas Pipe Fitter (G33).

(b) Applicants in possession of a valid ~~s~~State of Colorado journeyman or master plumber license shall only be required to pass the ~~city test for mechanical and gasfitting or pass the national standard~~ International Code Council's ~~m~~Master m Mechanical (G29) test exam.

(c) Each applicant applying for the city certification shall have a minimum of five years direct, practical experience in the trade ~~to be eligible to take the examination~~. Experience must be verifiable from previous employers by affidavit, as required by the policies and procedures established by the building inspection division.

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING PORTIONS OF THE GREELEY MUNICIPAL CODE TITLE 22, CHAPTER 1 (MASTER HEATING, AIR-CONDITIONING AND GASFITTING CERTIFICATION REQUIREMENTS) CHAPTER 1, SECTION 22-2(a)(1) AS IT RELATES TO REMOVAL OF THE CURRENT REQUIREMENT SPECIFIED IN SEC 22-2(a)(1). THE CITY OF GREELEY BUILDING INSPECTION DEPARTMENT

PUBLIC HEARING AND FINAL READING OF AN ORDINANCE AMENDING PORTIONS OF THE GREELEY MUNICIPAL CODE TITLE 22, CHAPTER 1 (MASTER HEATING, AIR-CONDITIONING AND GASFITTING CERTIFICATION REQUIREMENTS) CHAPTER 1, SECTION 22-2(a)(1) AS IT RELATES TO REMOVAL OF THE CURRENT REQUIREMENT SPECIFIED IN SEC 22-2(a)(1).

CONSTRUCTION TRADES ADVISORY & APPEALS BOARD
Proceedings

June 21, 2023
1100 10th Street, Room 1125
City Center North
7:30 AM

I. Call to Order

Chair Jim Morris called the meeting to order at 7:41 AM. Board members Jim Morris, Don Hobart, Jay Jensen, Dick Spitler, Brian Horning, Dave Powell, Wendell Heyen, Brian Persons, Brad Shade, and Thomas Roche were present. Board members Andy Phelps, Stephen Schapps, Dick Spitler, and Brian Persons were absent. Staff present were Chief Building Official Ken Haring, Matt Wagy, Dusty Shepard.

II. Introductions

III. Approval of the April 21, 2022, Board Meeting Minutes

Jim Morris asked if there were any comments or corrections to the Board Meeting Minutes. Hearing no comments, Don Hobart made a motion to approve the March 30, 2021, Board Meeting Minutes, Second by Thomas Roche. With no further discussion, the vote was 8-0 for approval of the minutes.

IV. Review proposed ordinance for amending Title 22, Chapter 1 of Greeley Municipal Code.

Ken Haring explained the master heating, air-conditioning and gasfitting certification requirements for applicants. They could either take the designed city test or they could take the international code council tests as the national standard master mechanical and national standard master gas pipe fitter. Ken is proposing that the city code only requires the International Code Council tests. Don Hobart and Ken had a discussion on the original purpose of the city having a test as well as the ICC. City Staff are wanting to only have the ICC test requirement for certification. Brad Shade asked if there was a location when applicants can take the ICC tests. Matt Wagy advised there were several in the northern Colorado area in which the test can be taken or they are available online. The discussion led to see that section 22-2 subsection B also needs to be corrected if amendment passes. Ken clarified and advised the amendment would be the removal for any verbiage of the city designated test. Jim closed the discussion and asked for a motion. Thomas Roche moved to approve the motion. Don Hobart second the motion. Motion carried 8-0.

V. Review of the ordinance for the adoption of the 2023 National Electrical Code.

Dusty Shepard presented the revisions for the Electrical code. Dusty stated there would be no new proposed amendments only revisions. He had revision he went over with 3 being that the city wants to delete in its entirety. He stated the 3 deletions are upgraded with better language in the 2023 Electrical code. Some of the sections were confusing at time and now with the revisions it will all be clearer. Brian Horning had a question on section 22-378 on what was changing. Dusty clarified that in that section is where it will be updated with the deletions of the code. Jim closed the discussion and asked for a motion. Jay Jensen moved to approve the motion. Brian Horning second the motion. Motion carried 8-0

VI. Review of the ordinance for the adoption of the 2023 National Electrical Code.

Board members discussed the adoption of the 2023 National Electrical Code. Jim closed the discussion and asked for a motion. Jay Jensen moved to approve the motion. Brian Horning second the motion. Motion carried 8-0

VII. Old Business

None

VIII. New Business

The discussion of meeting times with everyone agreeing to keep the same time no other topic was discussed.

IX. Adjournment

Hearing nothing else, Jim said he would entertain a motion to adjourn. Brad Shade made a motion to adjourn. Second by Thomas Roche. With no further discussion, the vote was 8-0 for approval.

Meeting adjourned at 8:01 AM

Jim Morris, Chair_____

Thomas Roche, Secretary

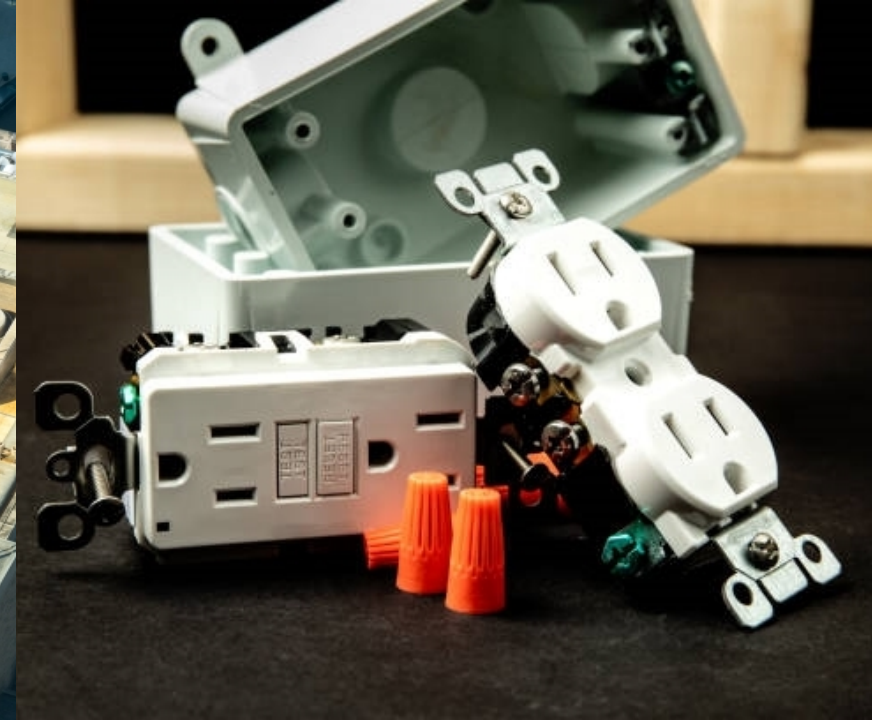
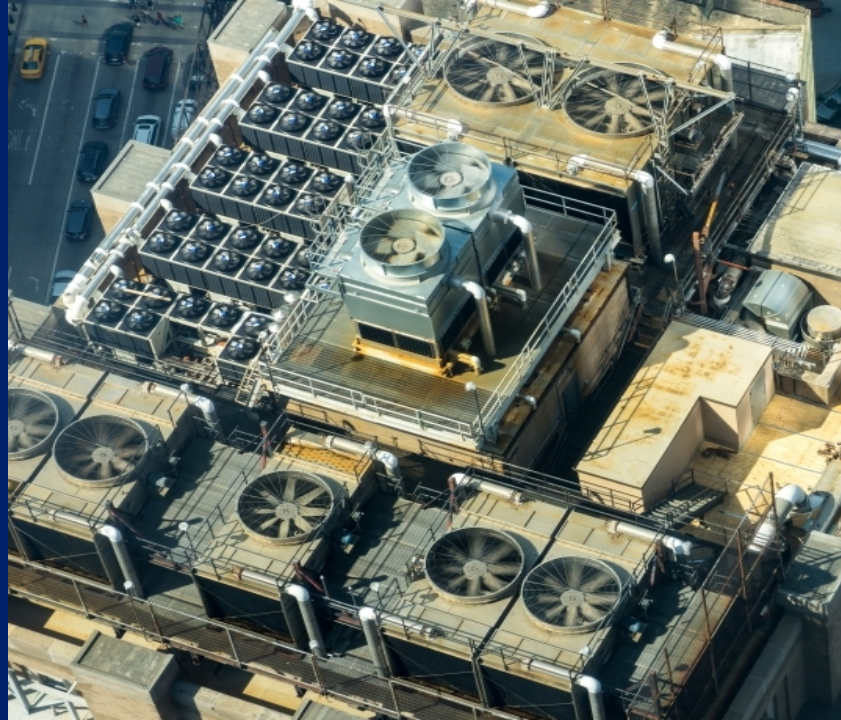


Electrical and Mechanical Code Amendments

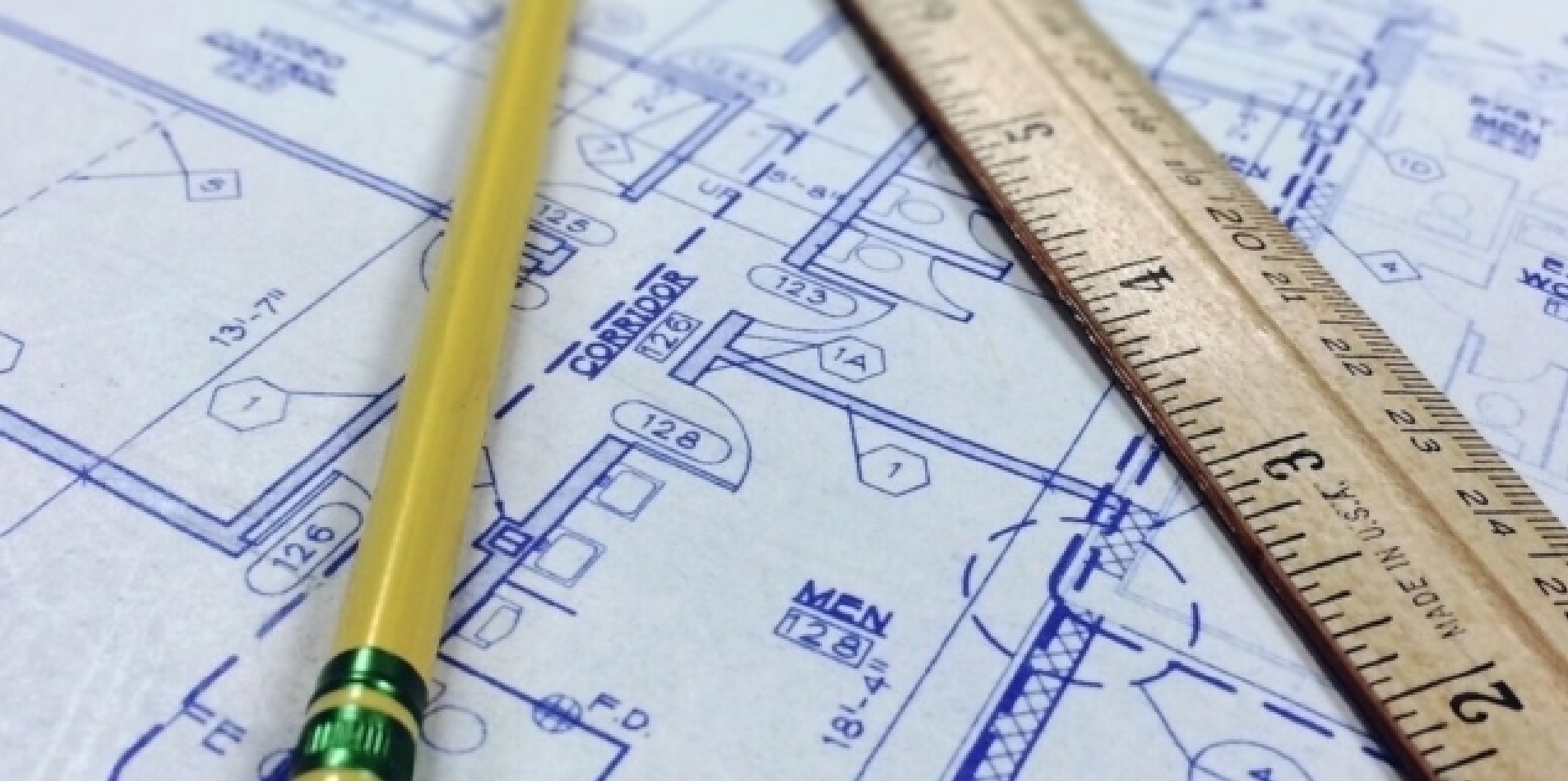
Ken Haring & Brian McBroom



Key Points



- **Minor updates to the Electrical Code**
 - Keeps code on 3-year update cycle
 - Maintains consistency with other northern front range communities
 - No substantive changes in this update
- **Minor amendments to the Mechanical Code**
 - Eliminates need for separate city contractor's license
 - Makes code easier, more efficient and cheaper to administer
 - Licensing is easier for contractors while meeting city's needs



Ken Haring

**Chief
Building
Official**

Ken.Haring@Greeleygov.com

Questions? Thank you!!





Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 1, a parcel totaling 0.10 acres. (ANX2022-0001; Seeley Lake Annexation)

Summary:

CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake.

The Planning Commission considered this request on June 27, 2023 and recommends approval to City Council (4-2).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

Consistency with the Imagine Greeley Comprehensive Plan, Development Code, and State Statute.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 22, 2023
2. Annexation 1 Legal Description
3. Exhibit A
4. Exhibit B
5. Exhibit C
6. Exhibit D
7. Neighbor Comments
8. Planning Commission Summary
9. Planning Commission Proceedings
10. Staff Presentation
11. Applicant Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 22, 2023
CASE NO. ANX2022-0001**

**AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN
UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO,
KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH
OF AA STREET AND WEST OF SEELEY LAKE**

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The City Council of Greeley, Colorado, hereby finds that the property, which is legally described in section 2 below, for which one hundred percent (100%) of the landowners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 0.10 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, one (1) copy of the map of the above –described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _ DAY OF AUGUST 2023.

ATTEST:

THE CITY OF GREELEY

By: City Clerk

By: Mayor

SEELEY LAKE ANNEXATION No. 1

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter Corner of said Section 23 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence contiguous to the City of Greeley along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Right of Way Line for Weld County Road 66 / AA Street;

Thence departing said West Line and said Corporate Boundary South 78°08'11" East 149.00 feet to a point on the South Line of the West Half of the East Half of Section 23;

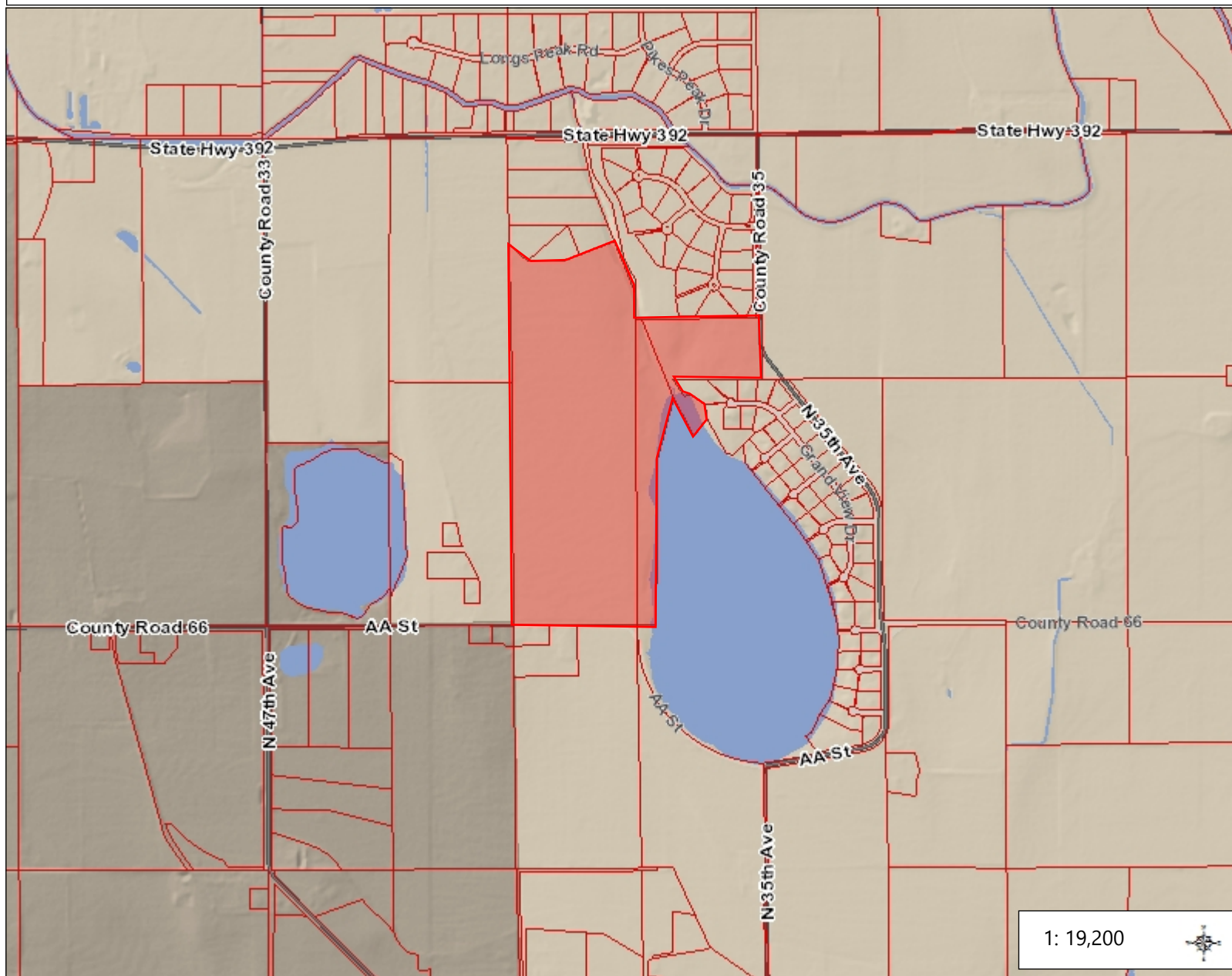
Thence South 78°36'22" West 148.66 feet to the South Right of Way Line said Weld County Road 66 / AA Street being also a point on said Corporate Boundary Line;

Thence contiguous to the City of Greeley along West Line of the East Half of Section 26 North 00°16'34" West 30.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 4,376 square feet or 0.10 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencel
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



1: 19,200



0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

Notes

SEELEY LAKE ANNEXATION No. 1 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.10 ACRES
ANX2022-0001

LINE LEGEND:

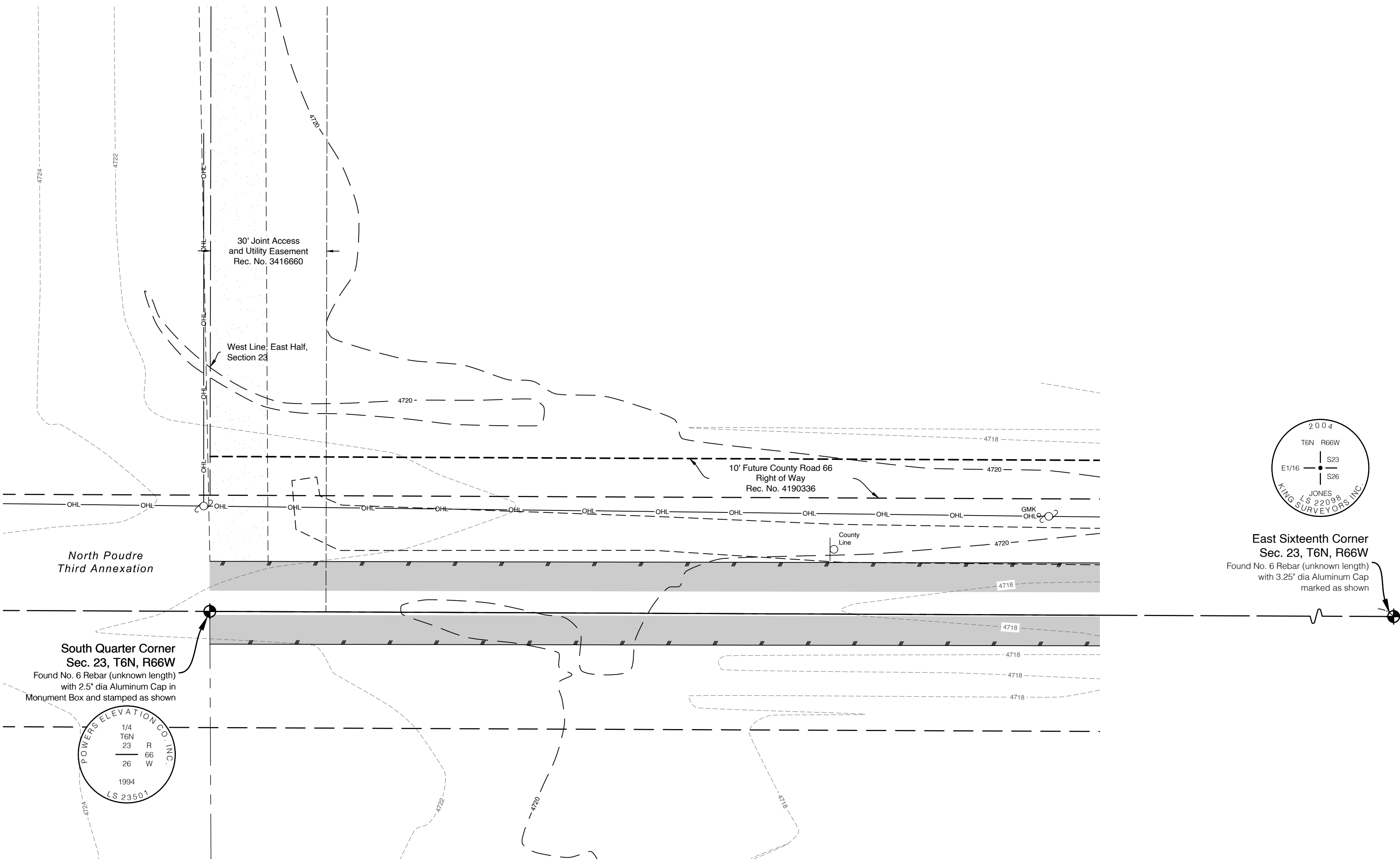
- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec.: T N R W
Section Township Range

SYMBOL LEGEND:

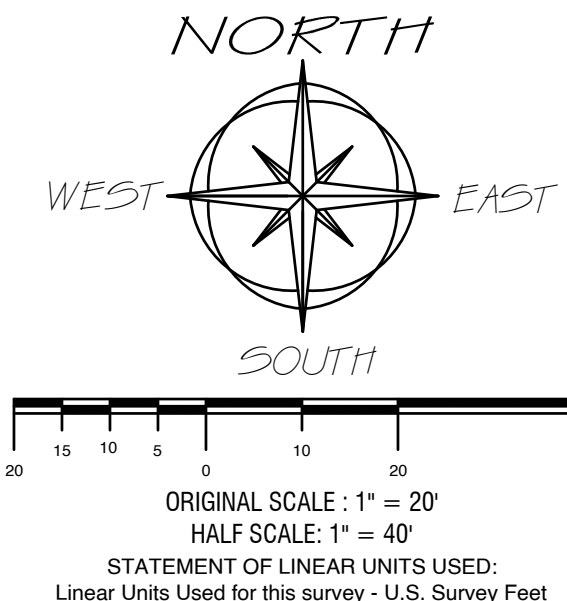
○ = Sign
● = Utility Pole



PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

TITLE: SEELEY LAKE ANNEXATION No. 1 ANX2022-0001

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 20'

PROJECT NO.:
P-22-9219

SHEET OF
1 1

REVISIONS:	BY:	DATE:
Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Address Round 3 Comments	LHB	2022.12.09
Address Round 2 Comments from City of Greeley	LHB	2022.10.25
Address Round 1 Comments from City of Greeley	LHB	2022.08.30
Line Weight Changes per Request	LHB	2022.07.07
Reverse Annexation Due to Project Boundary Changes	LHB	2022.06.30

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

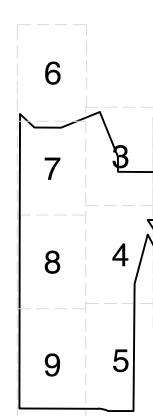
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT LEGEND:

- = Property corner monument not found or set
- = Found No. 4 Rebar (unknown length) with a 1" diameter red plastic cap stamped LS 30462

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- - - = Section Line
- - - = Right of Way Line
- - - = Future Right of Way Line
- - - = Easement Line
- - - = PUD Lot Line
- - - = Edge of Dirt Road
- - - = Edge of Asphalt Surface
- - - = Fence Line
- - - = Overhead Utility Line
- - - = Contour Line - Major
- - - = Contour Line - Minor

ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- PLS: Land Surveyor
- Rec.: Reception

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

- ☐ = Box - Electrical
- ⊙ = Corp Stop
- ⊕ = Fire Hydrant
- ⊖ = Sewer Clean Out
- ⊗ = Sign
- ⚡ = Transformer
- ⚙ = Utility Pole
- ⚙ = Valve - Water
- ⚙ = Water Meter Pit

Weld County Zone: A

Weld County Road 35

Total Annexation Boundary

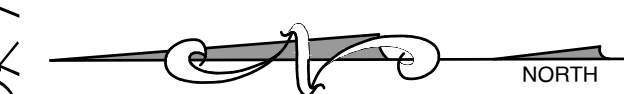
±7,102,149 Square Feet or
±163.04 Acres

Weld County Zone: R-1

Weld County Zone: A

Weld County Zone: PUD

NORTH



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE:
SITE ANALYSIS MAP
East Hill Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
1	9

REVISIONS:

BY: DATE:

Drawn by: JY-2022-KEIRNES (Map Revision) (P2022-0001) REV 1 (LWS) XREF: P2022-0001 REV 1 (LWS) DATE: Jun 24, 2022 - JWB
P2022-0001 Annex Entry REV 1 (LWS) XREF: P2022-0001 REV 1 (LWS) DATE: Jun 24, 2022 - JWB

NOTE:

Field work conducted during the month of February. Snow and ice covered the property.

External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

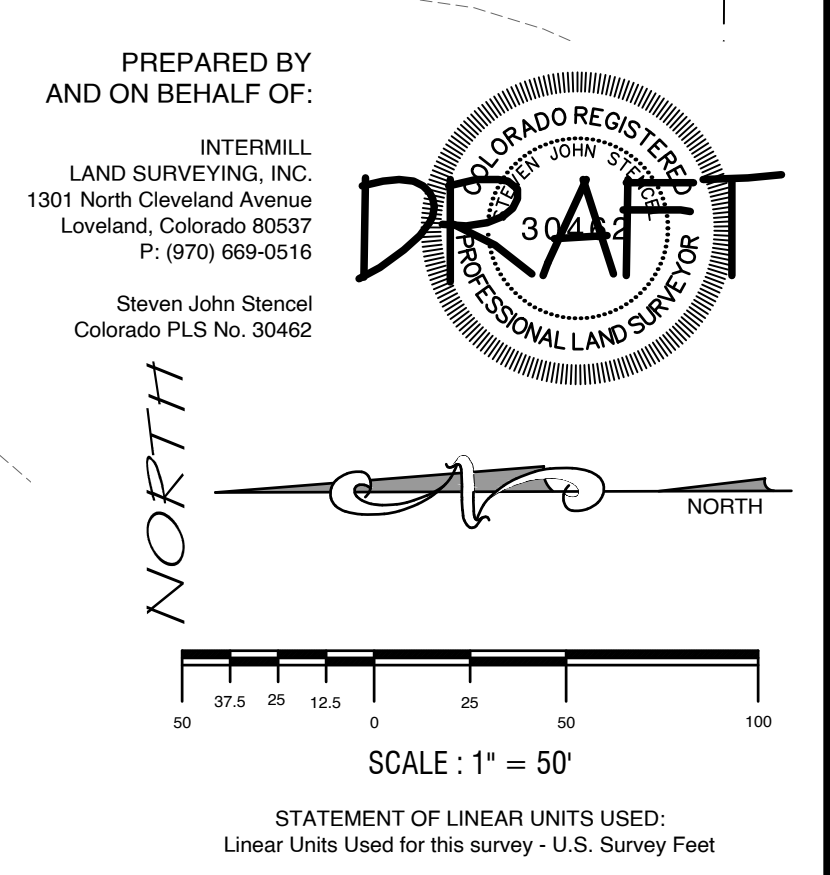
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-25 + RE-5051 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23 + REC1511-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

**ABBREVIATION
LEGEND:**

N: North	±: Plus or Minus
E: East	No.: Number
W: West	Dia: Diameter
S: South	LS: Land Surveyor
Typ: Typical	Rec.: Reception
PLS: Land Surveyor	
Sec. __ T __ N __ W __	
Section Township Range	



INTERMILL LAND

1301 NORTH CLEVELAND AVENUE

LOVELAND, COLORADO 80539

TITLE: SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 50'
PROJECT NO.: P-22-9219	
SHEET	OF
3	9

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4212074 in the records of the Weld County Clerk and Recorder's Office.

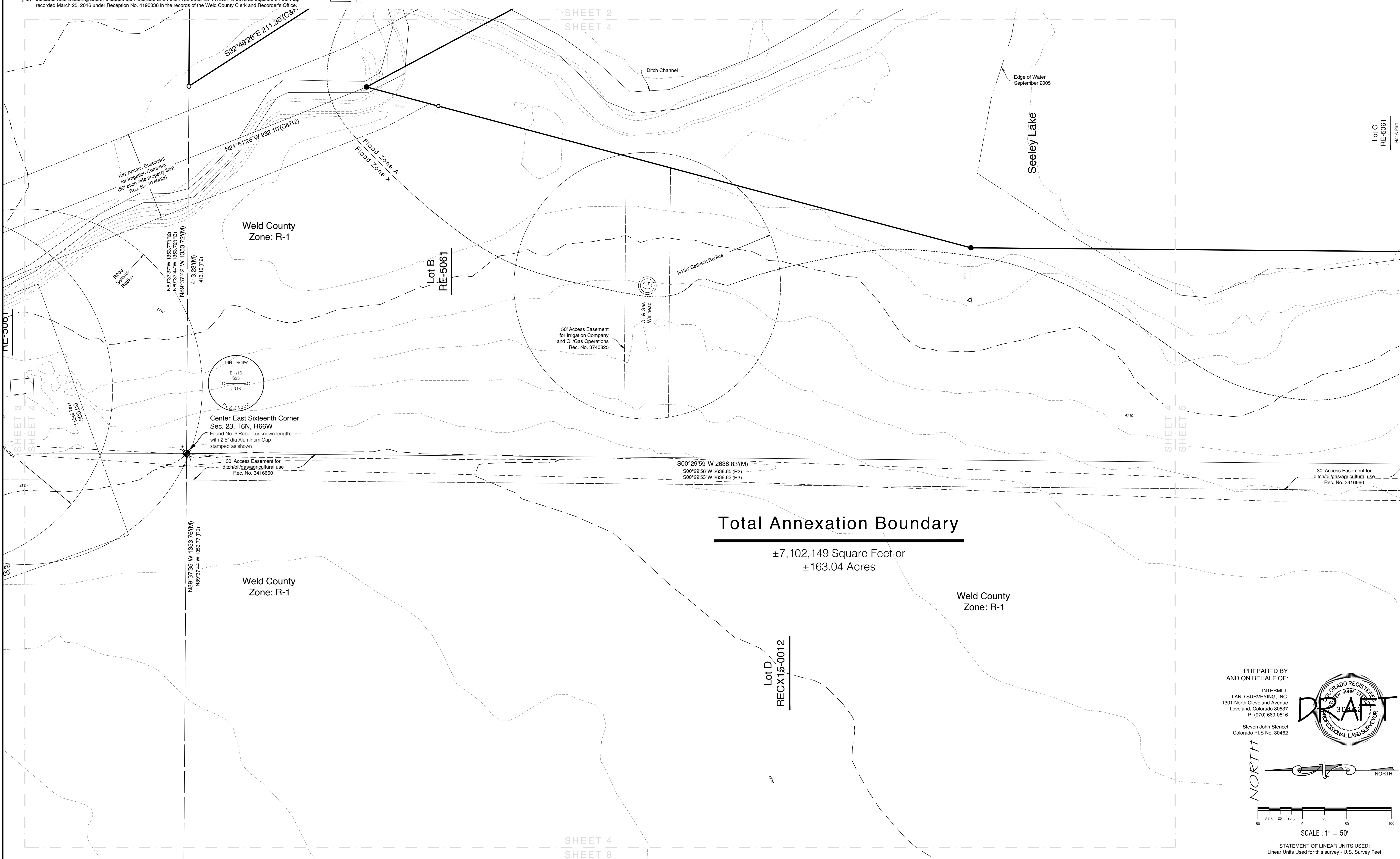
(R2) Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

- _____ = Boundary Line
- _____ = Property Line
- _____ = Quarter Section Line
- _____ = Easement Line
- _____ = 1/16 Section Line
- _____ x _____ = Fence Line
- _____ = Edge of Dirt Road
- _____ = Contour Line - Major
- _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range



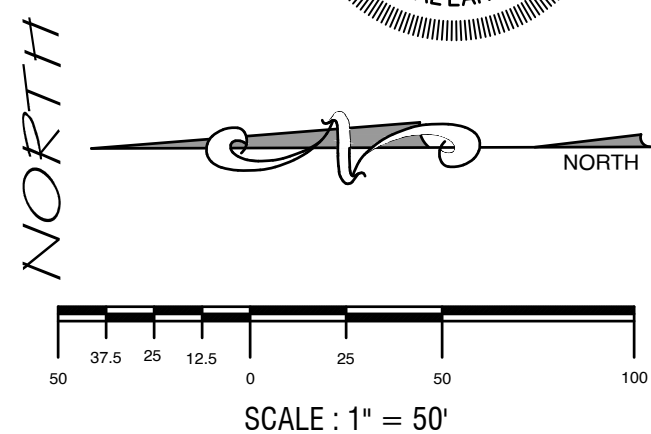
±7,102,149 Square Feet or
±163.04 Acres

Weld County
Zone: R-1

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

SITE ANALYSIS MAP

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
4	9

DWG: \\hal\pr\1P-919-KEIRNES\dwg\Revision\1P919_site Anal

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

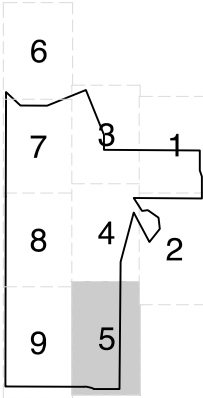
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Fence Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
ROW: Right of Way
Sec.: T N R W:
Section Township Range

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

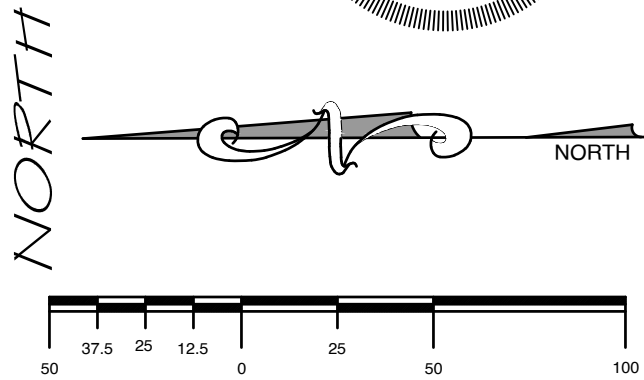
SYMBOL
LEGEND:

○ = Utility Pole

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

1007.29 (R2)
1137.61 (C)
S89°45'07"E 1376.65 (C)
S89°45'12"E 1386.26 (R2)

Lot C
RE-5061
Not A Part

Seeley Lake

S00°29'56"W 1757.39 (C&R1)

Weld County
Zone: R-1

Lot B
RE-5061

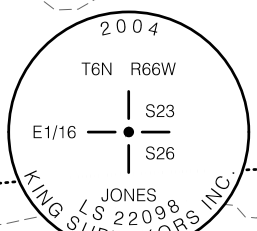
Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

Edge of Water
September 2005

N89°45'07"W
208.97 (C&R1)

Weld County
Zone: R-1



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

S01°00'00"E
30.01 (C&R1)

Lot D
RECX15-0012

Weld County
Zone: R-1

S00°29'59"W 2638.83 (M)
S00°29'56"W 2638.83 (R2)
S00°29'53"W 2638.83 (R3)

30' Access Easement for
ditch/oil/gas/agricultural use
Rec. No. 3416660

SHEET 4
SHEET 5

SHEET 5
SHEET 9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET 5 OF 9

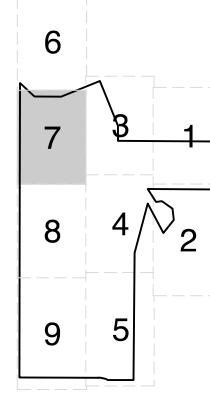
(M) Indicates measured bearing and/or distance from field survey.

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, or other information provided by others.

(R1) Indicates recorded bearing and/or distance from the original survey of the land. For example, R1-1090 as depicted on the final plan recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates recorded bearing and/or distance per Recorded Exception No. 0805-23-1 FE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates recorded bearing and/or distance per Recorded Exception No. 0805-23-4 RECX15-5012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



**MONUMENT
LEGEND:**

● = Property corner monument
not found or set.

- _____ = Boundary Line
- _____ = Property Line
- _____ = Quarter Section Line
- _____ = Easement Line
- _____ = Edge of Dirt Road
- _____ = Contour Line - Major
- _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

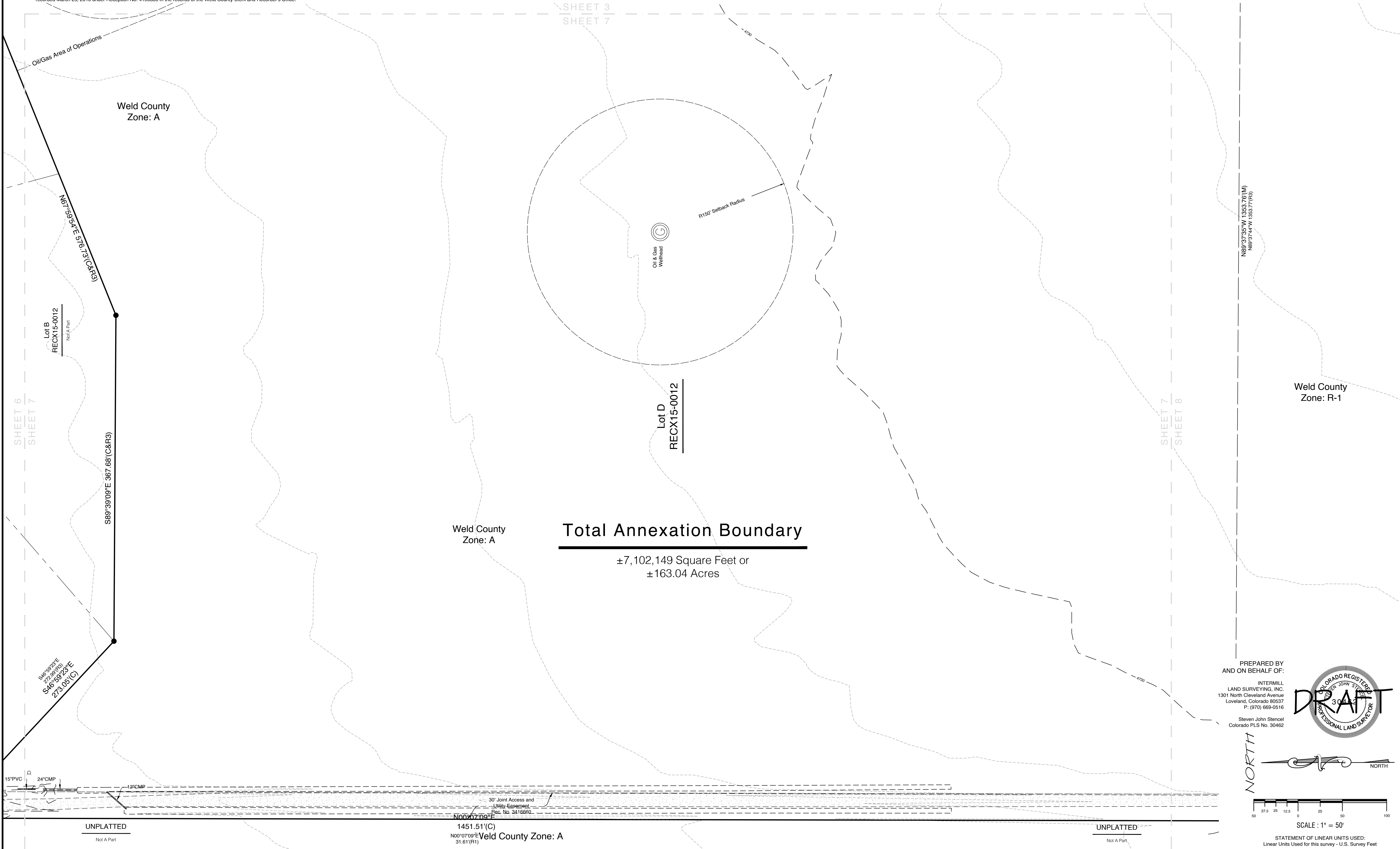
N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant



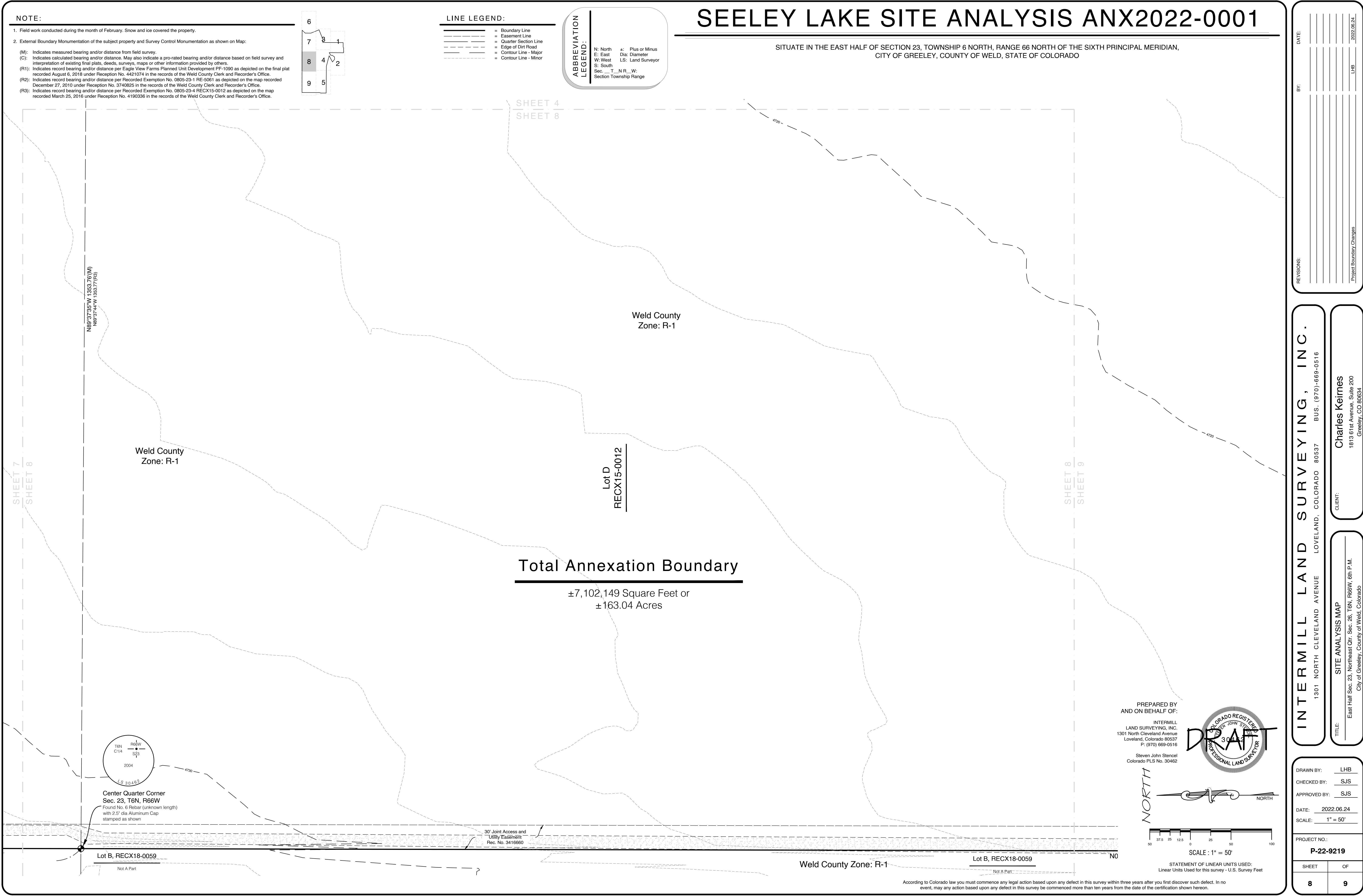
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

INTERMILL LAND SURVEYING, INC.	
1301 NORTH CLEVELAND AVENUE	LOVELAND, COLORADO 80537
BUS. (970)-669-0516	
CLIENT:	
Charles Keirnes	
1813 61st Avenue, Suite 200	
Greeley, CO 80634	

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
7	9



SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

σ = Sign
 $\mathcal{Q}$ = Utility Pole

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. T N R W:
Section Township Range

MONUMENT
LEGEND:

● = Property corner monument not found or set.

LINE LEGEND:

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Overhead Utility Line
	= Gas Line
	= Contour Line - Major
	= Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

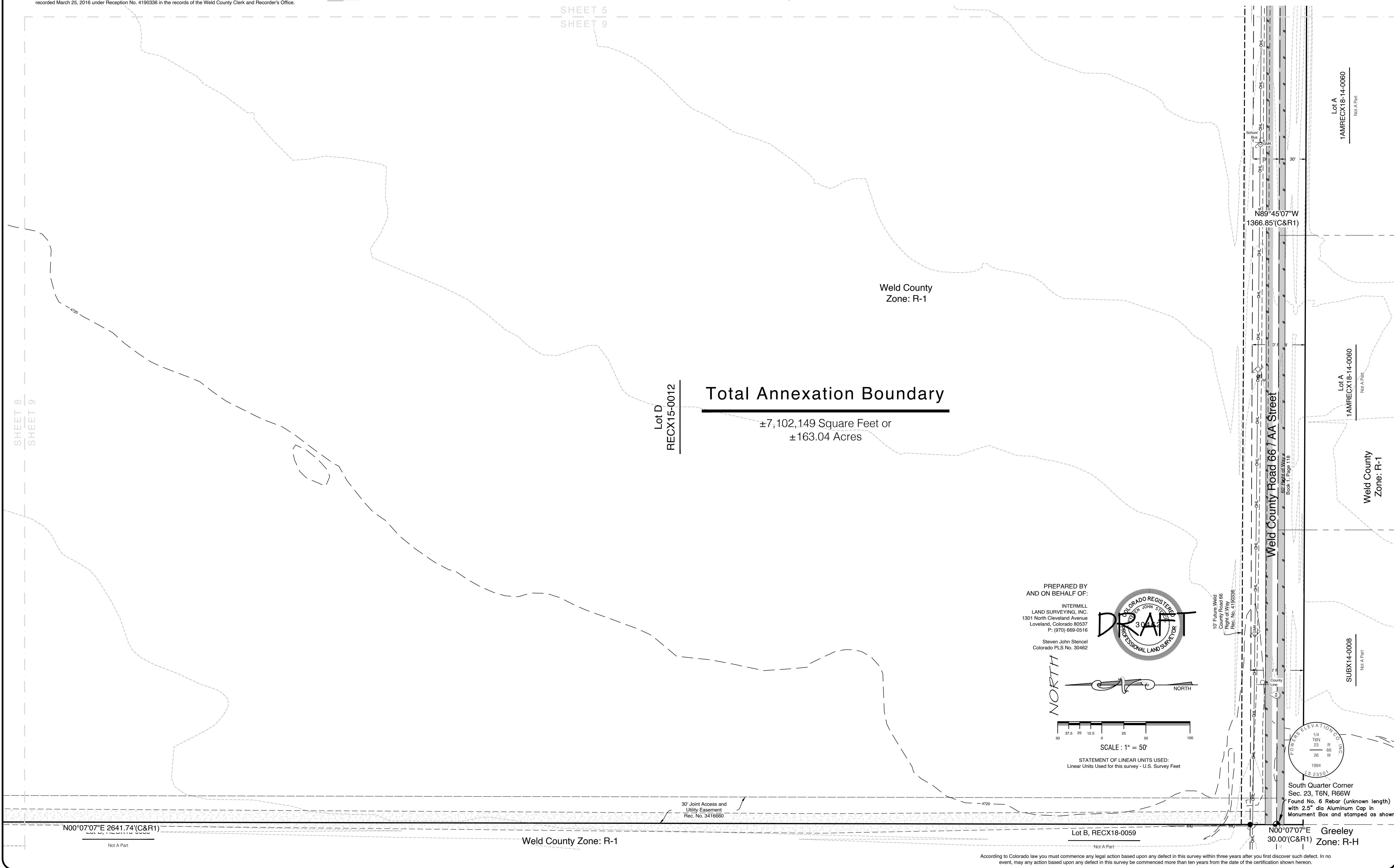
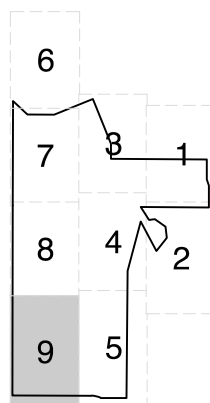
(M) Indicates measured bearing and/or distance from field survey.

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates record bearing and/or distance per Revised Declaration No. 0805-23-1 RE-561 as depicted on the map recorded December 7, 2010 under Reception No. 37408205 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates record bearing and/or distance per Reception No. 0905-23-4 REC1X1-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

TITLE:

East Half Sec. 23 Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

SITE ANALYSIS MAP

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes
1813 1st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 50'

PROJECT NO.: P-22-9219	
SHEET	OF
9	9

ANNEXATION IMPACT REPORT
Seeley Lake Annexation Nos. 1-5

PROPERTY OWNERS	Brad Keirnes
LOCATION	South of Highway 392 and north of AA Street, parcels located in East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66
SIZE IN ACRES	160.62 Acres
CONTIGUITY	ANX2022-0001 Seeley Lake No. 1 – 16.78% ANX2022-0002 Seeley Lake No. 2 – 16.68% ANX2022-0003 Seeley Lake No. 3 – 16.7% ANX2022-0004 Seeley Lake No. 4 – 16.77% ANX2022-0005 Seeley Lake No. 5 – 28.39% Seeley Lake Combined – 19.06%
MINIMUM REQUIRED CONTIGUITY	16.67%
EXISTING USES	Agricultural land with a small barn/garage
SURROUNDING LAND USES	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential
CURRENT ZONING	R-1 (Residential – County) and A (Agricultural – County)
SURROUNDING ZONING:	North: A (Agricultural - County), PUD (Planned Unit Development – County) South: R-1 (Residential – County) East: R-1 (Residential - County), A (Agricultural – County) West: A (Agricultural – County), RH (Residential High Density – City)
AVAILABLE UTILITIES	City of Greeley Water, City of Greeley Sewer, telecommunications, gas, and electric extensions would be needed at the time utility services are needed.

TAXING DISTRICTS & MILL LEVIES

<u>Taxing District</u>	<u>Mill Levy</u>
Aims Community College	6.307
Eaton Fire	9.000
High Plains Library District	3.181
Northern Colorado Water	1.000

Eaton School District RE2
Weld County

34.957
15.038

INTENDED/PROPOSED USES

The applicant, Charles Keirnes, is requesting to annex approximately 160.62 acres of unincorporated property to the City of Greeley (see Exhibits A & B). The intended use is low-density single-family residential development. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site, so it is likely to eventually develop as such.

Following the annexation, the establishment of zoning for Holding – Agriculture (H-A) zoning will be completed at the August 1st Council meeting. The property must be zoned within 90 days of annexation. The zoning request will be evaluated during that process.

COMPREHENSIVE PLAN

The property is entirely within the City of Greeley's Long-Range Expected Growth Area (LREGA) and complies with City of Greeley Comprehensive Plan policies.

ANALYSIS

The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The annexations would be consistent with present growth patterns and Comprehensive Plan policies. There is evidence that this site shares a common interest with the City's future. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

Since the site is currently agricultural land and there is no development proposal at this time, there should be zero additional students coming to Eaton School District RE2 as a result of these annexations. However, if a land use application for a development proposal were to be submitted, the school district would be given an opportunity to comment.

ATTACHMENTS:

Exhibit A - Vicinity Map

Exhibit B - Annexation Plats

Exhibit C - Site Analysis Map

Exhibit D - Legal Descriptions

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:33 AM
To: Doug May
Subject: FW: Annexation of land surrounding Seeley Lake

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:54 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Annexation of land surrounding Seeley Lake

I have received about 6 emails referencing the Seeley Lake annexations. It doesn't look like they sent to you or planning or all council. I will send them individually to for the record.

Dale Hall

Greeley City Councilmember
Ward 4

From: Nicholas Pringle <npringleco@gmail.com>
Sent: Tuesday, June 20, 2023 7:46 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Edward Clark <Edward.Clark@Greeleygov.com>
Subject: Annexation of land surrounding Seeley Lake

Some people who received this message don't often get email from npringleco@gmail.com. [Learn why this is important](#)

I am writing this letter to express my strong opposition to Case #ANX2022-0001-0005, which pertains to the proposed annexation and rezoning of the land surrounding Seeley Lake. As a concerned resident and stakeholder in this community, I believe that the proposed annexation and rezoning plans are fundamentally flawed and would have

detrimental consequences for our cherished natural environment and the quality of life of our residents. The way this is happening by separating the land into five different parts to avoid the 'Annexation Application Requirements' is a very underhanded way to go about it.

Firstly, the proposed annexation of the land around Seeley Lake would result in the loss of crucial open spaces and green areas that are integral to the ecological balance and overall health of our community. Seeley Lake is a vital natural resource that provides recreational opportunities, wildlife habitats, and aesthetic value to our residents. Annexing and potentially developing this land would disrupt this delicate ecosystem, leading to the destruction of flora and fauna, as well as increased pollution and strain on existing infrastructure.

Furthermore, rezoning the area for potential development would introduce additional burdens on our community, including increased traffic congestion, noise pollution, and strain on public services such as schools, healthcare facilities, and emergency response systems. The current infrastructure in our town is already struggling to meet the needs of its residents, and any further development without adequate provisions in place would exacerbate these issues and diminish our quality of life.

Moreover, the proposed annexation and rezoning plans disregard the wishes and concerns of the local residents. The community has consistently voiced its opposition to any such development, citing the importance of preserving our natural heritage, maintaining the rural character of our town, and safeguarding our collective well-being. Ignoring the concerns and desires of the people who call this place home undermines the principles of democracy and community participation.

I urge the board/committee to carefully consider the long-term implications of Case #ANX2022-0001-0005 and remove the proposed annexation and rezoning plans from tonight's agenda. It is essential to prioritize the preservation of our natural resources, protect our environment, and respect the wishes of the community members who are directly impacted by these decisions. Instead, let us focus our efforts on sustainable growth, responsible development, and the enhancement of existing infrastructure to ensure a prosperous and harmonious future for our town.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns expressed in this letter and make a decision that reflects the best interests of the community. I am a lifetime resident of Greeley.

Nicholas Pringle

970-405-4026

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:32 AM
To: Doug May
Subject: FW: Seeley Lake annexation #1, #2, #3, #4, #5

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c:970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:54 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Seeley Lake annexation #1, #2, #3, #4, #5

Dale Hall

Greeley City Councilmember
Ward 4

From: Lois Pringle <lois.firegirl@gmail.com>
Sent: Tuesday, June 20, 2023 6:42 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Edward Clark <Edward.Clark@Greeleygov.com>
Subject: Seeley Lake annexation #1, #2, #3, #4, #5

Some people who received this message don't often get email from lois.firegirl@gmail.com. [Learn why this is important](#)

Mr Hall, Mr. Payton & Mr. Clark:

We respectfully ask you to pull the Seeley Lake Annexations #1, #2, #3, #4, #5 from the agenda. It appears this may be a tactic to get around the criteria for Annexation Application Requirements which states: 'Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley'.

We are concerned about the increased traffic in an already busy agriculture, freight and residential area and its subsequent safety issues.

We have been residents of Greeley since 1969 and 1994, and have owned a home in Sonny View Estates since 2005. Thank you for your time and consideration.

Lois & Bill Pringle
3204 Grand View Dr
Greeley, CO 80631
970-590-9153

We (Terry and Gloria Myers) are Seeley Lake homeowners, and like all the Seeley Lake homeowners that I know are NOT in favor of annexing property west side of lake, to be the beginning of 100+ homes changing the agricultural environment AND HOME VALUE which is the only reason we invested at this location.
PLEASE REMOVE THIS FROM YOUR AGENDA

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:32 AM
To: Doug May
Subject: FW: Seeley Lake Annexation

FYI.
Thanks,
Heidi

Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

-----Original Message-----

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:55 AM
To: Heidi Leatherwood <Heidi.Leatherwood@Greeleygov.com>
Subject: FW: Seeley Lake Annexation

Dale Hall
Greeley City Councilmember
Ward 4

-----Original Message-----

From: Cindy Wolach <urodocjr@aol.com>
Sent: Monday, June 19, 2023 9:24 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Seeley Lake Annexation

[You don't often get email from urodocjr@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a homeowner and 50 year resident of Sonnyview Estates at Seeley's Lake, I am writing to ask that the application for annexation on the west side of Seeley Lake which includes 5 separate parcels, agenda items 11-15 on the June 20th, 2023 City Council meeting, be pulled from consideration for any further approval. The City of Greeley Annexation application eligibility criteria states in the first requirement that "Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley". This application is trying to circumvent this requirement by annexing a tiny parcel first with larger and larger parcels following. This should be illegal and is an underhanded way of trying to annex land into the City of Greeley. This annexation will be vehemently opposed by surrounding property owners.

In addition, not all of the property owners in proximity to this application received an official notice of the planning commission and city council hearings regarding this proposed annexation. This is also very concerning.

Thank you for your consideration in this matter.

Best Regards,
Cindy Wolach

Sent from my iPad

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:31 AM
To: Doug May
Subject: FW: Zoning Change Seeley Lake Area

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:55 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Zoning Change Seeley Lake Area

Dale Hall

Greeley City Councilmember
Ward 4

From: Anita Eley <eleyanita@gmail.com>
Sent: Monday, June 19, 2023 4:39 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Zoning Change Seeley Lake Area

You don't often get email from eleyanita@gmail.com. [Learn why this is important](#)

Dear Mr Hall,

I am against the annexation of additional land in the area north and west of Seeley Lake. Building more homes in this rural area goes against my reasons for purchasing a home in this beautiful open area. I want to live in the country, yet be within a short driving distance of town amenities. Adding more homes will substantially increase traffic on County

Roads 35 and 33, roads that are already inadequate for the current amount of vehicles. Additional homes will increase the noise and light pollution in this area and will decrease the property values of the existing homes.

--

Sincerely, a concerned Seeley Lake Homeowner,

Anita Eley
3506 Holman Ct
Greeley CO 80631

--

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:31 AM
To: Doug May
Subject: FW: Annex near Seeley Lake

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:55 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Annex near Seeley Lake

Dale Hall

Greeley City Councilmember
Ward 4

From: Barb Stork <storkbarb@gmail.com>
Sent: Monday, June 19, 2023 2:34 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Annex near Seeley Lake

You don't often get email from storkbarb@gmail.com. [Learn why this is important](#)

Dale,
Please pull this annexation consideration from the agenda. Several home owners in our little community are opposed to it.
Thank you.
Barb Stork

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:30 AM
To: Doug May
Subject: FW: Seeley Annexation

Hi,
FYI.
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 12:09 PM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: Fwd: Seeley Annexation

Dale K Hall
Greeley Councilmember
Ward IV

From: Cindi Shupe <ladybugg66@gmail.com>
Sent: Tuesday, June 20, 2023 11:33:24 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Seeley Annexation

You don't often get email from ladybugg66@gmail.com. [Learn why this is important](#)

Dear Mr. Hall,

As concerned homeowners and longtime residents at Seeley Lake we are asking that you remove the Seeley Lake Annexations 1, 2, 3, 4, and 5 from tonight's agenda. We are concerned about the way the annexation is being handled. It may be a legal way to annex land into the city, but it does not seem very ethical. We are counting on you as a representative of the people to do the right thing.

We know that the end goal is to add numerous homes to our area. This is very concerning to people in our neighborhood who built lives for themselves 'in the country'. The increased traffic on roads that are already inadequate to safely handle the current number of vehicles, the increased noise and light pollution caused by more homes, the destruction of farmland, birds and wildlife, and the possible decrease in property values will negatively impact us in every way.

Thank you for your consideration in this matter,

Gregg & Cindi Shupe
3234 Grand View Drive
Greeley, CO

Doug May

From: Brenda Frank <brenda@brendafrank.com>
Sent: Saturday, June 24, 2023 5:49 PM
To: Dale Hall; Brett Payton; Edward Clark; Doug May
Subject: Annexation proposal ANX2022-0001 - 0005

Some people who received this message don't often get email from brenda@brendafrank.com. [Learn why this is important](#)

Dear Council Members:

I received the information only last week regarding the land annexation referenced in Case Number: ANX2022-0001 - 0005, so please accept my apologies for my late comments. I sincerely hope you will be able to consider my comments.

While there are many obvious concerns related to this annexation, regarding further decline in Weld County's farmable acres, increased traffic strain on existing infrastructure and quality of life, I feel compelled to address an additional concern I have as outlined below.

I would respectfully request that you consider the impact this subdivision will have on the wildlife and ecosystem of Seeley Lake. This lake is home to many birds, on the migration route for some and is year around home for others, which include Blue Heron, Bald Eagles, Pelicans and other fowl who are able to sustain life from the lake.

The subdivision recently developed, known as Eagle View Farms at Seeley Lake will add 14 more homes to the immediate vicinity. I am requesting that this impact be measured before adding even more people and traffic surrounding Seeley Lake.

Please withhold approval of this new subdivision.

Please feel free to contact me with questions or comments.

Brenda Frank
3524 Seeley Court

Greeley, CO 80631
(970) 690-6461

Doug May

From: stephaniearries@aol.com
Sent: Friday, June 23, 2023 4:29 PM
To: Doug May
Subject: Proposed Seeley Lake Annexation

You don't often get email from stephaniearries@aol.com. [Learn why this is important](#)

Dear Doug:

My Husband, Bill Arries and I are writing to express our strong opposition to the Proposed Annexation by the developer, Mr. Charles Keirnes, of 160.62 acres located North of AA Street and West of Seeley Lake.

The proposed annexation is not truly in compliance with the requirement that one-sixth of the property is contiguous with the City of Greeley. The proposed method of annexation, i.e., that the property be annexed in 5 separate pieces clearly demonstrates that the only one tenth of one acre of the subject property is contiguous to the City of Greeley. The use of a succession of annexations to achieve the annexation of the total 160.62 acres is inconsistent with the spirit of the annexation statute.

The intent of the statute is to insure that the property to be annexed has something in common with the City seeking to annex it. This is clearly not the case here. The property to be annexed is rural and largely agricultural. The City consists of developed property.

There is no community of interest between the property to be annexed and the City of Greeley. The subject property is agricultural and has nothing in common with the City of Greeley. If the property was actually developed already, then the community of interest might exist. However, at this time, it does not. As a point of interest, it seems interesting that the developer did not develop the property as it sits within the County. Was it because there were determinations made that the infrastructure for a development of 100+ homes does not exist?

The property sought to be annexed is NOT urban. The fact that a developer is hoping for a development approval by the City of Greeley concurrent with the approval of this annexation does not rally satisfy this element of the City of Greeley's criteria for annexation.

The territory sought to be annexed is not integrated with the City of Greeley, and, in our opinion, is not capable of being integrated with the City of Greeley. There is nothing to indicate that access roads are sufficient. Clearly, AA Street and WCR 35 are inadequate to support the additional traffic generated by the development of such a large housing area, even assuming that each home adds only 2 additional vehicles. If the children living in the development attend Eaton Schools, the burden on WCR 35 will be insupportable. Additionally, the crossing of Highway 392, and WCR 35 is already unsafe, and adding that level of additional traffic would make it absolutely treacherous.

Our opposition to this annexation and development is also based upon the impact it will have on the natural resources in this part of Weld County.

The existence of wildlife will be threatened. We have seen the existence of the foxes, eagles, wild turkeys, birds, rabbits, frogs, and coyotes diminish significantly with the development of the property adjacent to WCR 35 and Highway 392, Eagle View Farms. It stands to reason that these animals will all but disappear following the construction of 100 houses. The current traffic on WCR 35 is very heavy, and there does not appear to be any plan on the part of the County to expand that road. Additionally, the State of Colorado would have to be involved in any changes, such as a stoplight at the intersection of Highway 392 and WCR 35, and there is NO indication that these entities have been involved in this action. The current traffic on AA Street is also very heavy and the street itself is in VERY poor condition. Again, there does not appear to be any consideration of the changes needed there. The City has not budgeted money this year to re-pave or widen the street, which would involve condemning the property of adjacent landowners.

Finally, it is difficult to imagine that the natural resources for the proposed annexation and development really exist. We have seen the increasing problem of water availability in our area of Seeley Lake. Many of the Seeley Lake residents have had to replace their lawns with rock and other non-grass landscaping. Where would the water for the 100 home development come from? The City of Greeley has had to impose water restrictions on its residents for the last 15+ years. The news reports that the police and fire departments are stretched. The hospitals - Banner and UCH - are both located

some distance from this development, and there are inadequate roads for fire, police or ambulances to access the residents of this development.

We have lived in the Seeley Lake development since 1989. We have raised our family here and have seen many changes over the years. However, the ambiance of our area will be significantly negatively impacted by the proposed annexation and development. We have seen numerous accidents on WCR 35 and will see more with this development. We will lose our enjoyment of the natural wildlife even more than we already have. Even 10 years ago we had deer in the yards. Our home value will definitely decrease with the addition of the housing development.

At this time, I am unaware of one single resident of the Seeley Lake Subdivision (aka Sunny View Estates), except perhaps the Petitioner, Mr. Keirnes, who supports the application for the annexation and development of the 160.62 acres. I am also aware that there were several residents who did not receive any notice of this process, and would expect that they would also oppose the petition.

I would add that as a former Assistant Weld County Attorney, I dealt with annexations by various municipal entities, and in my experience, this proposed annexation is based upon very flimsy circumstances, and believe the property in question is simply not, at this time, ready for annexation.

Bill and Stephanie Arries
3521 Diane Place
970-405-4163
970-405-4153

Doug May

From: Jeffrey, Sendy <Sendy.Jeffrey@bestbuy.com>
Sent: Tuesday, June 20, 2023 10:47 AM
To: Doug May
Subject: Opposition to Land Annexation and Rezoning Surrounding Seeley Lake

You don't often get email from sendy.jeffrey@bestbuy.com. [Learn why this is important](#)

Sendy Jeffrey
3007 Grandview Dr
Greeley, CO 80631
06/20/2023

City of Greeley
Department of Planning and Development
1100 10th Street
Greeley, CO 80631

Subject: Opposition to Land Annexation Surrounding Seeley Lake

Dear Planning Commission and City Council Members,

I hope this letter finds you well. I am writing as a concerned resident of Seeley Lake regarding the proposed land annexation and rezoning of the 160 acres west and north of our community. I urge you to consider my opposition to this development and carefully evaluate the potential consequences it may have on our neighborhood and quality of life.

First and foremost, I would like to emphasize that the majority of residents in our community are strongly against the idea of introducing over 100 new homes into our area. We value the serene and rural nature of our neighborhood and wish for it to remain as such. The proposed development would significantly alter the character and ambiance of Seeley Lake, which is a major concern for all of us.

One of the primary issues that arises with this annexation is the impact on our already inadequate road infrastructure. The addition of a substantial number of vehicles would undoubtedly exacerbate the existing traffic problems, posing risks to both residents and commuters. Moreover, the increased noise and light pollution resulting from this development would disturb the peaceful atmosphere we currently enjoy.

Furthermore, there is legitimate concern about the potential decrease in property values if this annexation is approved. The introduction of a large housing development in close proximity to our homes could adversely affect the market value of our properties. Preserving the desirability and attractiveness of Seeley Lake is vital for all residents, as it directly impacts our long-term investments and financial well-being.

Another crucial aspect we should not overlook is the loss of agricultural land and open space. The proposed development would encroach upon the valuable agricultural grounds surrounding our community, diminishing the natural beauty and environmental benefits they provide. As stewards of this area, it is our responsibility to protect and preserve these open spaces for the benefit of current and future generations.

In light of these concerns, I strongly urge the Planning Commission and City Council to carefully consider the long-term implications of this land annexation. I implore you to take into account the sentiments of the Seeley Lake community

and the adverse effects this development would have on our cherished neighborhood. I respectfully request that you reject this proposal and work towards maintaining the integrity and tranquility of our area.

Please be aware that the content of this letter may be shared publicly, as it is essential to foster transparency and open dialogue. I trust that you will give due consideration to the concerns expressed by the Seeley Lake community and act in the best interest of all residents involved.

Thank you for your attention to this matter. I appreciate your commitment to serving our city and community.

Sincerely,

Sendy Jeffrey

Doug May

From: Wendy Shupe <wshupe@tsctrux.com>
Sent: Tuesday, June 20, 2023 9:44 AM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: Rezoning of 160 acres west and north of Seeley Lake

Some people who received this message don't often get email from wshupe@tsctrux.com. [Learn why this is important](#)

To Whom It May Concern:

We would like to voice our concern regarding the above mentioned rezoning. It is our belief that the passage of this proposal will change our quality of life from a "country" setting to a more of a "city" setting, much less desirable for existing residents . . . it would change the light and noise pollution compared to what we are currently experiencing. The rezoning would have to cause a lot of extra traffic on roads that are already inadequate for the current amount of vehicles, already experiencing MANY traffic accidents at intersections and otherwise, surrounding our neighborhood. We feel that if this passes it would decrease our property value, as well as others in our neighborhood (Sonnyview Estates), as it would change the overall "feel" our of current living situation and surely negatively affect the view to the west that we and many others presently have. Northern Colorado is so steeped in agriculture it seems like a real shame to lose agricultural ground and open space, these areas are becoming so very rare.

Some residents received a letter via mail to alert them to the proposed annexation, we did not receive the mailing so were taken quite by surprise. This annexation would really have a huge impact on us.

We have lived in Greeley all of our lives and have lived at Seeley Lake (Sonnyview Estates) for 28 years and really wish for things to stay as they presently are.

Thanking you, in advance, for your consideration.

Grant and Wendy Shupe
3530 Lynn Street
Greeley, CO 80631

Doug May

From: Ray Middleton <dutchman3600@gmail.com>
Sent: Tuesday, June 20, 2023 9:33 AM
To: Doug May
Subject: Seeley Annexing case#ZON2022-003

You don't often get email from dutchman3600@gmail.com. [Learn why this is important](#)

Good morning Sir. My name is Raymond J Middleton. I reside at 16780 Shepherds Way, Greeley, CO 80631. This is in the Eagle View Farms at Seeley Lake.

I did not receive the original notice but my wife did, Rebecca R Middleton.

I would like to voice my objection to this re-zoning annexation of the 160 acres in question.

Our house is close to this development and will impact us negatively.

The views we have of the western mountains is already been impacted by new homes in the Eagle View Ranch area.

This is just northwest of the planned annexation property. I assume it will become part of this future development.

Increased noise, traffic will do nothing but reduce our property values.

We where assured by both developer and real estate agent, when we purchased our home, this land would remain agricultural and no homes would be built.

I am a bicyclist and the traffic on CR 35 is already like an interstate and drag strip. It requires I ride 2 miles to reach the trail on this highway. More

traffic makes this less safe for me and others that love the trail.

Thanks you for your consideration in this matter

Sincerely

Ray Middleton

<http://www.USMES.org>

Master Diver

Still chasing the dream at 73

Doug May

From: Cindi Shupe <ladybugg66@gmail.com>
Sent: Tuesday, June 20, 2023 11:32 AM
To: Doug May
Subject: Seeley Annexation

You don't often get email from ladybugg66@gmail.com. [Learn why this is important](#)

Dear Mr. May,

We are writing in regards to the letter we received about Seeley Annexation (ANX2022-0001-0005 and ZON2022-0003). We are long time residents of Seeley Lake and strongly oppose the annexation and proposal to add more homes to our area. It is very concerning to us, the people of our neighborhood and those in the surrounding area who have built lives for themselves to be 'out in the country'.

The increased traffic on roads that are already inadequate to safely handle the current number of vehicles, the increased noise and light pollution caused by more homes, the destruction of farmland, birds and wildlife, and the possible decrease in property values will negatively impact all of us in every way. We are counting on you, the Planning Commission and the County Commissioners to listen to the voices of the people and do what's best for the existing community.

Thank you for your consideration,

Gregg & Cindi Shupe
3234 Grand View Drive
Greeley, CO

Doug May

From: elkep1@comcast.net
Sent: Tuesday, June 20, 2023 8:38 AM
To: Doug May
Subject: Letter

You don't often get email from elkep1@comcast.net. [Learn why this is important](#)

Apparently a letter was sent to residents of Seeley Lake (Sonny View Estates) the first of June re annexation of portion of properties around the lake.

I received no such letter.

I've lived at this property for 45 years. I wondered why

I wasn't privileged to this information.

Is it possible to email this letter to Elkep1@comcast.net or tell me how I might obtain a copy of this letter.

Thank you Leona Kepler

3112 Grandview Dr. Greeley 80631

Doug May

From: Wade Stroh <wadestroh1@gmail.com>
Sent: Tuesday, June 20, 2023 7:27 AM
To: Doug May
Cc: Wade Stroh; Shane Powell
Subject: Fwd: Seeley Annexation Case NumberANX2022-0001-0005

[You don't often get email from wadestroh1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>
> As current residents of the Seeley Lake neighborhood we have great concerns regarding the proposed land annexation and rezoning of the land north of AA Street, west of County Road 35 and west of Seeley Lake.
> We are strongly against this annexation proposal as it would have multiple negative impacts on our neighborhood. As a note, we never received the letter that was mailed on June 8, 2023.
>
> The infrastructure of the area is already over burdened with the development in Eaton and other communities to the north. The traffic is extremely heavy on County Road 35 already and another development would increase the congestion even more. What should be at the top of our list of concerns to be considered is the impact of water which we're already seeing constraints on. Why would we continue to build more residential areas if water is at the top of our state issues? Then there is the impact on property taxes which are on the rise and the affect it would have on our existing neighborhood. There is also the lake itself and the environmental impact of having more homes near it. More septic systems with high water table, or would there be sewer lines? At what point would we see the city limits be moved further north to our area? No thanks, that's why we have our home out here for over 30 years.
>
> Please stop this proposal. We want to keep our neighborhood as it is without the negative impacts as voiced above. We don't want this type of growth out here just to satisfy the financial gains of a developer.
>
> Thank you for taking the time to hear our concerns.
>
> Wade and Tracy Stroh
>
> Sent from my iPhone

Doug May

From: Natasha De Jager <natashaajager@gmail.com>
Sent: Tuesday, June 20, 2023 7:08 AM
To: Doug May
Subject: Seeley annexation

You don't often get email from natashaajager@gmail.com. [Learn why this is important](#)

Hello-

Please do not move forward with the Seeley Annexation project. We do not want these homes in our area. This is a rural area and would decrease our home value as it supposed to be "where luxury meets country", as well as loss of agricultural area, increase road congestion and light pollution. Among so many other things!

Thank you!

--

Natasha De Jager
970.576.4436

Doug May

From: Cindy Wolach <urodocjr@aol.com>
Sent: Monday, June 19, 2023 10:48 PM
To: Doug May
Subject: Seeley Lake Annexation

You don't often get email from urodocjr@aol.com. [Learn why this is important](#)

Dear Planning Commission,

As a 50 year resident of Sonnyview Estates at Seeley's Lake, I am submitting concerns regarding the Annexation Application for the west side of Seeley's Lake (Case Number: ANX2022-0001-0005).

To begin, the application does not meet the first requirement for eligibility that "Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley". The applicant is trying to circumvent this requirement by annexing a tiny parcel first with larger and larger parcels following. This legal maneuvering around the criteria should be considered nothing less than unethical

The area in question is agricultural, which is what Weld County was built on. There are no dense housing developments anywhere near this proposed parcel, therefore no city utilities nearby nor the infrastructure in roads to accommodate a large development. The existing roads, 35th avenue, 59th avenue and AA street are inadequate for any heavier traffic than already exists. The safety issue would be very concerning and completely disrupt this rural area of quiet country living, which is the reason we are homeowners in Sonnyview Estates.

Our property values declining is also a concern with this kind of development virtually in our backyards. Not to mention the loss of the habitat for wildlife that exists on the west side of the lake and the loss of fertile agricultural ground.

The noise and light pollution that this annexation would create will ruin the country living that exists in this area.

As a lifelong resident of Weld County and 50 year resident of Sonnyview Estates at Seeley's lake, I vehemently oppose this annexation application.

Lastly, not all of the property owners in proximity to this annexation application have received an official notice of the planning commission and city council hearings regarding this proposal. This is also very concerning.

Thank you for your consideration in this matter.

Best Regards,
Cindy Wolach

Sent from my iPad

Doug May

From: kyliewylie@aol.com
Sent: Monday, June 19, 2023 10:03 PM
To: Doug May
Subject: Annexation

You don't often get email from kyliewylie@aol.com. [Learn why this is important](#)

To whom it may concern,

I am a Seeley Lake resident that has lived in the neighborhood for over 20 years. I am voicing my opposition to the proposed Annexation of the land west of the subdivision. The Infrastructure around the lake and on the County roads is not suitable for the traffic that a neighborhood of this size would produce. This area is and has always been a country feel and the Annexation would take away from that. 25 years ago there was a study on this very land that showed it not to be Developable because it's in a flood plane, why now is it being considered for Development?

Thank you for your time and consideration in reading my email.

Kyle Sheaffer

[Sent from the all new AOL app for iOS](#)

Doug May

From: James Wolach <ncupc@aol.com>
Sent: Monday, June 19, 2023 8:47 PM
To: Doug May
Subject: Annexation of land north of AA

You don't often get email from ncupc@aol.com. [Learn why this is important](#)

I just received information on the proposal for annexation of the land west of Seeley lake. Reviewing the requirements for Annexation I do not see how this qualifies. It looks to me that by trying to divide the land into five separate plots they are trying to avoid the 1/6 requirement. I also do see how AA street will have the infrastructure to handle the proposed development.

My family and I have lived out by Seeley lake and now on the lake for 20 years. We live out here because of the low density of housing and traffic. Being a native of Greeley I have seen what poor development planning can do to a town.

Thanks for you time

James Wolach.

[Sent from the all new AOL app for iOS](#)

Doug May

From: Anita Eley <eleyanita@gmail.com>
Sent: Monday, June 19, 2023 4:37 PM
To: Doug May
Cc: Anita Eley
Subject: Zoning Change North & West of Seeley Lake

You don't often get email from eleyanita@gmail.com. [Learn why this is important](#)

Mr May,

I am against the annexation of additional land in the area north and west of Seeley Lake. Building more homes in this rural area goes against my reasons for purchasing a home in this beautiful open area. I want to live in the country, yet be within a short driving distance of town amenities. Adding more homes will substantially increase traffic on County Roads 35 and 33, roads that are already inadequate for the current amount of vehicles. Additional homes will increase the noise and light pollution in this area and will decrease the property values of the existing homes.

--

Sincerely, a concerned Seeley Lake Homeowner,

Anita Eley
3506 Holman Ct
Greeley CO 80631

Doug May

From: Maggie Harms <tlharms@comcast.net>
Sent: Monday, June 19, 2023 2:56 PM
To: Doug May
Subject: Re-Zoning Land West and North of Seeley Lake

[You don't often get email from tlharms@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Doug,

I have lived at Seeley Lake since 1992 and intend to stay here for many more years. I was concerned when my neighbour told me of the Land Annexation and rezoning plan that is before council. Some neighbours received information notifying them of this - I did not and am disturbed by this and wonder how many other neighbours were not informed. I do intend to attend the meetings coming up to hear all about this proposal but do wish to let you know of my great concern over the potential loss of countryside living which I have purposefully chosen, roading issues and safety, and many other issues I have.

Yours sincerely
Maggie and Tom Harms
3528 Cindy Place
Greeley CO 80631

970 381 3254

Doug May

From: Barb Stork <storkbarb@gmail.com>
Sent: Monday, June 19, 2023 1:39 PM
To: Doug May
Subject: Annexation consideration of 160 acres near Seeley Lake

You don't often get email from storkbarb@gmail.com. [Learn why this is important](#)

To whom it concerns in Greeley city Planning;

Please know we searched for months to find a home in a quiet safe neighborhood and found it in Sonny View Estates on Grand View Drive. Please DO NOT consider annexing another 160 acres. We currently have a quiet safe neighborhood to walk in with children and pets. In the past months we have seen increased traffic and speed on 35th street - the too many accidents and rollovers already. We don't need more potential accidents. The additional building going on in Eagle View Estates is more than enough extra noise pollution and traffic.

I'm concerned about the pollution and crime this increased population will bring.

Thank you for hearing me out.

Barb Stork
3228 Grand View Drive
Greeley, CO 80631

Doug May

From: Adam James Wickam <adamjames.wickam@gmail.com>
Sent: Monday, June 19, 2023 1:29 PM
To: Doug May
Subject: Proposed Homes North East of Seeley Lake

You don't often get email from adamjames.wickam@gmail.com. [Learn why this is important](#)

Hi Doug,

As the President of Riverview Estates HOA, I wanted to reach out to you about the potential development on the West side of Seeley Lake.

On behalf of our nine households, just South of Seeley, we strongly oppose this potential development. We did not receive notice of the project, which I consider to be a lack of communication, since our families that would be impacted by this approval.

The small lot size does not fit the building that has been approved in the past. Plots less than one acre is one concern that the families have brought up. Recent projects to the West, North, and East of the proposed site are all 3-5 acres, which is what we would expect for development in this area.

Our HOA is also a shareholder in the Nauman Lake Reservoir Company just west of the proposed site. This group will be impacted by the development, as well. I will inform the rest of that board, although they likely won't have time today to comment, as they were not made aware either.

Thanks,

Adam Wickam
1631 N 35th Avenue Ct
Greeley, CO 80631
970-515-2352

Doug May

From: Lois Pringle <lois.firegirl@gmail.com>
Sent: Monday, June 19, 2023 11:41 AM
To: Doug May
Cc: Bill Pringle; Nicholas Pringle; David Pringle; jkennedy1984@gmail.com; ladybugg66@gmail.com; bigredtruck86@gmail.com
Subject: Seeley Annexation #ANX2022-0001-0005

You don't often get email from lois.firegirl@gmail.com. [Learn why this is important](#)

Dear Doug May, Greeley City Council Board Members, Mayor and Council:

We are writing to express our strong opposition of Case #ANX2022-0001-0005, the proposed annexation and rezoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake.

This proposal does not give many details, but if it is anything like Eagle View Farms, then this development will be detrimental to the entire area, cause traffic and safety problems, destroy local wildlife and wetland habitat, which in turn will remove agricultural land which is supposed to be prioritized in Weld County.

After living in the existing subdivision on the east side of Seeley for almost 20 years, and watching prior development by the petitioner in the South West corner of Highway 392 and CR 35 (Eagle View Farms), I can definitively say, any development to this land will cause great harm to the environment, decrease safety of pedestrians and bicyclists, cause major traffic issues and is not necessary.

The roads surrounding this area will have a disproportionate surge during critical times. When my children started driving in 2013, I asked the Sheriff to forward me a report listing the serious and fatal accidents between CR 29 and Highway 85 along Highway 392. I was alarmed. I cannot imagine the upsurge of use this deadly stretch will have to endure if this project is approved. My son and I have personally witnessed a traffic death at CR 35 and AA Street. AA Street and adjoining county roads are not adequate for the influx of travels per day this project will cause. Crossing existing agricultural ditches supplying both needed reservoirs and fields to meet civil engineering requirements will destroy all existing wildlife and land. The infrastructure needed to provide roadways and housing for any future subdivision will increase the impervious area on an already flood plain delicate area.

The wildlife that have homes in this area including owls, eagles, hawks, bats, pelicans in the summer and geese in the winter, ducks, and red tipped blackbirds to name a few, would be destroyed. The fish in Seeley Lake would be negatively impacted by all the pesticides and fertilizers draining from manicured lawns where no governance is made over who may use what. The existing delicate ecosystem would forever be destroyed. With the addition of Eagle View Farms at Seeley Lake, we have already noticed an increase in the algae bloom, an increase in fish death and personally, I have noticed a dramatic increase in my allergies and asthma only after the new homes north of the lake have been added. We have heard there may be protected flora/fauna in and surrounding Seeley Lake.

Weld County prioritizes agriculture. I hope this continues to be the case. I urge you to disapprove the proposed Land Use Annexation, Seeley Annexation #ANX2022-0001-0005. I know my opinions are shared by many who have not managed to attend the hearing nor write letters and emails. Thank you for your continued service and support of our communities.

I appreciate your time and please do not hesitate to contact us with any questions or concerns.

Lois & Bill Pringle
Nicholas & David Pringle
3204 Grand View Dr
Greeley, CO 80631

Doug May

From: SHANE POWELL <shanepowell2000@yahoo.com>
Sent: Monday, June 19, 2023 11:29 AM
To: Doug May
Subject: Concern - seeley lake development

You don't often get email from shanepowell2000@yahoo.com. [Learn why this is important](#)

Hi Doug,

I wanted to reach out to you about a notification we have received about a potential development on the west side of seeley lake .

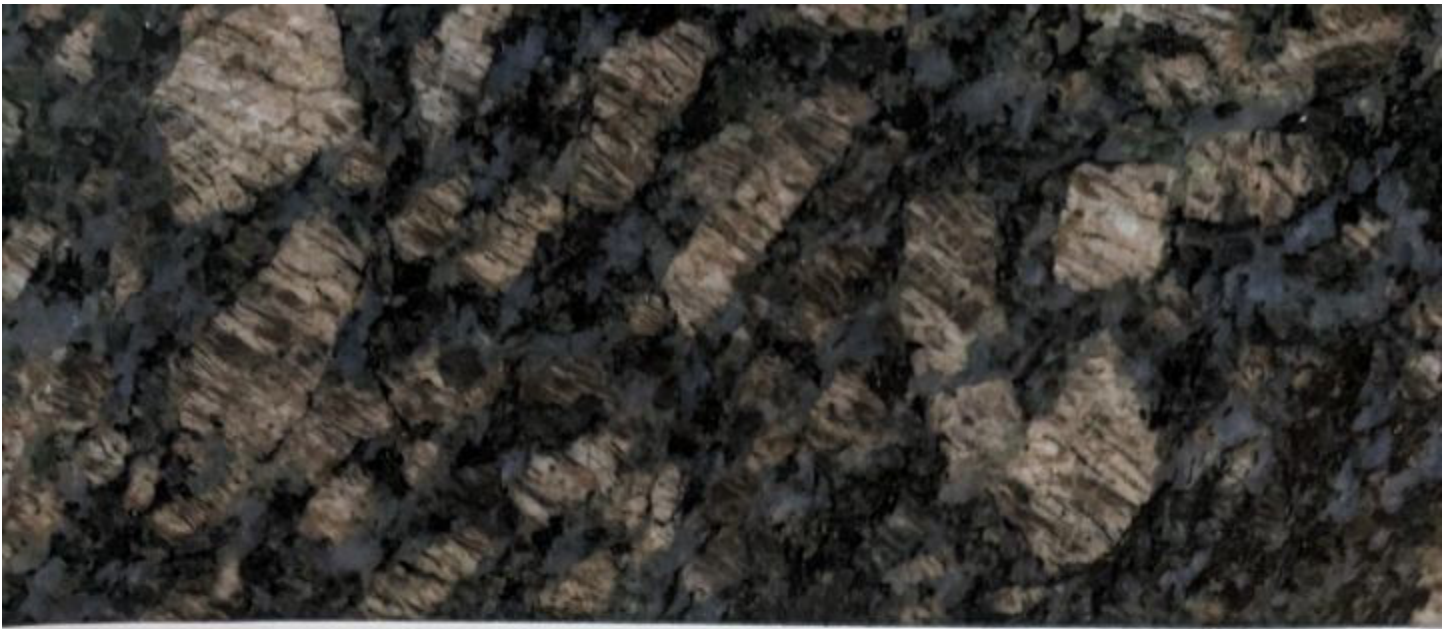
There is some major concern myself and many other residents have that live at Seeley and strongly oppose what is being talked about with a potential development .

We have met with at least 10 other house holds that this would impact and we are greatly concerned about this. We will fight this to the full extent, and we are even more alarmed that the lack of communication with all those families that would be impacted by this .

Many families want to know WHY they have received no notice of this and want some explaining ? There are many of us that live on the lake of seeley and others who are impacted all within that proposed area that are extremely upset right now.

We will not be in town for the hearing as we already had another event scheduled out of town. However this is something that MANY neighbors had not known about and the we will all fight this to the full extent. Please reach out to me directly when you have time and I think you need to understand the concerns all the families have brought up concerning this matter. This would be a complete disaster and I can go into details when we speak.

Shane Powell
President
Powell Properties, Inc.
970-302-9737



Seeley Lake Annexation Vicinity Map



**PLANNING COMMISSION HEARING
CITY COUNCIL HEARING
CORRECTED**

Mailing Date: June 8, 2023

This is a courtesy letter to advise you that a public hearing is scheduled regarding a land use proposal in your neighborhood.

Planning Commission Hearing Information

**Planning Commission: June 27, 2023, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

City Council Hearing Information

**City Council: August 1, 2023, 6:00 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

Project Name: Seeley Annexation	Case Number: ANX2022-0001 - 00
Applicant: Charles Keirnes	Applicant Phone: (970)539-220
Property Address: N/A	Property Location (CORRECTED): north of AA street, west of County 35, and west of Seeley Lake.
Description: The City of Greeley is considering a request from Charles Keirnes to an	

[Sent from Yahoo Mail for iPhone](#)

Doug May

From: andradegrl@skybeam.com
Sent: Tuesday, June 20, 2023 3:28 PM
To: Doug May
Cc: andradegrl@skybeam.com
Subject: Seeley Annexation

You don't often get email from andradegrl@skybeam.com. [Learn why this is important](#)

Dear Mr. May,

This letter is in addition to our conversation on June 20 regarding the The City of Greeley's consideration of a request from Charles Keirnes to annex 160.2 acres of land adjacent to Seeley Lake. As 23 years residents of 4167 AA St. we are opposed to this annexation.

We are long time residents of Greeley and have been witnesses to the the many changes to the City of Greeley over the last 45+ years. Our concerns lie the with the explosion of apartment complexes and densely populated single family residences in areas that were previously zoned for agriculture. Since the area being considered for annexation is currently zoned for agriculture and is being utilized as such we see the potential for zoning changes soon after annexation takes place and therefore oppose the annexation.

Additionally, we will attend the Planning Commission Hearing on June 27. Please include our letter in the packet of materials provided to the Greeley Planning Division.

Sincereley,

Ernest and Joanne Andrade

Doug May

From: Jennifer Kennedy <jkennedy1984@gmail.com>
Sent: Tuesday, June 20, 2023 2:36 PM
To: Doug May
Subject: Seeley Annexation and Rezoning #ANX2022-0001-0005

Dear Doug May, Greeley Planning Commission, and City Council Members,

I am writing to express my sincere opposition to the proposed annexation and re-zoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake. I do not believe this proposal serves the best interests of the community, and would have adverse effects both for public safety for those who live nearby.

Re-zoning is in opposition to Weld County's commitment to prioritize farm and agricultural land. The zoning document attached to this property's entry in the Weld County Property Portal describes Agricultural Zoning, stating in section 31.1, "The [Agricultural] District is established to maintain and promote agriculture as an essential feature of Weld County. The A District is intended to provide areas for the conduct of agricultural activities and activities related to agriculture and agricultural production without the interference of other, incompatible land uses...The A District regulations are established to promote the health, safety, and general welfare of the present and future residents of Weld County."

While a housing development is not a part of this specific proposal, it seems this is likely the first step. The proposed H-A zoning is still technically agricultural, but it is a significant departure from the current Agricultural zoning, as the City of Greeley's definition of H-A makes it clear that these properties are intended for future development. To that end, I have serious concerns.

My primary concern is one of safety: the county roads surrounding this property are not sufficient to handle the increase in traffic that will come with future development. These roads are already ill-equipped to handle the current level of commuters and trucks. I am particularly concerned about increased congestion at the CR 33 and CR 35 intersections with Highway 392, as these are already dangerous crossings, as well as the effects of significantly more traffic on AA street.

Additionally, many of us moved or built in this neighborhood specifically to avoid the noise and light pollution that comes with neighboring developments. In fact, we specifically researched how the adjacent land was zoned before moving here. Re-zoning to allow future development will bring with it an end to the quiet and rural feeling of this neighborhood.

The property in question is also uniquely hospitable to wildlife in the area, being located near a body of water. The eagles, foxes, pelicans, geese, frogs, deer, turkeys, and many other animals will have their habitats destroyed and be driven out by future development.

I also have concerns with annexation, in general. Annexation can create inconsistent boundaries for public service providers. As a small example, there is already inconsistency in the jurisdiction of the O St and County Rd 35 roundabout. Last month, we found a stray dog there, and in trying to contact animal control, we were told if the dog was in the street when we found it, it was one jurisdiction, but if it was on the center of the roundabout, it was a different jurisdiction. Such inconsistencies on an even larger scale create inefficiency and can delay responses.

I am also highly concerned that if the property in question is annexed into the City of Greeley, it could increase the likelihood of the adjacent Sonny View Estates neighborhood being annexed into the city in the future, which I and many other property owners would strongly oppose.

As referenced earlier, the Weld County agricultural district was established "to promote the health, safety, and general welfare of the present and future residents of Weld County." I do not believe the current proposal to annex and re-zone land aligns with this same goal, and so I ask you to disallow the proposal.

Thank you for your time and consideration,
Jennifer and Tyler Kennedy
3213 Grand View Drive
Greeley, CO 80631

Doug May

From: Amy Lynn <lynnamy80@gmail.com>
Sent: Tuesday, June 20, 2023 4:21 PM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: proposed Seeley Annexation, Case no. ZON-2022-0003

[Some people who received this message don't often get email from lynnamy80@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom it may concern:

Please be advised that I am not in favor of the proposed annexation and potential development as a result of the Seeley Annexation project. The possible development will increase traffic on CR 35 and access to the development will be limited. The road and turn onto Hwy 392 from CR35 can not support the traffic increase safely. Also, property values at Eagle View Farms at Seeley Lake may be negatively impacted by the increased traffic, noise pollution and congestion.

The area is largely agricultural. Re-zoning as a "holding Agriculture zone" may be considered "spot zoning" upon further research if the area is developed for housing on down the line.

Respectfully,
Amy Lynn

Sent from my iPad

Doug May

From: Marcos Sanchez <sanchezbrosinc@gmail.com>
Sent: Tuesday, June 20, 2023 4:37 PM
To: Doug May
Cc: D Sanc
Subject: Proposed Seeley Annexation case: anx2022-0001-0005

You don't often get email from sanchezbrosinc@gmail.com. [Learn why this is important](#)

Hello Doug, we are writing to oppose this annexation Proposal, and want our email to be part of included comments to the planning commission.

We moved out here to live in the country 1.5 years ago. It is beautiful and peaceful out here. We don't believe that this annexation which will lead to city growth out here in the country, is good for our tax payers and/or neighbors. This growth will create more traffic and will put an additional strain on already inadequate roads, and will definitely create more noise pollution., and will decrease our values of homes and we'll lose agricultural open space.

We built out here to be away from the city, and don't want our country living to be invaded be city sprawling, just for the all mighty dollar. We believe it is a bad move for everyone that is affected in so many ways.

Marcos/Diandra Sanchez
16790 Shepherds Way
Greeley CO. 80631

Doug May

From: kyra.sneddon@yahoo.com
Sent: Tuesday, June 20, 2023 5:03 PM
To: Doug May; Dale Hall; Brett Payton; Edward Clark
Subject: Seeley annexation

You don't often get email from kyra.sneddon@yahoo.com. [Learn why this is important](#)

Good afternoon,

I have some concerns about this application for 100 homes trying to be fit in around a lakeside view. You are looking to add over 100 families on a corner that is quite dangerous already for its traffic load especially during the winter storms. The road never gets cleaned up nor does it get any attention from law enforcement to watch speed because we cannot decide whether city of greeley or sherif department has the jurisdiction. Now you want to bring all this attention to our area again and yet we can't even take care of the potholes in our road? This seems like a massive tax grab and not prioritizing other things nor bringing into account any other sort of safety issues. Crime was bad enough for our home at 4510 AA st when we were trying to build 1 house and 1 shop. Now you are trying to bring in 100 homes into a farm community and give up on little farms. I hope you can take into consideration the surrounding people and understand the headache and hurt it impacts in surrounding areas.

The Sneddons

[Sent from Yahoo Mail for iPhone](#)

From: Brandon Garza <brandon27137@aol.com>

Sent: Tuesday, August 15, 2023 3:26 PM

To: CityClerks <CityClerks@Greeleygov.com>

Subject: Seeley Lake Annexation Opposition: 8/15/2023 Council Meeting

You don't often get email from brandon27137@aol.com. [Learn why this is important](#)

Good afternoon,

Two years ago, my wife & I purchased her childhood home located at Seeley Lake (Sonny View Estates) from her father. The home was originally constructed by her grandfather in 1977. If you were to ask any of the generations who have lived in this area one simple question, "Would you have chose to invest in this area if it was currently annexed in the City with new development on the way?", the answer would be no for many. This area is also home to many other families who have invested in this area to get further away from the City.

I would like to state my opposition to the Seeley Lake Annexation. I would also like it to be known that I never received an official notice of the annexation. I received a letter in the mail from one of our neighbors on August 6th indicating that there was a Council Meeting about this issue on August 15th, 2023. I find it disturbing that only a handful of the current residents received notice.

I completely agree with the other e-mails and oppositions that I have seen from other residents and interested parties. After speaking with internal stakeholders, I do know that the City of Greeley plans to bring utilities to this area at some point. It was also brought to my attention that once the utilities are close enough, there are other scenarios that will negatively impact current residents.

If septic systems fail, we will be asked to apply for a permit from the State. The State will then request approval from the City of Greeley. The City of Greeley will have no incentive to approve the permit for a new septic system. This means that the current residents will have to pay 100% out of pocket to connect to the City of Greeley sewer main. This will cost current residents five to six-figure expenses.

In addition, at some point we will be forced to pay City of Greeley water rates, which are much more expensive than rates from North Weld (even considering they are also supported by our tax dollars).

The overall infrastructure around this area will not be suitable for further development for a long, long time. At some point, the annexation might make sense, but as of now, this is not the right time. It should also be known that the City is not in dire need of additional tax or utility revenue at this time. If they were, it would be stated and easily identifiable in their Annual Budgets.

Thank you,

Brandon Garza

From: Tyler Kennedy
Sent: Monday, July 31, 2023 10:12 PM
To: CityClerks <CityClerks@Greeleygov.com>
Subject: Annexation Meeting on Tuesday, August 1st (Case number ANX2002-0001-0005)

You don't often get email from tylerpkennedy@gmail.com. [Learn why this is important](#)

To the members of the Greeley City Council:

We had planned to attend the meeting regarding the Seeley Annexation in-person, but are out of town. That said, we wanted to make sure you had our thoughts in case we are unable to attend the meeting via Zoom.

At the Planning Commission Hearing on this rezoning case in June, we had a few things to say, but didn't quite understand what exactly was being proposed. After the community was given a chance to comment, there was clarifying discussion by the Planning Commission. Now that we have a clearer understanding, we object even more strongly to the annexation and rezoning of these 5 parcels and are asking the City Council to consider these observations before making your final decision.

1) The annexation itself is based on a right-of-way dedication, and then moves like a flagpole out of Greeley into unincorporated Weld with no other incorporated area around it. Greeley municipal code 24-581 (a)(5) states "the proposed annexation provides for a continual and rational boundary." However, each of the five parcels must be annexed in a specific order with each barely meeting the 16.67% contiguous requirement. The end result is a long, skinny peninsula of Greeley stretching out into unincorporated Weld County. This proposal clearly circumvents the spirit of the law, and does not meet the "rational boundary" criteria for the current city of Greeley. It also gives pause to surrounding landowners who fear irregular moves like this will lead to pressure for them to be annexed as well.

2) Potential legal issues from those wanting to develop the land in a "reasonable" timeframe. Based on the conversation at the planning meeting, it was clear that there are potential legal issues related to Greeley Municipal code section 24-581. (a)(3) states: "adequate services are or will be available to support the development expected to result from annexation." Based on the H-A designation, this all relies on a "reasonable" time for development, which is commonly recognized as 5 years. With no specific plan for water and sewer infrastructure that I am aware of from the city of Greeley to this area over the next 5 years, this

potentially opens the city to litigation from a party pursuing development of the land if that timeframe expires without the infrastructure in place. My understanding is that this annexation would put a timeline on the city to expedite infrastructure to the area, or possibly face legal recourse.

3) **There are not enough details currently presented to justify annexing this land to the city of Greeley and re-zoning as Holding Agriculture (H-A).** Since the land is being annexed as Holding Agriculture, it will not be bringing in significant additional revenue to the city or additional benefits. It is clearly a stepping stone to being re-zoned again in the future to facilitate residential development. Since this is an odd peninsula jutting out of Greeley into Weld County, what is the benefit to Greeley of annexing this land right now? Especially when all adjacent land is not a part of Greeley. If the idea is moving toward a residential development (as expressed by the applicant during the planning commission meeting), why not be up-front and do everything at once with a rezoning to residential with official plans? This appears to be a workaround to get the ball rolling on an expedited timeline for the city of Greeley before anyone can really see where it is headed.

4) **The water crisis for North Weld Water District residents is very real.** As explained by the applicant at the Planning Commission meeting, the primary motivation for wanting annexation to the city of Greeley is the availability of water taps, as North Weld Water District has a moratorium on water taps (or at least they are very difficult to obtain). It may be temporarily designated as H-A, but the applicant's expressed rationale during the planning committee meeting was for access to water taps. Developing this land has been a goal for over 25 years, as evidenced by the sketch plan drainage report compiled by TST for Seeley Lake Estates submitted to the Weld County Planning Department on May 29th of 1997. While the specific plans may have changed since 1997, the Eagle View subdivision website had information listed about additional developments in these parcels within the last decade (it has since been removed).

North Weld water rates, as well as their surcharges, have escalated dramatically over the last 10 years, and based on what the district has communicated with residents, will continue to increase significantly into the next decade. The city engineer explained at the planning commission meeting that the water for a development in this parcel would still come from North Weld, it would just be billed through the city of Greeley. This proposal simply bypasses the North Weld moratorium on new taps. Since the water will still be coming from North Weld, this is going to put additional strain on our water supply. Until the water supply issue is fixed with North Weld, annexations with the intent of development should also abide by the moratorium.

Though we have grave concerns regarding the harms a residential development on these parcels would bring to the area, we have not included them in this letter, as it is outside the scope of this specific proposal. However, we would like to communicate clearly that our concerns are not limited to annexation, but extend significantly into the prospect of future developments on this land.

Thank you for taking the time to consider our concerns.

Sincerely,

Tyler & Jennifer Kennedy
3213 Grand View Dr
Greeley, CO 80631

Doug May

From: CityClerks
Sent: Tuesday, August 1, 2023 11:33 AM
To: Doug May
Cc: Heidi Leatherwood
Subject: FW: Opposition Statement to Keirnes' Annexation

Hello,

Please see below.

Thank you,



Pamela Faulconer
Administrative Specialist II
City Clerks Office
1000 10th St
Greeley, CO 80631
O: 970-350-9552 | pamela.faulconer@greeleygov.com
www.greeleygov.com

Records Requests: recordscenter@greeleygov.com

From: stephaniearries
> **Sent:** Tuesday, August 1, 2023 10:53 AM
To: CityClerks <CityClerks@Greeleygov.com>
Subject: Opposition Statement to Keirnes' Annexation

You don't often get email from stephaniearries@aol.com. [Learn why this is important](#)

Greeley City Council
August 1, 2023

Members of the Greeley City Council:

My Husband, Bill Arries and I are writing to express our strong opposition to the Proposed Annexation by the developer, Mr. Charles Keirnes, of 160.62 acres located North of AA Street and West of Seeley Lake.

The proposed annexation is merely technically in compliance with the requirement that one-sixth of the property be contiguous with the City of Greeley. The proposed method of annexation, i.e., that the property be annexed in 5 separate pieces clearly demonstrates that the only one tenth of one acre of the subject property is contiguous to the City of Greeley.

The use of a succession of annexations to achieve the annexation of the total 160.62 acres is inconsistent with the spirit of the annexation statute. The intent of the statute is to insure that the property to be annexed has something in common with the City seeking to annex it. This is clearly not the case here. The property to be annexed is rural and largely agricultural. The City, being an urban environment, naturally consists of developed property.

There is no community of interest between the property to be annexed and the City of Greeley. The subject property is agricultural and has nothing in common with the City of Greeley. If the property was actually already developed then the community of interest might exist. However, at this time, it does not. As a point of interest, the developer did not develop the property as it sits within the County. His comments to the Greeley Planning Council indicate that his reason for annexing the property into Greeley is to obtain water that North Weld Water is unwilling to provide for his development plans. Additionally, the infrastructure for a development of 100+ homes does not exist.

The availability of water is a matter of real concern given the proposed limitations being considered for this region. Is this really the right time to permit a developer to try to 'work around' the restrictions placed on that developer by the water supplier which supplies water to the rural area he wants to develop?

The property sought to be annexed is NOT urban. The fact that Mr. Keirnes, the developer, is hoping for a development approval by the City of Greeley concurrent with the approval of this annexation does not really satisfy this element of the City of Greeley's criteria, community of interest, for annexation.

The territory sought to be annexed is not integrated with the City of Greeley, and, in our opinion, is not capable of being integrated with the City of Greeley. There is nothing to indicate that access roads are sufficient. Clearly, AA Street and WCR 35 are inadequate to support the additional traffic generated by the development of such a large housing area, even assuming that each home adds only 2 additional vehicles. If the children living in the development attend Eaton Schools, the burden on WCR 35 will be insupportable. Additionally, the crossing of Highway 392, and WCR 35 is already unsafe, and adding that level of additional traffic would make it absolutely treacherous.

As a point of interest, has the Eaton School District had input into whether it is able to absorb additional students?

Additionally, several years ago, the area sought to be annexed was considered part of a flood plain. At the Planning Commission Hearing, the issue was raised, but there was only a verbal denial by Mr. Keirnes' representative that the Federal Government has found the area to be out of the flood plain. Perhaps the Federal Government should be called in to evaluate the issue before annexation is pursued.

Our opposition to this annexation and development is also based upon the impact it will have on the natural resources in this part of Weld County.

The existence of wildlife will be threatened. We have seen the existence of the foxes, eagles, wild turkeys, birds, rabbits, frogs, and coyotes diminish significantly with the development of the property adjacent to WCR 35 and Highway 392, Eagle View Farms. It stands to reason that these animals will all but disappear following the construction of 100 houses.

The current traffic on WCR 35 is very heavy, and there does not appear to be any plan on the part of the County to expand that road. Additionally, the State of Colorado would have to be involved in any changes, such as a stoplight at the intersection of Highway 392 and WCR 35, and there is NO indication that these entities have been involved in this action.

The current traffic on AA Street is also very heavy and the street itself is in VERY poor condition. Again, there does not appear to be any consideration of the changes that would be required to accommodate the development of the e subject property. The City would have to budget significant money to re-pave and widen the street, which would involve condemning the property of adjacent landowners. The roads are heavily used by agricultural and oil and gas vehicles and that would not change following the annexation of the property. Is Weld County and the City of Greeley really prepared to create 4 lane roads on WCR 35 and AA Street??

Finally, it is difficult to imagine that the natural resources for the proposed annexation and development really exist. We have seen the increasing problem of water availability in our area of Seeley Lake. Many of the Seeley Lake residents have had to replace their lawns with rock and other non-grass landscaping. Where would the water for the 100 home development come from? The City of Greeley has had to impose water restrictions on its residents for the last 15+ years. The news reports that the police and fire departments are stretched. The hospitals - Banner and UCH - are both located some distance from this development, and there are inadequate roads for fire, police or ambulances to access the residents of this development.

We have lived in the Seeley Lake development since 1989. We have raised our family here and have seen many changes over the years. However, the ambiance of our area will be significantly negatively impacted by the proposed annexation and development. We have seen numerous accidents on WCR 35 and will see more with this development. We will lose our enjoyment of the natural wildlife even more than we already have. Even 10 years ago we had deer in the yards. Our home value will definitely decrease with the addition of the housing development.

At this time, I am unaware of one single resident of the Seeley Lake Subdivision (aka Sunny View Estates), except perhaps the Petitioner, Mr. Keirnes), who supports the application for the annexation and development of the 160.62 acres. I am also aware that there were several residents who did not receive any notice of this process, and would expect that they would also oppose the petition.

I would add that as a former Assistant Weld County Attorney, I dealt with annexations by various municipal entities, and in my experience, this proposed annexation is based upon very flimsy circumstances, and believe the property in question is simply not, at this time, ready for annexation.

Bill and Stephanie Arries

3521 Diane Place

970-405-4163

970-405-4153

PLANNING COMMISSION SUMMARY

ITEM: Annexation of 160.62 acres of land located north of AA Street and west of Seeley Lake.

FILE NUMBERS: ANX2022-0001, ANX2022-0002, ANX2022-0003, ANX2022-0004, ANX2022-0005

PROJECT: Seeley Lake Annexation

LOCATION: Various Properties – North of AA Street and west of Seeley Lake

APPLICANT: Charles Keirnes

CASE PLANNER: Doug May, Planner III

PLANNING COMMISSION HEARING DATE: June 27, 2023

PLANNING COMMISSION FUNCTION:

Review the proposed annexation for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Charles Keirnes considering and initiating a request for approval of a serial annexation, which consists of five separate annexations totaling 160.62 acres, located north of AA Street and west of Seeley Lake (*see Attachments A – Vicinity Map and Attachment B – Annexation Plat*).

A. REQUEST

Charles Keirnes is requesting approval of a serial annexation known as the Seeley Lake Annexation.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County)

East: R-1 – Residential (Weld County)

South: R-1 – Residential (Weld County)

West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley)

Surrounding Land Uses:

North: Agriculture

South: Agriculture

East: Seeley Lake, Residential

West: Agriculture, Residential

Site Characteristics:

The serial annexation area consists of five pieces totaling 160.62 acres of land. The site is generally flat, gradually sloping from the northwest to the southeast. The parcels are undeveloped agricultural land. There is a small barn/garage located on parcel #080523300028 (*see Attachments C – Site Analysis Map and Attachment F – Site Photos*).

Minimum Contiguity:

Required 16.67%
Provided 19.06% (combined)
ANX2022-0001 – 16.78%
ANX2022-0002 – 16.68%
ANX2022-0003 – 16.7%
ANX2022-0004 – 16.77%
ANX2022-0005 – 28.39%

D. BACKGROUND

The subject area, consisting of 160.62 acres, is composed of five pieces; three of which consist of the right-of-way of AA Street, one parcel containing a small barn/garage and two vacant parcels of land (*see Attachments B – Annexation Plat*).

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution June 6, 2023, making a finding to this effect, and the ordinance was introduced at the first reading with City Council on June 20, 2023, and the final reading is scheduled for August 1, 2023.

In conjunction with the annexation, the applicant proposes to establish H-A (Holding Agriculture) Zone District (File No. ZON2022-0003) for the subject property. The establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado State Statute requires municipalities to provide an annexation impact report to the Board of County Commissioners for all annexations in excess of ten (10) acres in size. This report was prepared and forwarded to the Weld County Board of County Commissioners.

E. KEY ISSUES and ANALYSIS/APPROVAL CRITERIA

The Commission shall consider comment from review agencies and offices, the staff recommendation, citizen comments, and the following criteria in taking action to recommend approval, denial, or to table the annexation for future consideration.

1. **The proposed annexation is in conformance with the Comprehensive Plan.**
The following Imagine Greeley: The City of Greeley Comprehensive Plan, 2018 policies apply to this request:

Comprehensive Plan Policies & Objectives:

GC-1.5 Annexations: *When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.*

Staff Comment: The majority of the land within the annexation area is presently undeveloped. The subject site is within the Long Range Expected Growth Area shown on the comprehensive plan, which is the area where the City supports annexation to accommodate future urban development. The majority of the land within the annexation area is presently undeveloped. No specific plans for the site are proposed at the time of annexation.

The request complies with this criterion.

2. **The proposed annexation promotes geographical balance if the City's land use pattern.**

Staff Comment: The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The request complies with this criterion.

3. **Adequate services are, or will be, available to support the development expected to result from the proposed annexation.**

Staff Comment: As previously stated, wastewater, water, and storm sewer lines will need to be extended to the subject area to serve any development there. If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department.

The request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: The annexation exceeds the State's one-sixth contiguity requirements. This property's inclusion will also help provide a continual and rational boundary by filling in gaps of unincorporated land that are within the Long Range Expected Growth Area.

The request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: There are no current plans to develop the property at this time and it will continue to be utilized in its current state. In the future, it is anticipated that the property will be developed with single-family residential uses.

In the event the subject site develops in the future, subsequent plans will be required to comply with the City's Development Code and will be required to comply with Adequate Public Facilities requirements.

The establishment of zoning will be considered as a separate request following a successful annexation. This proposal complies with this criterion.

This request complies with his criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property was created through recorded exemption plats in unincorporated Weld County, platted in 2010 (rec. no. 3740825), which created 'Lot A' and 'Lot B', presently parcel numbers 080523300029 and 080523300028. A second recorded exemption plat from 2016 created 'Lot D', presently parcel number 080523400008.

2. HAZARDS

There are no known hazards in the annexation area. It is not located within a mapped floodplain and the topography is mostly flat.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively

compromised by development. This will need to be taken into consideration with any proposed development in the area.

4. FLOODPLAIN

The annexation area is not in the floodway or floodplain as identified by Federal Emergency Management Administration (FEMA) flood data. No change is expected to this area as a result of this annexation request.

5. DRAINAGE AND EROSION

The existing drainage patterns are expected to continue to follow the existing lay of the land. Drainage patterns would be examined in greater detail through any future land use requests.

6. TRANSPORTATION

The proposed annexation is directly north of AA Street, which functions as a minor arterial, and directly west of 35th Avenue/ WCR 35, which functions as a major arterial. Annexing these parcels would allow more effective planning and development of these corridors, by management of adjacent land uses.

G. SERVICES

1. WATER

When water service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions.

2. SANITATION

When sanitary sewer service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions.

3. EMERGENCY SERVICES

The subject area is currently served by the Eaton Fire Protection District. With the successful annexation, the City of Greeley, on behalf of the property owners within the annexation area would be petitioned to withdraw from the Eaton Fire Protection District. The City of Greeley Fire Department would take over fire services for this area, once the properties are annexed. The closest fire station is approximately three (3) miles northwest of the subject site on 35th Avenue near 4th Street. The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately four (4) miles east of the subject area on 10th Street near 28th Avenue.

4. PARKS/OPEN SPACES

No public parks or public open space areas are proposed with this request. The nearest park or open space, the Poudre River Trail and Poudre Ponds, are approximately one (1) mile south of the annexation area.

5. SCHOOLS

No schools are proposed or located within the subject area. The proposed annexation area is within the Eaton School District boundary.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No known visual impacts would be created by this annexation. The area would remain in the current condition until future land use development is proposed, which would be reviewed for compliance with the City of Greeley's Development Code.

2. NOISE

It is not anticipated that the proposed annexation would create any significant increase in noise. Any potential noise created by this development would be regulated by the Municipal Code once the annexation process is completed.

I. COST-BENEFIT ANALYSIS

The properties within the annexation area are anticipated to be zoned H-A (Holding Agriculture) zoning. Other than property taxes, revenue would not be realized until future development occurs.

Future development would be reviewed in accordance with and required to meet, the applicable City of Greeley Development Code standards. Once under development, the property owner(s) would be required to pay development fees, extend any necessary City services to their property, and dedicate all appropriate rights-of-way and easements, if necessary, to serve the property.

The City would be responsible to provide fire and police services; however, due to the undeveloped and rural character of the neighborhood these services need are expected to be minimal.

Extensions to water and sewer facilities will be required at the time of future development, but would be borne by the developer/property owner.

Staff finds that the proposed annexation cost impacts would be minimal in nature and would relate only to Police and Fire protection services.

J. PUBLIC NOTICE AND COMMENT

Notices to surrounding property owners within 1000 ft. of the subject annexation area were mailed on May 30, 2022, per Development Code requirement. Four signs were posted on the site on June 5, 2023. A notice was posted to the City of Greeley website on June 12, 2023. To date, staff received 8 phone calls and 25 email from nearby residents who had concerns regarding potential development in the area and its impact on infrastructure, open space, wildlife, traffic concerns, crime and crime concerns.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #1, File number ANX2022-0001 meets

the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #1 to the City Council.

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #2, File number ANX2022-0002 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #2 to the City Council.
3. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #3, File number ANX2022-0003 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #3 to the City Council.
4. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #4, File number ANX2022-0004 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #4 to the City Council.
5. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #5, File number ANX2022-0005 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #5 to the City Council.

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Annexation Plats

Attachment C – Site Analysis Map

Attachment D – Annexation Impact Report

Attachment E – Neighbor Comments

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
June 27, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:18 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Briscoe
Commissioner Jeff Carlson
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Brian Franzen

3. Approval of Agenda

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

4. Approval of May 9, 2023, Minutes

Commissioner Anderson moved to approve the minutes dated May 9, 2023, contingent upon the statement that said "A discussion was then held between the Commissioners and the presenters from the water department" being changed to list the actual items that were discussed.

Commissioner Carlson seconded the motion. Motion carried 6-0. (Commissioner Franzen absent)

5. A public hearing to consider a request from Charles Keirnes to annex 160.62 acres of land located north of AA Street, west of County Road 35, and west of Seeley Lake, into the City of Greeley (ANX2022-0001 - ANX2022-0005).

Doug May began the presentation on both the Seeley Lake Annexation and Zoning requests with details about the request and background information. This is considered a serial annexation that includes 5 parcels totaling 160.62 acres combined. This annexation is permitted in accordance with Colorado State Statute C.R.S. 31-12-104(1)(a); 105(1)(e):

- not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley;
- a community of interest exists between the territory proposed to be annexed and the City of Greeley;
- the territory sought to be annexed is urban or will be urbanized in the near future, and;
- the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

Mr. May reported findings from the City Attorney's office--that determined the proposed request meets the State of Colorado Statutory requirements and that the City Council adopted a resolution

to consider this annexation request on June 6, 2023. The request includes establishment of zoning of HA (Holding Agriculture) in the proposal as well. Per state statutes, zoning must be established within 90 days of annexation. The proposed annexation parcels are located inside the Long-Range Expected Growth Area (LREGA). The H-A zone district is intended to hold undeveloped and agricultural land for future urban development. The location of the property is North of AA Street and West of Seeley Lake. The surrounding Zoning and Land Uses include:

- North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County) / Agriculture
- East: R-1 – Residential (Weld County) / Seeley Lake, Residential
- South: R-1 – Residential (Weld County) / Agriculture
- West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley) / Agriculture, Residential

Mr. May indicated that the property is currently zoned within unincorporated Weld County and that the proposed annexation fits within the City of Greeley Comprehensive Plan. This area is considered Urban Reserve and is not anticipated to support urban growth for the next 20 years, for development within 20 years the city should consult with property owners, developers and residents to complete sub-area plans. There is currently not an active development proposal for the parcels within the proposed annexation, and if a proposal for development was made the applicant would be required to meet with staff, provide documents such as traffic impact studies, utility development and other key items including recommendation for approval by the Planning Commission and approval by City Council before being approved to proceed with development. Community Development does recommend approval of the proposed annexation based on the approval criteria outlined in the staff report and proper notification has been made including;

- 75 notice letters
- Signs posted in two locations on the property.
- 31 emails, 6 phone calls in opposition.

Community Development also recommends approval for the proposed zoning based on the approval criteria outlined in the staff report and Mr. May indicated that the same proper notification has also been completed for the zoning if the annexation is approved. Mr. May presented the recommended motions for each of the parcel's annexation and zoning and concluded his presentation, opening it up for questions to the commission.

Commissioner Modlin began the questions by inquiring about nearby property to the east and how this annexation would be beneficial to the City. Mr. May deferred to the Engineering Development Review department for this question. Chair Yeater indicated it would be better for Mr. May to answer questions the board had for him before moving into questions for other staff.

Commissioner Andersen asked about the order cases are supposed to be presented to the Planning Commission and City Council because this case had been heard by City Council prior to being heard by Planning Commission. Mr. May responded by explaining that Annexations have specific timelines that are required to be met per state statute and are unique because they are required to be heard by City Council prior to Planning Commission. Commissioner Andersen expressed concern that the case was being heard out of order by going to the City Council prior to being heard by the Planning Commission, and concern for how and what public input is received because City Council has already heard and approved a resolution to hear the case prior to the Planning Commission having the opportunity to hear public comment and vote on the. Chair Yeater acknowledged Commissioner Andersen's concerns and recommended to keep the current discussion limited to questions about the proposed case and discuss procedural questions at another time.

Commissioner Schulte asked if staff was confident that proper mailing notification had been made because some of the public comment that had been received prior to the meeting indicated that

some property owners may not have received mailings. Mr. May responded by stating that the standard is to send out letters, acknowledging that he also received feedback regarding letters not being received. Commissioner Schulte wanted confirmation that the city maintains record and documentation of mailings, Mr. May and Mr. Threewitt confirmed the city does keep these records.

Commissioner Schulte inquired about this being a serial annexation and if these five parcels were designed in that fashion by the developer. Mr. May responded by explaining they were in fact created in that way and parcels 1-3 are intended for right of way use connecting existing parcels that are within city limits to parcels 4 and 5. Discussion continued between Mr. May, Chair Yeater and Commissioner Schulte discussing how serial annexations can be approved using right of way to create contiguity.

Commissioner Schulte asked about an area that is possibly a designated flood plain and Mr. May confirmed there is not an area designated as flood plain. Commissioner Schulte continued with asking about the State requiring some kind of urbanization, commenting that there is not a plan for that right now, he inquired about what the guidelines would need to be established for this and what the required timeline would be. Mr. May responded by sharing that the zoning that is being proposed does not require the urbanization plan and it would require a sub-area plan to be submitted. Commissioner Schulte continued seeking confirmation that a development is not currently proposed, and if or when it was to be developed it would be required through the city planning requirements, applications, and hearings. Mr. May confirmed this was true.

With no further questions for planning staff, Chair Yeater asked for the Engineering Review staff to address any commission questions. Commissioner Modlin inquired about why the applicant would want to annex into the city opposed to staying within the county and asked if it was due to issues regarding sewer and water infrastructure that would be needed to develop this area and if the future developer would be responsible. Thomas Gilbert city engineer introduced himself and answered by stating that typically it has to do with zoning and if it were to stay zoned within the county what requirements would be for septic and the benefit to be annexed and zoned into the city. Mr. Gilbert proceeded with discussing possible future plans between the county and the city in this area indicating that if or when this area was to be developed the developer would be responsible for the infrastructure needed. Discussion between Mr. Gilbert and the Commissioners continued regarding zoning, needed infrastructure for development, as well as surrounding oil and gas in the area.

With no further questions from the Commission Chair Yeater asked the applicant if they had any comments. Charles Keirnes came to the podium and introduced himself then proceeded to introduce his planner Heather Vidlock with Galloway. Ms. Galloway began her presentation with summarizing the size of the proposed annexation and zoning. She presented a brief presentation reiterating the facts of the application that Mr. May had previously presented to the commission and outlined how the proposed annexation and zoning fits within the City of Greeley comprehensive plan and City Code Review criteria. She invited the commission to ask her team any questions they may have.

Commissioner Andersen asked what the applicant's position was and what prompted this annexation and zoning request at this time, because so much time has passed since the original Seeley Lake development was completed. Mr. Keirnes replied, indicating that 2 years ago the North Weld County Water District put out a moratorium, and they started looking at annexing into the City of Greeley at that time. Commissioner Schulte clarified that current intent would be for the property owner to continue to farm the land that that there is not a plan for development at this

time. Discussion continued between Mr. Keirnes and the commission regarding the zoning and intended use of the parcels at this time.

Chair Yeater opened the public hearing at 1:52 p.m.

William Owens came before the commission to speak. He introduced himself as a retired engineer. Mr. Owens stated he was neither for nor against the proposed development, he did not understand how the Planning Commission could approve an annexation without a plan for development proposed as well and he stated that usually a plan is proposed for this kind of application that outlines long term growth. He shared that agriculture would not make any money after a year and voiced concerns on what the long-term plan be? He would like to see what the plan would be long term in terms of development as he has concerns about where sewage and effluent water would go if the parcels were to be developed. He reiterated he is not for nor against this proposal, but he does feel that it needs a plan that shows the long-term growth for the parcels.

Stephanie Arries came to the podium and stated she had lived in the current Seeley Lake development since 1981. She found the proposal surprising, and it spurs speculation about what is going to be proposed for development regarding basic services, traffic in particular. She stated that there is a lot of heavy truck traffic that use the routes already and shared concerns on adding more traffic to that. She also shared with Mr. Owens concerns as well.

Sandy Gantz lives in Eagle View Ranch. She stated she had some questions. Her first question was what is the purpose of this, and she wanted to know about the 1/6 continuity and what happens to the rest of the land, would it too be annexed as well? Chair Yeater informed Mrs. Gantz that the Public Hearing section was for testimony. She stated that her question is her concern.

Ken Adams introduced himself. He shared that he is concerned about the water and the sewer and who is going to pay for these services to be brought to the parcels if developed. He would hate to see 160 acres of houses. He thinks the applicants are good people. He just does not want to see 160 acres of houses.

Tyler Kennedy introduced himself next. He stated he thinks that there is a disconnect between the proposed application and many people are present in opposition because of this disconnect. He shared his feelings that he finds that it is evident that this area will end up being developed, he has seen the old plans for this area, and it had development planned previously. He does not feel that it is going to stay an agricultural property. He stated that the concerns are based around what is really going to happen to this land if it is annexed.

Gloria Myers came to the podium. She is concerned that it is stated that notifications were sent out, however she did not receive it. She is concerned on what the lot sizes would be if the area was developed and if 75 notifications were really sent to surrounding property owners.

Maggie Harms came to the podium and is concerned that she did not receive notification and did not know what was going on.

Chair Yeater closed the public hearing portion of the meeting at 2:04 p.m., he provided the applicant to provide any further comments, there were none. He asked staff to address any further questions.

Chair Yeater asked how mailing notifications are completed for the city, Mr. May explained how GIS Mapping is used to capture the property owners within 1000 feet to compile a list of addresses, he is unaware of any issues the postal service may have once a notification letter leaves the city office.

Commissioner Schulte commented that the proposed annexation motion satisfies the approval criteria at this time but if a development plan was submitted in the future would it still comply and how does that work now because there is not a proposed development plan. Mr. May deferred the question to the City Attorney, Michael Axelrad confirmed it was within the criteria and there is not a reason to hold up the application. Mr. Axelrad stated the city attorney's office is very confident in the legality of the application and approval criteria being met.

Discussion continued regarding the proposed annexation and how it fit into the Long-Term growth area between Commissioner Andersen, Mr. May, and Chair Yeater.

Commissioner Briscoe asked about what the North Weld Water District and City of Greeley water agreement includes. Mr. Gilbert provided brief explanation and the requirements would be to get a water tap from the district, and the criteria that would potentially need to be made. They discussed who owned the water and who would be billing the water usage as well as the responsible entity for the infrastructure.

With no further questions Chair Yeater turned it to the commission for action. Commissioner Andersen motioned to approve the annexation motions;

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #1, File number ANX2022-0001 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #1 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #2, File number ANX2022-0002 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #2 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #3, File number ANX2022-0003 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #3 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #4, File number ANX2022-0004 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #4 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #5, File number ANX2022-0005 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #5 to the City Council

Chair Briscoe motioned to second. Motions carried 5-1

6. A public hearing to considering a request from Charles Keirnes to establish zoning of approximately 160.62 acres of newly annexed land located north of AA street, west of County Road 35, and west of Seeley Lake (ZON2022-0008).

This item was presented by Doug May concurrently with the annexation request for the same parcels. Chair Yeater opened the public hearing at 2:31.

Ken Adams came to the podium and stated concerns with the letter notifications that went out, stating some of the neighboring property owners received the notification letters on various days and

that they did not all meet the deadline for notification timeframe requirements.

Chair Yeater closed the public hearing portion of the hearing at 2:32. Commissioner Carlson proposed the motion: based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Establishment of Zoning, File number ZON2022-0003 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Seeley Lake Establishment of Zoning to the City Council. Commissioner Briscoe 2nded the motion. Motion carries 5-1

7. Discussion: Planning Commission Meeting Times

Don Threewitt (Interim Community Development Director) followed up on an item that had come before the commission in the past, regarding the time that Planning Commission is held. The commission discussed the issue, key discussion points being:

- The existing time and starting at 1:15 accommodates people getting back from lunch breaks.
- An evening meeting would cost the city and department additional costs because of increased staff time.
- Many of the applicants that come before the board do this as their job and the afternoon time works well because it is within normal business hours.
- Planning Commission meetings in the afternoon accommodates potential public hearing attendees who need to attend during daytime hours, however attendees who prefer to attend in the evening get the opportunity do in the first and second readings that are presented to City Council.
- Continuity should be maintained—applicants, staff, and commissioners build their schedules around this meeting time, and all would have to adjust.
- There's not a shortage of Commissioner applicants with the current time, and most employers encourage participation and provide time off for civic/volunteer work like this.

8. Staff Report

Don Threewitt introduced Robert and Eli new summer high school interns. Mr. Threewitt also introduced Brian McBroom, the new Community Development Director. Mr. McBroom proceeded to share a little bit with the commission about himself. He included some of his career history and his excitement to now be with the City of Greeley.

Chair Yeater asked for staff input about annexation procedures. Mr. Threewitt responded highlighting how the resolution timeframes work out and explained why the annexation proposed in this meeting did have to be heard by City Council prior to Planning Commission. State statutes are very tight, and the normal procedural timeframes would make the resolution not be heard by City Council appropriately. Commissioners and staff continued this discussion clarifying the process and procedures.

Chair Yeater did ask Mr. Gilbert about specifics regarding the IGA between the City and North Weld Water District, they continued to discuss this matter back and forth regarding county versus city parcels and reasoning for annexation into the city for general information not necessarily regarding the proposed case from this meeting specifically. Discussion was also held regarding mailed notifications and what staff does to obtain addresses and send out mailings to properties that are within area to a proposed land use case that is coming before the commission.

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:56 PM.

Justin Yeater, Chair

Don Threewitt, Interim Community Development Director

Seeley Lake Annexation and Establishment of Zoning ANX2022-0001, ANX2022-0002, ANX2022-0003, ANX2022-0004, ANX2022-0005, ZON2022-0003

**Community Development – Planning
8/15/2023**



Request & Background

Annexation

- Request:
 - Serial annexation of 5 pieces totaling 160.62 acres (permitted: C.R.S. 31-12-104(1)(a); 105(1)(e))
- Colorado Revised Statutes §31-12-104 and §31-12-105:
 - not less than one-sixth ($1/6$) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley;
 - a community of interest exists between the territory proposed to be annexed and the City of Greeley;
 - the territory sought to be annexed is urban or will be urbanized in the near future and;
 - the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
- City Attorney's Office has determined the proposal meets the statutory requirements
- City Council adopted a resolution June 6, 2023
- Planning Commission public hearing held June 27, 2023

Request & Background

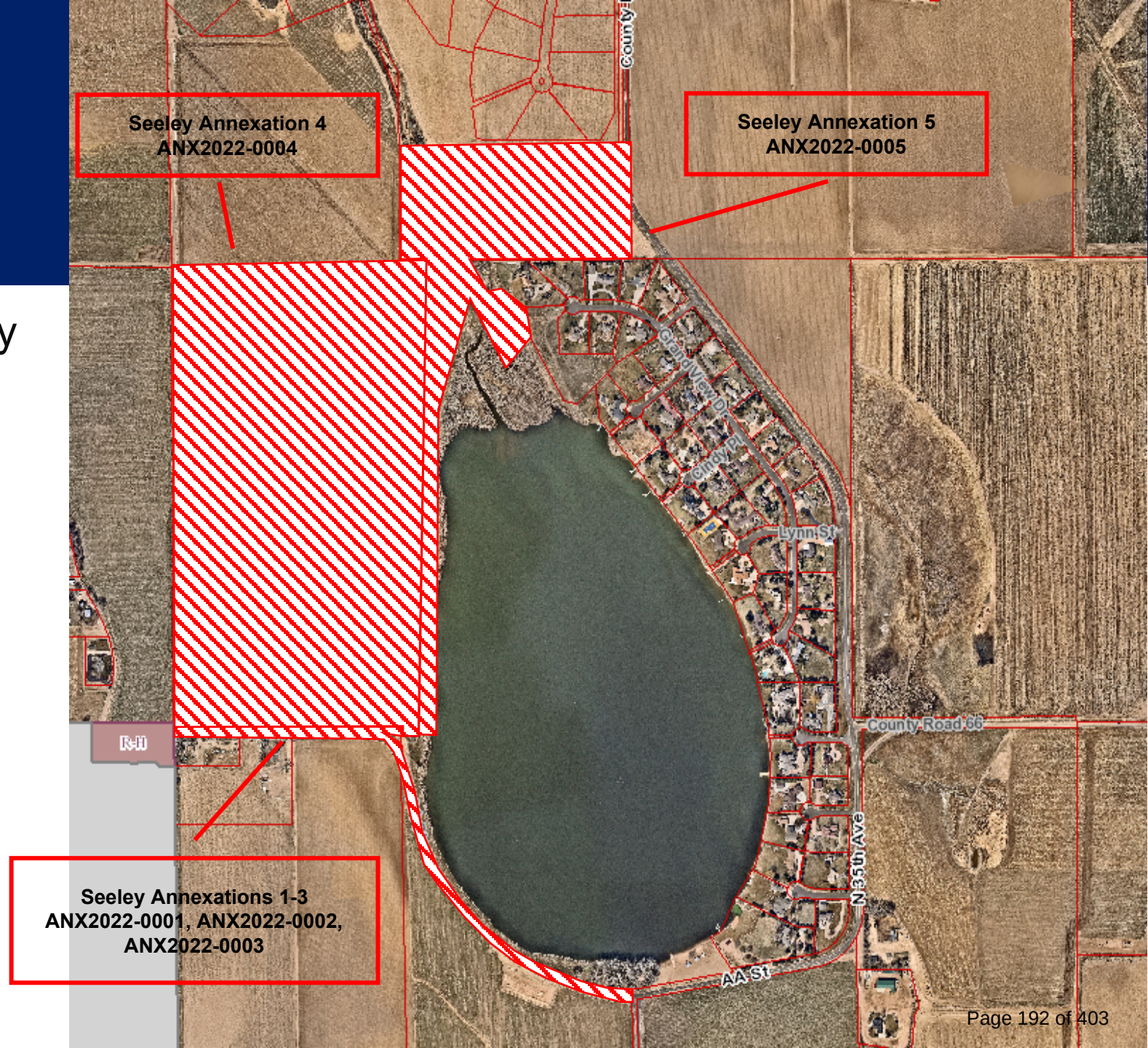
Establishment of Zoning

- Request:
 - Establish H-A (Holding Agriculture) Zone District (File No. ZON2022-0003)
- Background
 - Per state statutes, establishment of zoning must take place within 90 days of the annexation.
 - Located inside the Long-Range Expected Growth Area (LREGA)
 - The H-A zone district is generally intended to hold undeveloped and agricultural land
 - Planning Commission public hearing held June 27, 2023

Location

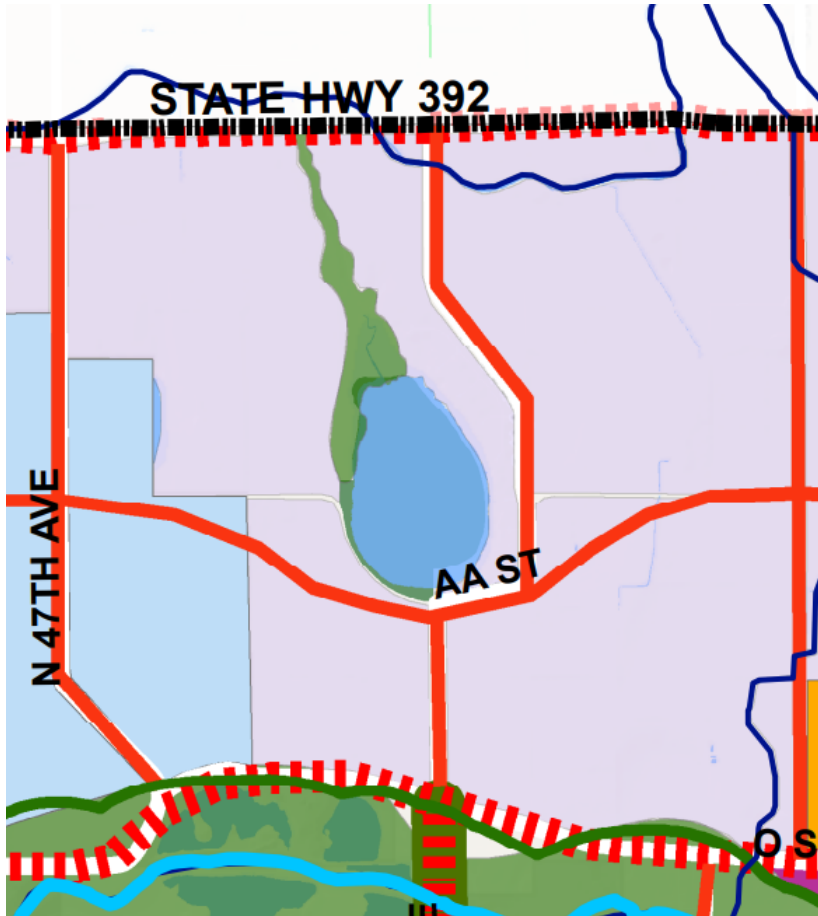
North of AA Street and West of Seeley Lake

- Surrounding Zoning and Land Uses:
 - North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County) / Agriculture
 - East: R-1 – Residential (Weld County) / Seeley Lake, Residential
 - South: R-1 – Residential (Weld County) / Agriculture
 - West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley) / Agriculture, Residential



Annexation Considerations

Greeley Comprehensive Plan



AREAS

- Airport Area
- Higher Education Hubs
- Employment, Industrial, and Commercial Areas
- North Annexation Area
- Mixed Use High Intensity
- Urban Reserve

- Urban Reserve
 - Not anticipated to support urban growth in the next 20 years
 - Development within 20 years – city should consult with property owners, developers and residents to complete sub area plans

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b. (a–e) Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 75 notice letters
- Signs posted in two locations on the property
- 31 emails, 6 phone calls in opposition

Recommendation

- Planning Commission recommends approval (4-2)

Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b. Nine Criteria Used to Evaluate Rezoning applications
- The proposed Rezoning is consistent with the criteria as outlined in your Summary

Notification

- 75 notice letters
- Signs posted in two locations on the property
- 31 emails, 6 phone calls in opposition

Recommendation

- Planning Commission recommends approval (5-1)



CITY COUNCIL AUGUST 1, 2023

Seeley Lake Annexation and Zoning

Annexation and Zoning

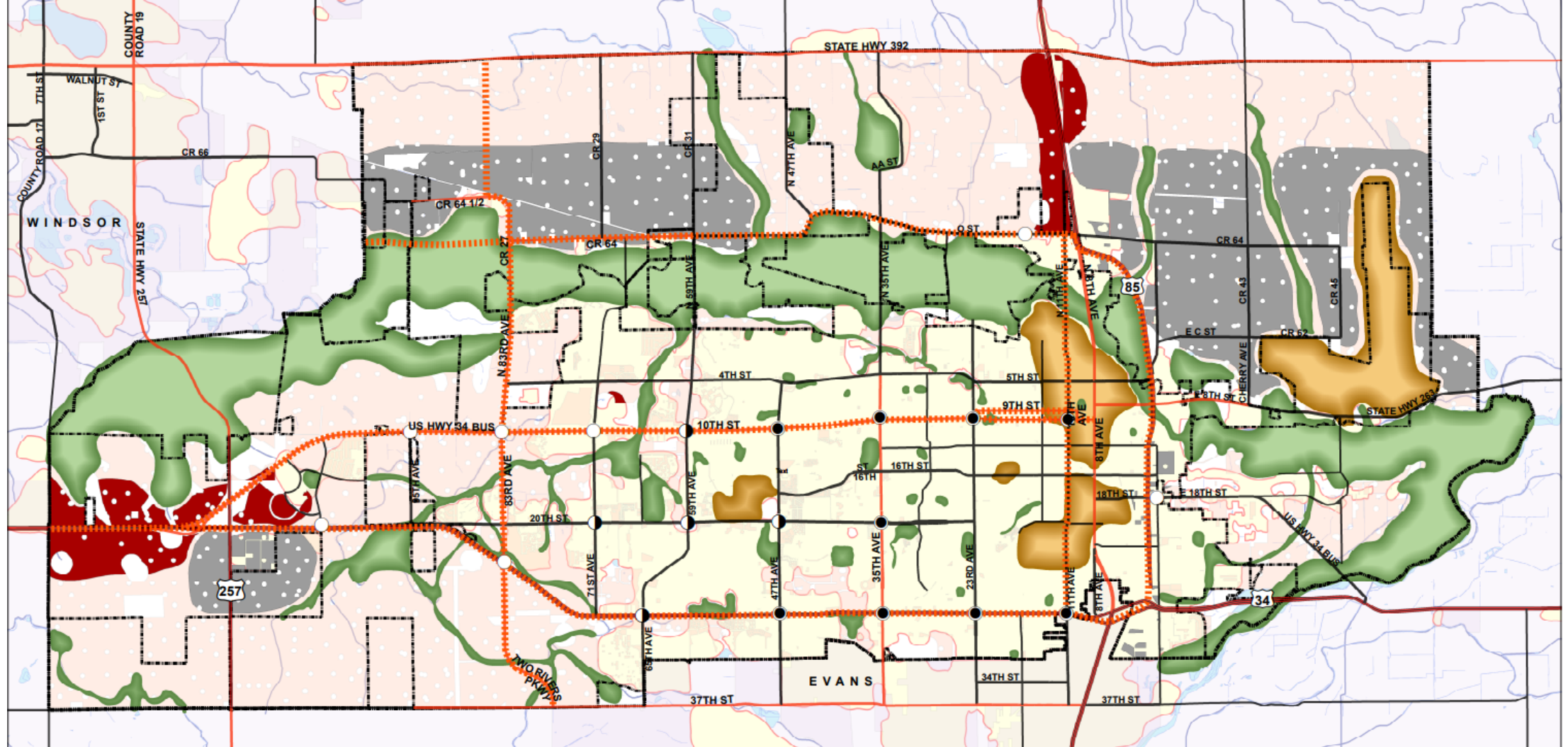
Proposed Annexation of 160.62 acres south of Hwy. 392 and north of AA Street, just west of Seeley Lake

Proposed Zoning from Agricultural and R-1 in Weld County to Holding Agricultural in Greeley



Greeley Comprehensive Plan

Land south of Hwy 392 is identified as Land Suitable for Future Development



Legend

- Developed Commercial Node
- Undeveloped Commercial Node
- ◐ Developing Commercial Node
- Multimodal Corridors
- Land Identified in the 2060 Plan Available For Future Employment
- Land Identified in the 2060 Plan Available for Future Industrial Development
- Open Space
- Special Use District
- Long Range Expected Growth Area
- Greeley City Limits
- Land Suitable For Future Develop
- Neighboring Towns
- Developed Land

N

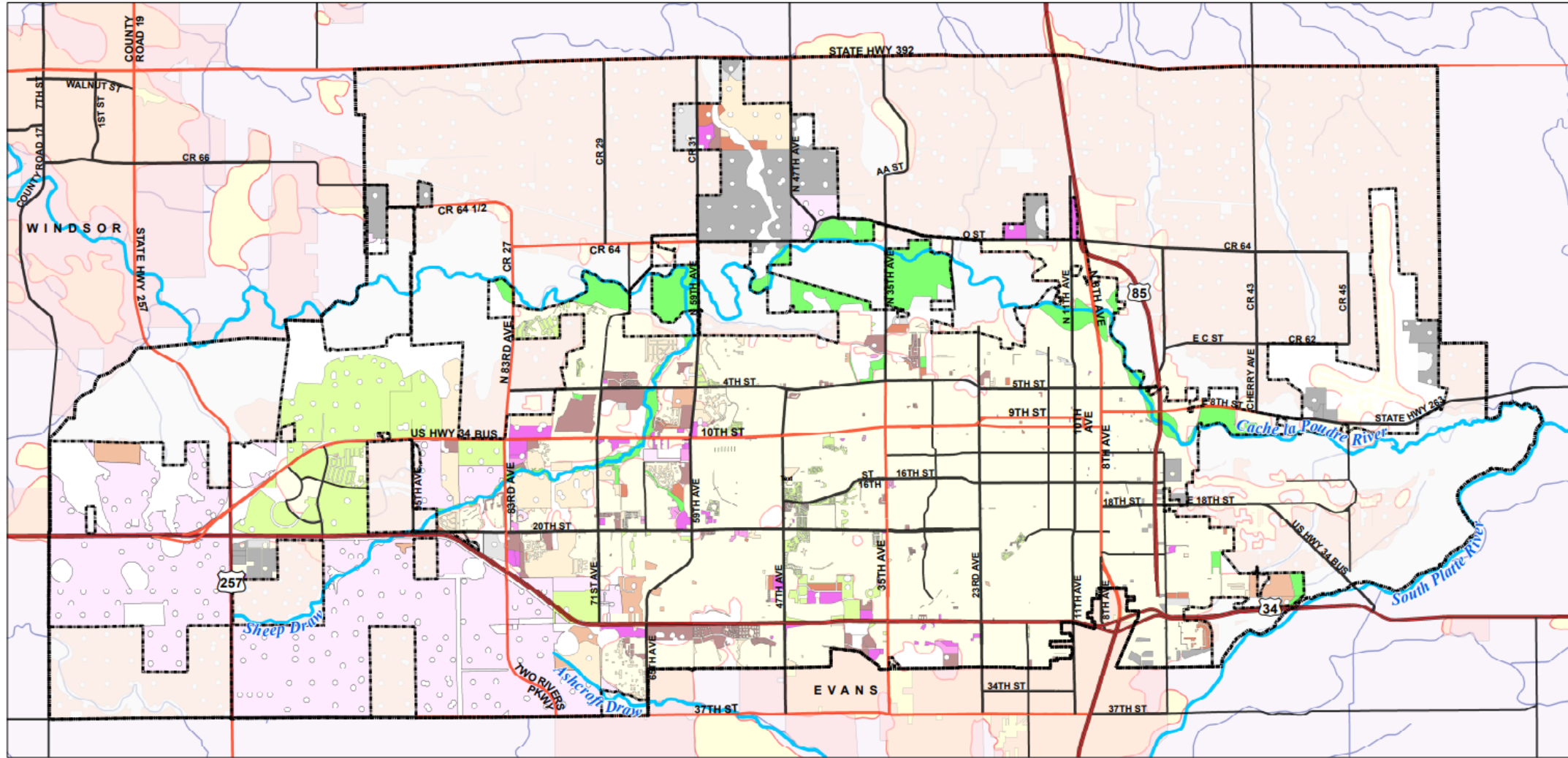


0 0.25 0.5 1 1.5 2 Miles

Date of Preparation 5/16/17

Greeley Comprehensive Plan

Zoning of land available for future growth



Legend

- Neighboring Towns
- Long-Range Expected Growth Area (LREGA)
- Area outside the Long Range Expected Growth Area
- City Limits_Greeley

ZONING

- Conservation District (C-D)
- Commercial High Intensity (C-H)
- Commercial Low Intensity (C-L)
- Holding AGriculture (H-A)
- Industrial Low Intensity (I-L)
- Industrial Medium Intensity (I-M)
- Planned Unit Development (PUD)
- Residential Estate (R-E)
- Residential High Density (R-H)
- Residential Low Density (R-L)
- Residential Medium Density (R-M)
- Residential Mobile Home (RMH)

0 0.25 0.5 1 1.5 2 Miles

Date of Preparation 5/16/17



Holding Agricultural Zoning

For properties annexed to the City either being used for agricultural purposes or have little or no immediate development potential.

City Code and Review Criteria

- The City Code requirements for annexation and zoning are met
- The annexation and zoning are in conformance with the Comprehensive Plan and Future Land Use Growth Area.
- The proposed annexation promotes the geographic balance of the City's land use pattern as shown on the Growth Area Maps.
- Adequate services are or will be available to support the development, as no development is proposed.
- The proposed annexation provides a continual and rational boundary as shown on the Growth Area Maps.
- The proposed annexation is needed to accommodate future land use requirements as shown on the Growth Area Maps.

City Council Substantial Compliance Finding

City Council made a finding that the Annexation was substantially compliant with State Law on June 6, 2023

Planning Commission Recommendation

- Planning Commission held a public hearing to review this request on June 27, 2023
- Planning Commission recommended approval of the zoning and annexation to City Council



Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 2, a parcel totaling 0.41 acres. (ANX2022-0002; Seeley Lake Annexation)

Summary:

CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. The Planning Commission considered this request on June 27, 2023 and recommends approval to City Council (4-2).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

Consistency with the Imagine Greeley Comprehensive Plan, Development Code, and State Statute.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 22, 2023
2. Legal Description
3. Attachment A
4. Attachment B
5. Attachment C
6. Attachment D
7. Neighbor Comments (See Seeley Annexation 1)
8. Planning Commission Summary (See Seeley Annexation 1)
9. Planning Commission Proceedings (See Seeley Annexation 1)
10. Staff Presentation (See Seeley Annexation 1)
11. Applicant Presentation (See Seeley Annexation 1)

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 23, 2023
CASE NO. ANX2022-0002**

**AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN
UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO,
KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH
OF AA STREET AND WEST OF SEELEY LAKE**

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The City Council of Greeley, Colorado, hereby finds that the property which is legally described in section 2 below, for which one hundred percent (100%) of the land owners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 0.41 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, one (1) copy of the map of the above –described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _ DAY OF AUGUST 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

SEELEY LAKE ANNEXATION No. 2

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence departing said West Line South 87°26'25" East 743.77 feet to a point on the South Line of the West Half of the East Half of said Section 23;

Thence South 87°56'08" West 743.43 feet to the South Corner of said Seeley Lake Annexation No. 1 ANX2022-0001 being also a point on the Corporate Boundary Line for the City of Greeley;

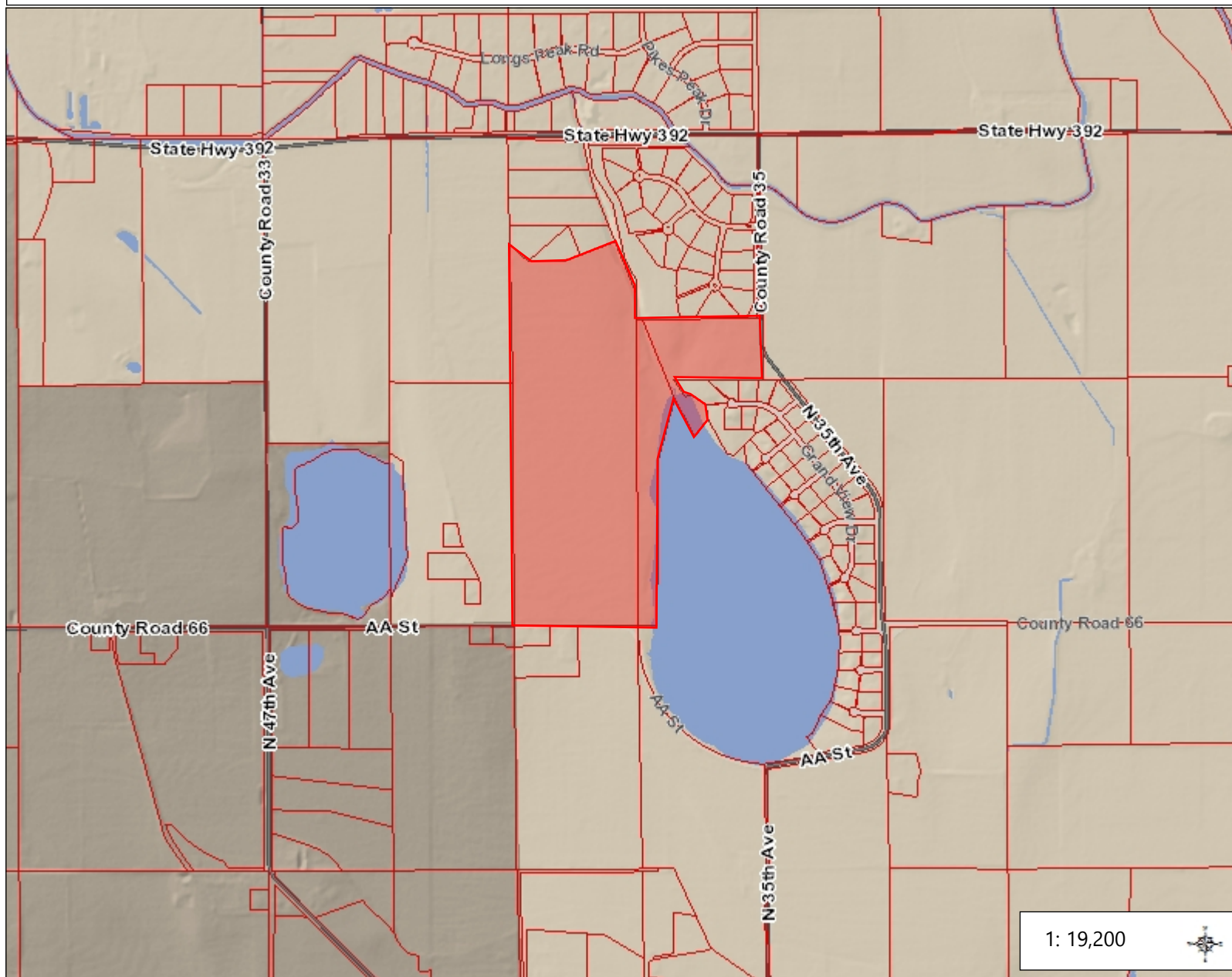
Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

1. North 78°36'22" East 148.66 feet to the East Corner thereof;
2. North 78°08'11" West 149.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

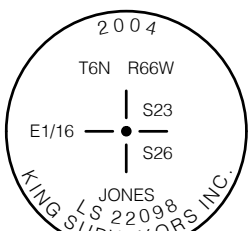
- Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Recommended / not recommended by the City of Greeley Planning Commission, this
day of _____, 2023.

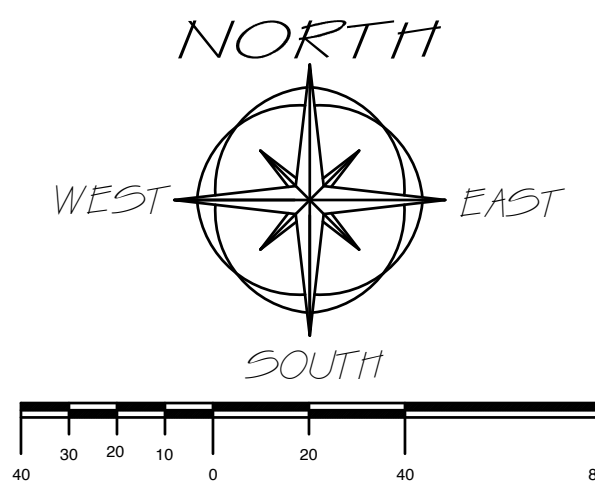
This is the second in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

**ABBREVIATION
LEGEND:**

N: North	±: Plus or Minus
E: East	No.: Number
W: West	Dia: Diameter
S: South	LS: Land Surveyor
SF: Square Feet	
Rec: Reception	
ROW: Right of Way	
Sec. __ T __ N R __ W:	
Section Township Range	



East Sixteenth Corner
Sec. 23, T6N, R66W
d No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
marked as shown



BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 3.25" diameter Aluminum Cap marked KING SURVEYORS INC JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Total Annexation Boundary Perimeter:	1,784.86	linear feet
Contiguous Length to existing City of Greeley Boundary:	297.66	linear feet
Total Allowable Perimeter (Contiguous x 6):	1,785.96	linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	297.48	linear feet

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

ATTEST: _____
City Clerk

Community Development	Date
-----------------------	------

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

REVISIONS:	BY:	DATE:
	LHB	2023.03.15
Adds Round 4 Comments and Final Internal Review	LHB	2023.03.15
Adds Round 3 Comments	LHB	2023.03.09
Adds Round 1 Comments from City of Greeley	LHB	2022.08.30
Lineweight Changes per Request	LHB	2022.07.07
Revised Annotation Due to Project Boundary Changes	LHB	2022.06.20

INTERMILL LAND SURVEYING, INC.

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
 City of Greeley, County of Weld, Colorado

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2023.02.17

SCALE: 1" = 40'

PROJECT NO.: **P-22-9219**

SHEET	OF
1	1

SEELEY LAKE ANNEXATION No. 2 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



LINE LEGEND:

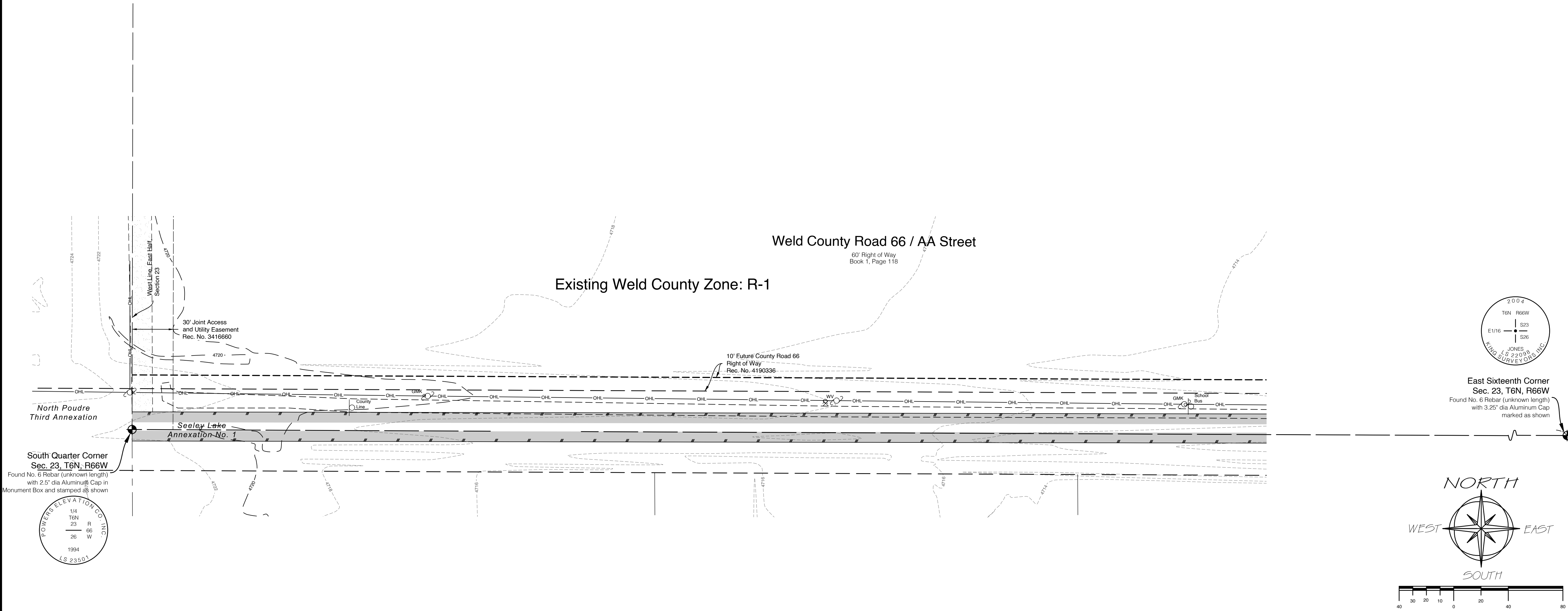
- = Boundary Line
- == = Property Line
- == = Section Line
- == = Right of Way Line
- == = Future Right of Way Line
- == = Easement Line
- == = Edge of Dirt Road
- == = Edge of Asphalt Surface
- == = Overhead Utility Line
- == = Gas Line
- == = Contour Line - Major
- == = Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. T N R W:
Section Township Range

SYMBOL LEGEND:

⊕ = Sign
⊙ = Utility Pole



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 40'

PROJECT NO.:
P-22-9219

SHEET OF
1 1

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Annexation No. 2 ANX2022-0002

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

MONUMENT LEGEND:

- = Property corner monument not found or set
- = Found No. 4 Rebar (unknown length) with a 1" diameter red plastic cap stamped LS 30462

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- - - = Section Line
- - - = Right of Way Line
- - - = Future Right of Way Line
- - - = Easement Line
- - - = PUD Lot Line
- - - = Edge of Dirt Road
- - - = Edge of Asphalt Surface
- - - = Fence Line
- - - = Overhead Utility Line
- - - = Contour Line - Major
- - - = Contour Line - Minor

ABBREVIATION LEGEND:

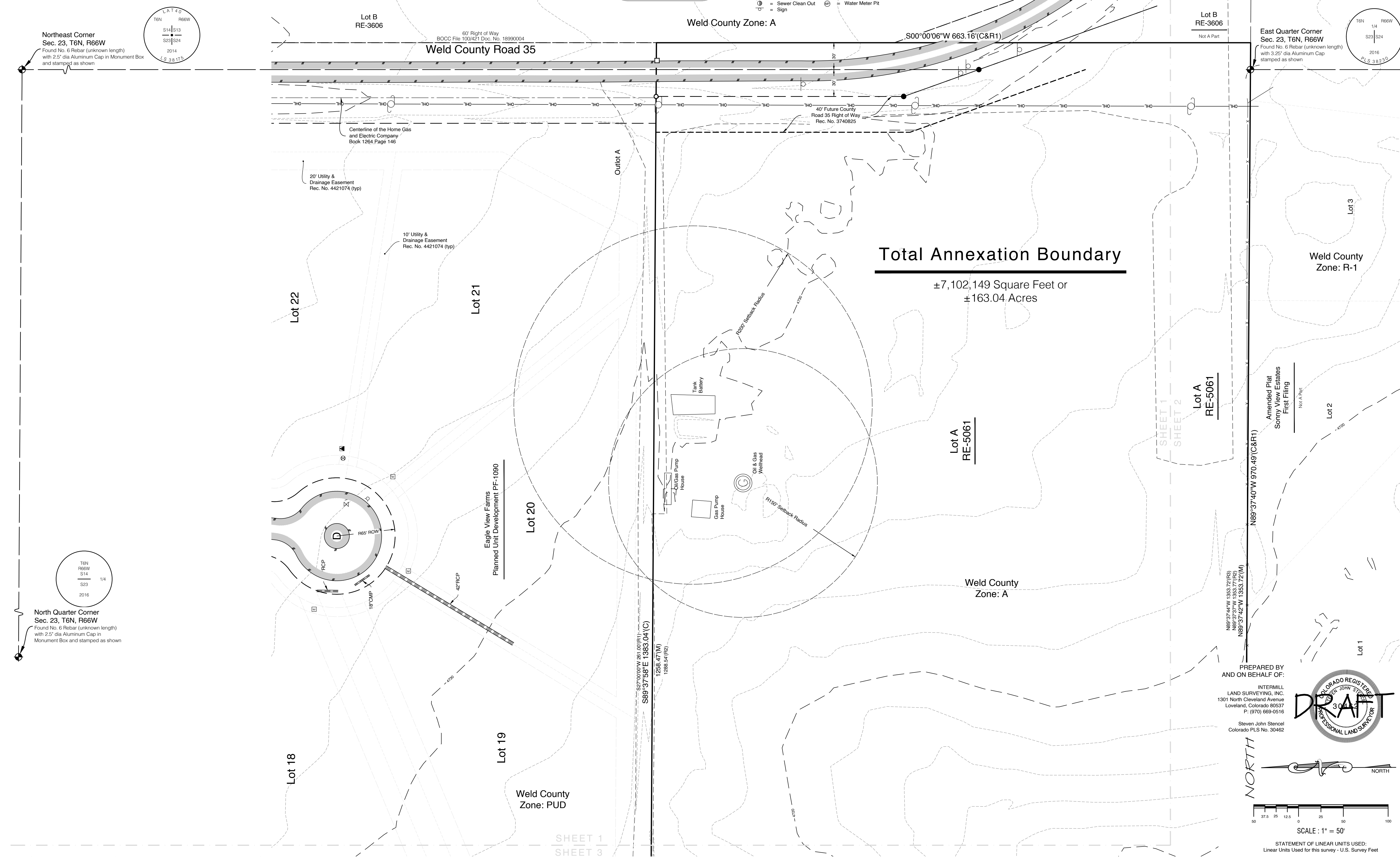
- N: North
- E: East
- W: West
- S: South
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- PLS: Land Surveyor
- Rec.: Reception

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

- ☐ = Box - Electrical
- ⊙ = Corp Stop
- ⊕ = Fire Hydrant
- ⊖ = Sewer Clean Out
- ⊗ = Sign
- ⚡ = Transformer
- ⚡ = Utility Pole
- ⚡ = Valve - Water
- ⚡ = Water Meter Pit



REVISIONS:

NO.	DATE	BY	REVISION
1	2022.06.24	LHB	Project Boundary Changes

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT: Charles Keirnes 1813 61st Avenue, Suite 200 Greeley, CO 80634

TITLE: SITE ANALYSIS MAP East Hall Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M. City of Greeley, County of Weld, Colorado

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

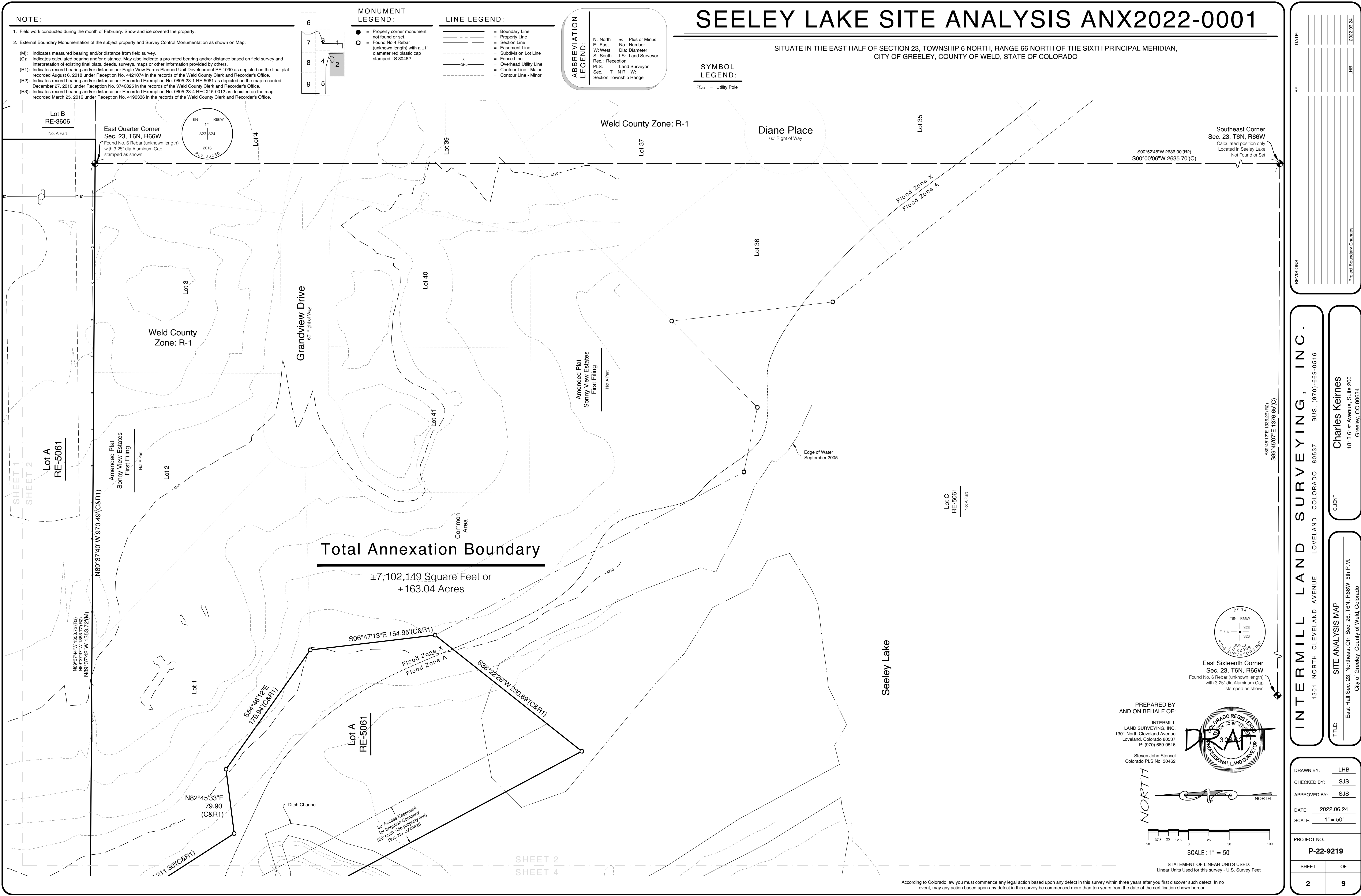
DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO: P-22-9219

SHEET	OF
1	9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



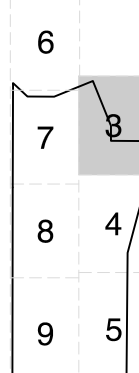
SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.
 (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.
 (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plan recorded August 6, 2018 under Reception No. 4214074 in the records of the Weld County Clerk and Recorder's Office.
 (R2): Indicates record bearing and/or distance per Recorded Instrument No. 0805-23-1RE-561 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
 (R3): Indicates record bearing and/or distance per Recorded Instrument No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

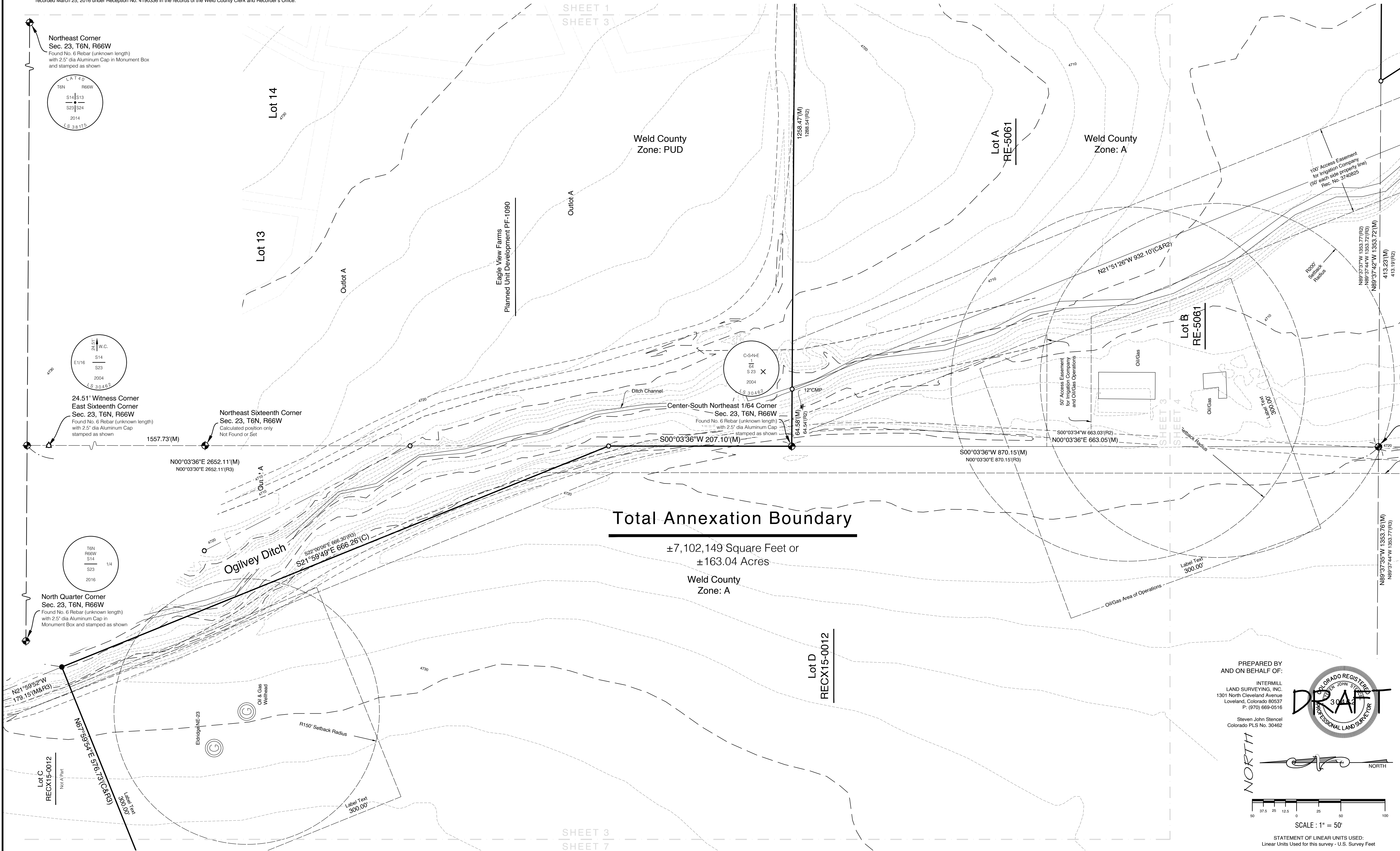
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462

LINE LEGEND:

- _____ = Boundary Line
 _____ = Property Line
 _____ = Quarter Section Line
 _____ = Easement Line
 _____ = PUD Lot Line
 _____ = 1/16 Section Line
 _____ x _____ = Fence Line
 _____ = Edge of Dirt Road
 _____ = Contour Line - Major
 _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range



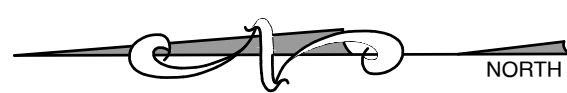
PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



NORTH



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516

300

361st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHE
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
3	9

DWG: \\hal\prj\p-3119-XERIES\dwg\Revision\ANALYSIS-001.dwg XREFS: P3119_PAGE 50 SCALE dwg

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ABBREVIATION

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(C) Indicates recorded bearing and/or distance per New South Wales map. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing maps, plans, surveys, maps or other information provided by parties.

(R1) Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final map recorded August 6, 2018 under Reception No. 4210074 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-1RE-501 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4REC15-5012 as depicted on the map recorded March 25, 2016 under Reception No. 1490336 in the records of the Weld County Clerk and Recorder's Office.

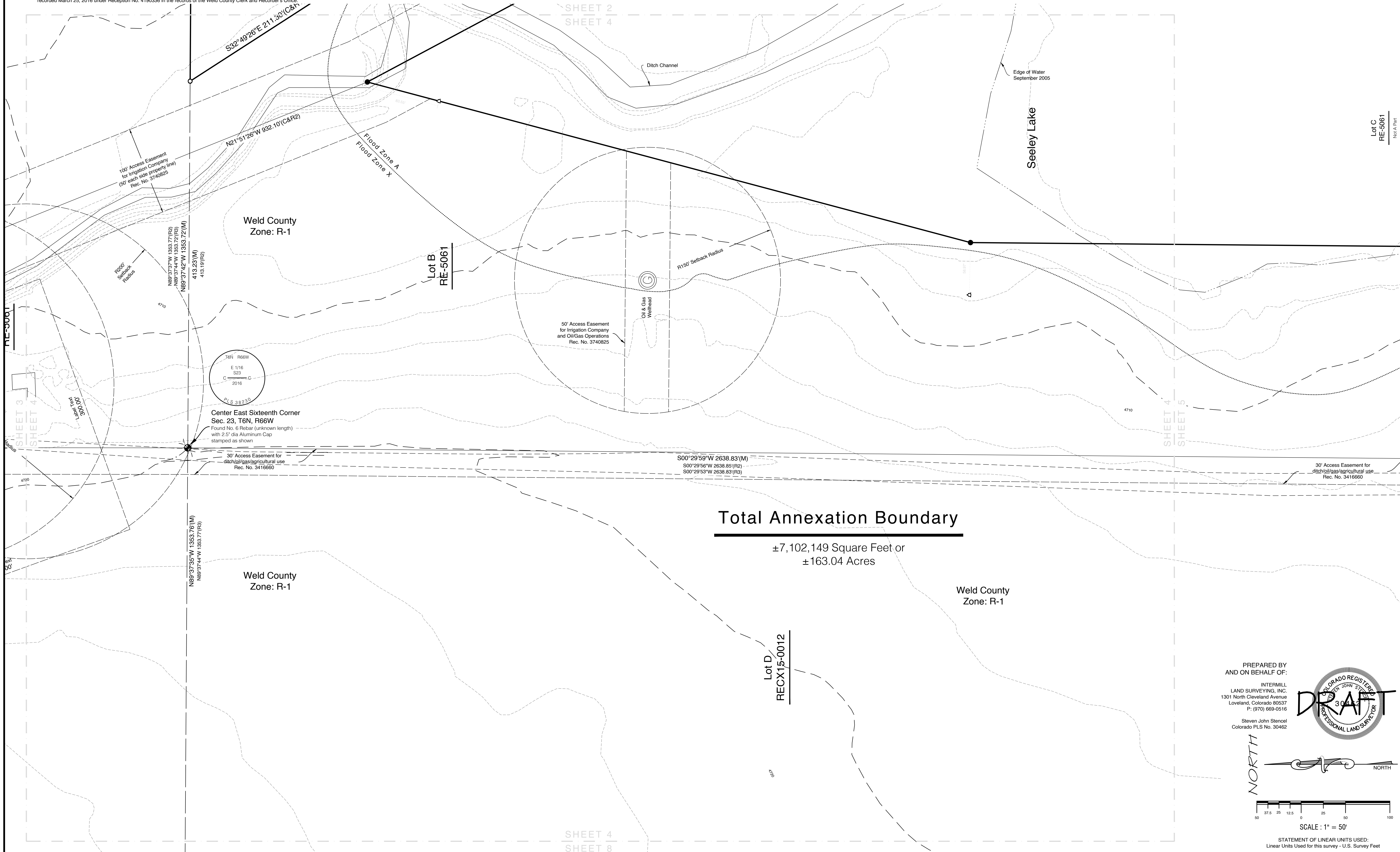
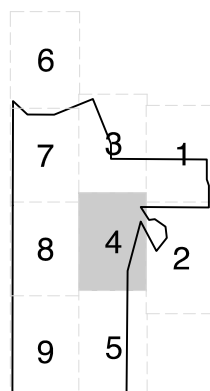
MONUMENT
LEGEND:

 = Found Witness Corner

 = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- = Quarter Section Line
- = Easement Line
- = 1/16 Section Line
- x — = Fence Line
- = Edge of Dirt Road
- = Contour Line - Major
- - - = Contour Line - Minor



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

SITE ANALYSIS MAP

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:
P 22 8218

SHEET	OF
4	9

Page 3

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

ABBREVIATION:
LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T __ N R __ W:
Section Township Range

MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar

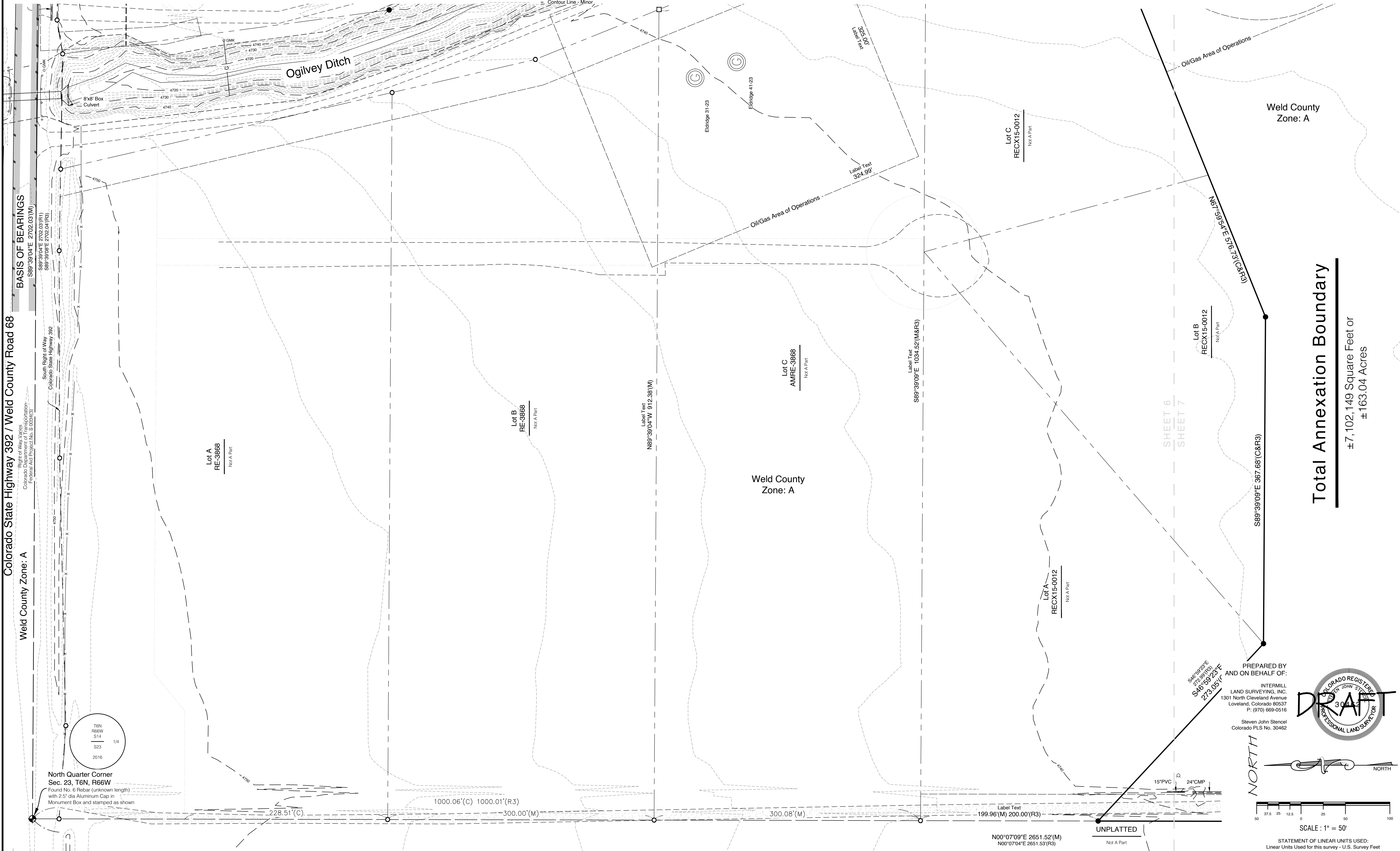
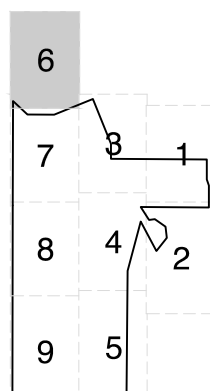
LINE LEGEND:

-  = Boundary Line
-  = Property Line
- = Section Line
-  = Right of Way Line
-  = Future Right of Way Line
- = Easement Line
-  = Quarter Section Line
-  = Fence Line
- = Guardrail Line
-  = Edge of Dirt Road
-  = Edge of Asphalt Surface
-  = Gas Line
-  = Contour Line - Major
-  = Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development No. 0805-23-1FE-501 as depicted on the map recorded December 27, 2010 under Reception No. 3740085 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Reception No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.,
City of Greeley, County of Weld, Colorado.

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
6	9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

MONUMENT
LEGEND:

● = Property corner monument
not found or set.

LINE LEGEND:

	= Boundary Line
	= Property Line
	= Quarter Section Line
	= Easement Line
	= Edge of Dirt Road
	= Contour Line - Major
	= Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1900 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Record Exemption No. 0805-23-RF-0261 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Record Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

Weld County
Zone: A

Weld County
Zone: R-1

Weld County
Zone: A

Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

NORTH



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

91

Charles Keirnes
1813 61st Avenue, Suite 200

Greeley, CO 80634

SITE ANALYSIS MAP
 , Northeast Qtr. Sec. 26, T6N,

City of Greeley, County of Weld, Colorado

DRAWN BY: LHB

CHECKED BY: SJS

316

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:

P-22-9219

SHEET	OF
-------	----

1

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

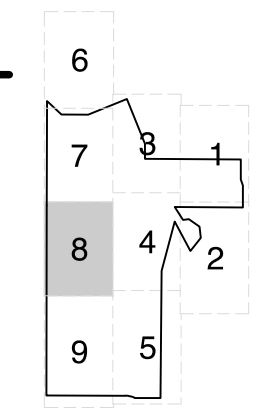
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also include a pro-rated bearing and/or distance based on the final survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PPF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-REX1051 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-REX1151-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



LINE LEGEND:

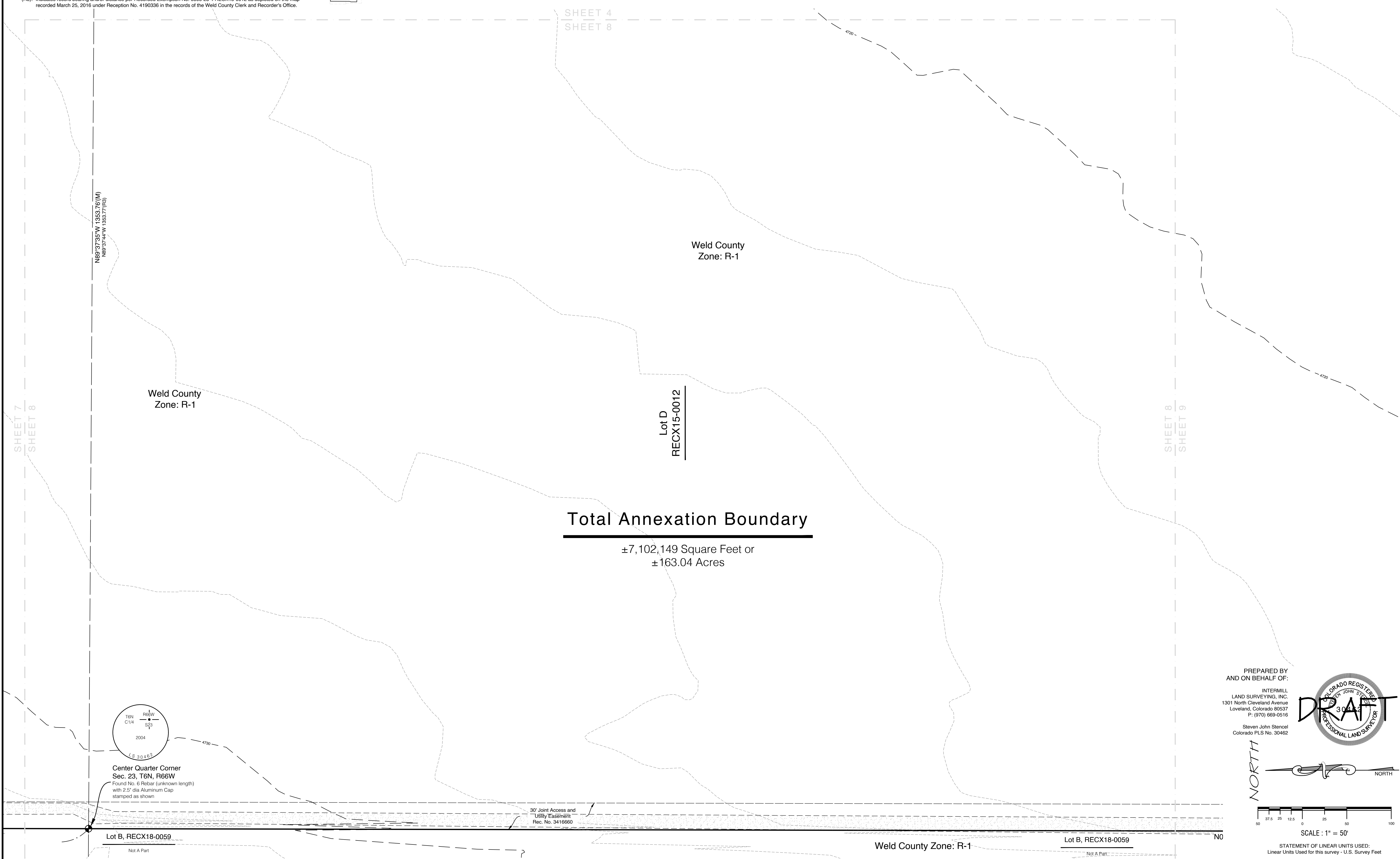
- ===== = Boundary Line
- = Easement Line
- ===== = Quarter Section Line
- = Edge of Dirt Road
- ===== = Contour Line - Major
- = Contour Line - Minor

**ABBREVIATION
LEGEND:**

N: North	±: Plus or Minus
E: East	Dia: Diameter
W: West	LS: Land Surveyor
S: South	
Sec. __ T __ N R __ W:	
Section Township Range	

ABBREVIATED LEGEND

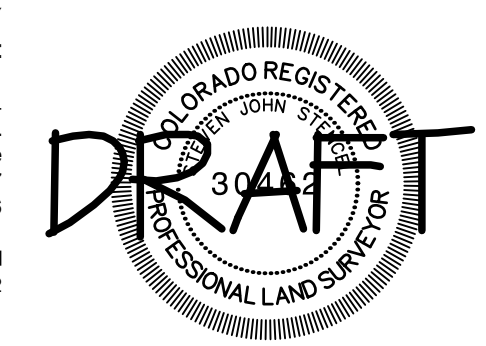
N: North	±: Plus or Minus
E: East	Dia: Diameter
W: West	LS: Land Surveyor
S: South	
Sec. __ T __ N R __ W:	
Section Township Range	



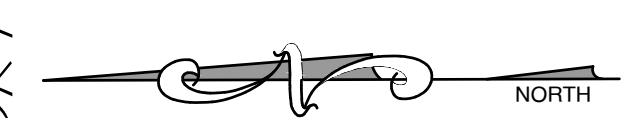
PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



NORTH



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

[illegible]

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
8	9

DWG: \\na\or\p-2019\VERIES\dwg\Revision\p2019_Site Analysis
 p2019_PWD.dwg
 p2019_Total Annex Pndry Rev1.dwg DATE: Jun 24, 2022 - 0659

ANNEXATION IMPACT REPORT
Seeley Lake Annexation Nos. 1-5

PROPERTY OWNERS	Brad Keirnes
LOCATION	South of Highway 392 and north of AA Street, parcels located in East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66
SIZE IN ACRES	160.62 Acres
CONTIGUITY	ANX2022-0001 Seeley Lake No. 1 – 16.78% ANX2022-0002 Seeley Lake No. 2 – 16.68% ANX2022-0003 Seeley Lake No. 3 – 16.7% ANX2022-0004 Seeley Lake No. 4 – 16.77% ANX2022-0005 Seeley Lake No. 5 – 28.39% Seeley Lake Combined – 19.06%
MINIMUM REQUIRED CONTIGUITY	16.67%
EXISTING USES	Agricultural land with a small barn/garage
SURROUNDING LAND USES	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential
CURRENT ZONING	R-1 (Residential – County) and A (Agricultural – County)
SURROUNDING ZONING:	North: A (Agricultural - County), PUD (Planned Unit Development – County) South: R-1 (Residential – County) East: R-1 (Residential - County), A (Agricultural – County) West: A (Agricultural – County), RH (Residential High Density – City)
AVAILABLE UTILITIES	City of Greeley Water, City of Greeley Sewer, telecommunications, gas, and electric extensions would be needed at the time utility services are needed.

TAXING DISTRICTS & MILL LEVIES

<u>Taxing District</u>	<u>Mill Levy</u>
Aims Community College	6.307
Eaton Fire	9.000
High Plains Library District	3.181
Northern Colorado Water	1.000

Eaton School District RE2
Weld County

34.957
15.038

INTENDED/PROPOSED USES

The applicant, Charles Keirnes, is requesting to annex approximately 160.62 acres of unincorporated property to the City of Greeley (see Exhibits A & B). The intended use is low-density single-family residential development. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site, so it is likely to eventually develop as such.

Following the annexation, the establishment of zoning for Holding – Agriculture (H-A) zoning will be completed at the August 1st Council meeting. The property must be zoned within 90 days of annexation. The zoning request will be evaluated during that process.

COMPREHENSIVE PLAN

The property is entirely within the City of Greeley's Long-Range Expected Growth Area (LREGA) and complies with City of Greeley Comprehensive Plan policies.

ANALYSIS

The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The annexations would be consistent with present growth patterns and Comprehensive Plan policies. There is evidence that this site shares a common interest with the City's future. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

Since the site is currently agricultural land and there is no development proposal at this time, there should be zero additional students coming to Eaton School District RE2 as a result of these annexations. However, if a land use application for a development proposal were to be submitted, the school district would be given an opportunity to comment.

ATTACHMENTS:

Exhibit A - Vicinity Map

Exhibit B - Annexation Plats

Exhibit C - Site Analysis Map

Exhibit D - Legal Descriptions



Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 3, a parcel totaling 4.95 acres. (ANX2022-0003; Seeley Lake Annexation)

Summary:

CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. The Planning Commission considered this request on June 27, 2023 and recommends approval to City Council (4-2).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

Consistency with the Imagine Greeley Comprehensive Plan, Development Code, and State Statute.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 22, 2023
2. Legal Description
3. Attachment A
4. Attachment B
5. Attachment C
6. Attachment D
7. Neighbor Comments (See Seeley Annexation 1)
8. Planning Commission Summary (See Seeley Annexation 1)
9. Planning Commission Proceedings (See Seeley Annexation 1)
10. Staff Presentation (See Seeley Annexation 1)
11. Applicant Presentation (See Seeley Annexation 1)

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 24, 2023
CASE NO. ANX2022-0003**

**AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN
UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO,
KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH
OF AA STREET AND WEST OF SEELEY LAKE**

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The City Council of Greeley, Colorado, hereby finds that the property which is legally described in section 2 below, for which one hundred percent (100%) of the land owners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 4.95 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, one (1) copy of the map of the above –described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 15th DAY OF AUGUST
2023.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

SEELEY LAKE ANNEXATION No. 3

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
 Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
 Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;
 Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;

8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

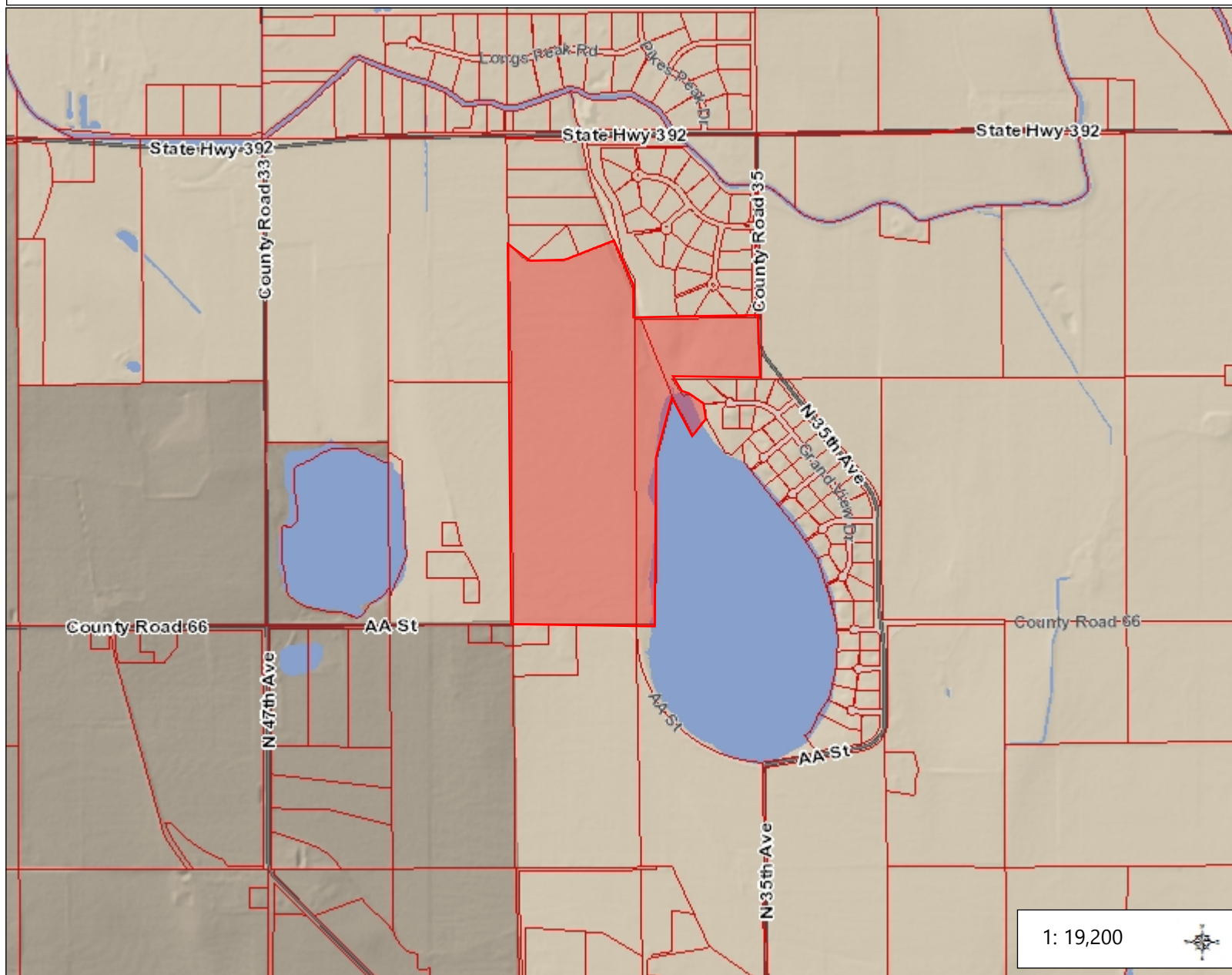
Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'08" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



ANNEXATION TABLE:

Total Annexation Boundary Perimeter:	8,905.59 linear feet
Contiguous Length to existing City of Greeley Boundary:	1,487.20 linear feet
Total Allowable Perimeter (Contiguous x 6):	8,923.20 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	1,484.27 linear feet

ENGINEERING DEVELOPMENT
REVIEW AND CIVIL
INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

SEELEY LAKE ANNEXATION No. 3

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±4.95 Acres
ANX2022-0003

PURPOSE STATEMENT:

This is the third in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

PLANNING COMMISSION
RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission, this
_____ day of _____, 2023.

OWNER'S APPROVAL
AND DEDICATION:

We, the undersigned, being sole owners for the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 3 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____)

the foregoing instrument was acknowledged before me this _____ day of _____, 2023, by
_____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

COMMUNITY
DEVELOPMENT DIRECTOR:

Community Development Date

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST: _____
City Clerk

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;

Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;
Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;
Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'09" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2 1/2" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 2 1/2" diameter Aluminum Cap marked KNO SURVEYORS INC. JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE:	2023.03.28
BY:	LHB
REVISIONS:	
Address Round 1 Comments	LHB
Address Round 2 Comments	LHB
Address Round 3 Comments	LHB
Address Round 4 Comments	LHB
Address Round 5 Comments	LHB
Address Round 6 Comments	LHB
Address Round 7 Comments	LHB
Address Round 8 Comments	LHB
Address Round 9 Comments	LHB
Address Round 10 Comments	LHB
Address Round 11 Comments	LHB
Address Round 12 Comments	LHB
Address Round 13 Comments	LHB
Address Round 14 Comments	LHB
Address Round 15 Comments	LHB
Address Round 16 Comments	LHB
Address Round 17 Comments	LHB
Address Round 18 Comments	LHB
Address Round 19 Comments	LHB
Address Round 20 Comments	LHB
Address Round 21 Comments	LHB
Address Round 22 Comments	LHB
Address Round 23 Comments	LHB
Address Round 24 Comments	LHB
Address Round 25 Comments	LHB
Address Round 26 Comments	LHB
Address Round 27 Comments	LHB
Address Round 28 Comments	LHB
Address Round 29 Comments	LHB
Address Round 30 Comments	LHB
Address Round 31 Comments	LHB
Address Round 32 Comments	LHB
Address Round 33 Comments	LHB
Address Round 34 Comments	LHB
Address Round 35 Comments	LHB
Address Round 36 Comments	LHB
Address Round 37 Comments	LHB
Address Round 38 Comments	LHB
Address Round 39 Comments	LHB
Address Round 40 Comments	LHB
Address Round 41 Comments	LHB
Address Round 42 Comments	LHB
Address Round 43 Comments	LHB
Address Round 44 Comments	LHB
Address Round 45 Comments	LHB
Address Round 46 Comments	LHB
Address Round 47 Comments	LHB
Address Round 48 Comments	LHB
Address Round 49 Comments	LHB
Address Round 50 Comments	LHB
Address Round 51 Comments	LHB
Address Round 52 Comments	LHB
Address Round 53 Comments	LHB
Address Round 54 Comments	LHB
Address Round 55 Comments	LHB
Address Round 56 Comments	LHB
Address Round 57 Comments	LHB
Address Round 58 Comments	LHB
Address Round 59 Comments	LHB
Address Round 60 Comments	LHB
Address Round 61 Comments	LHB
Address Round 62 Comments	LHB
Address Round 63 Comments	LHB
Address Round 64 Comments	LHB
Address Round 65 Comments	LHB
Address Round 66 Comments	LHB
Address Round 67 Comments	LHB
Address Round 68 Comments	LHB
Address Round 69 Comments	LHB
Address Round 70 Comments	LHB
Address Round 71 Comments	LHB
Address Round 72 Comments	LHB
Address Round 73 Comments	LHB
Address Round 74 Comments	LHB
Address Round 75 Comments	LHB
Address Round 76 Comments	LHB
Address Round 77 Comments	LHB
Address Round 78 Comments	LHB
Address Round 79 Comments	LHB
Address Round 80 Comments	LHB
Address Round 81 Comments	LHB
Address Round 82 Comments	LHB
Address Round 83 Comments	LHB
Address Round 84 Comments	LHB
Address Round 85 Comments	LHB
Address Round 86 Comments	LHB
Address Round 87 Comments	LHB
Address Round 88 Comments	LHB
Address Round 89 Comments	LHB
Address Round 90 Comments	LHB
Address Round 91 Comments	LHB
Address Round 92 Comments	LHB
Address Round 93 Comments	LHB
Address Round 94 Comments	LHB
Address Round 95 Comments	LHB
Address Round 96 Comments	LHB
Address Round 97 Comments	LHB
Address Round 98 Comments	LHB
Address Round 99 Comments	LHB
Address Round 100 Comments	LHB

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

Charles Keirnes
1813 91st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET	OF
1	2

Seeley Lake Annexation No. 3 ANX2022-0003

SEELEY LAKE ANNEXATION No. 3

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±4.95 Acres
ANX2022-0003

LINE LEGEND:

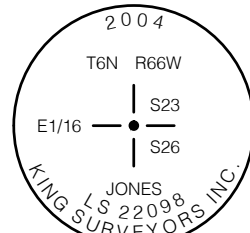
- = Annexation Boundary Line
- - - = City of Greeley Corporate Boundary Line
- = Section Line
- - - = Right of Way Line
- - - = Property Line

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor

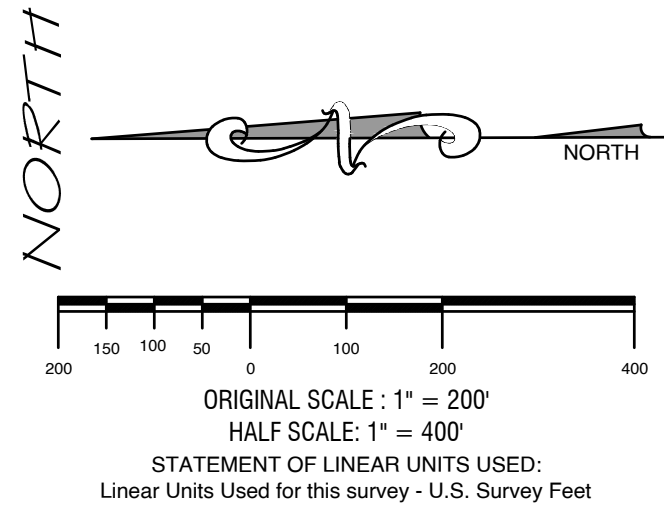
SF: Square Feet
Rec: Reception
ROW: Right of Way

Sec. ____ T. ____ N. ____ R. ____ W. ____
Section Township Range



LINE TABLE			
Line	Direction	Length	Direction
L1	N00°07'07"E (C)	10.00' (C)	
L2	S00°29'59"W (C)	40.00' (C)	
L3	N89°45'07"W (C)	118.44' (C)	N89°45'12"W (R2)
L4	S10°26'09"E (C&R2)	244.52' (C)	
L5	S28°07'07"E (C&R2)	91.07' (C)	
L6	S43°57'45"E (C&R2)	129.26' (C)	
L7	S65°55'51"E (C&R2)	174.76' (C)	
L8	S82°19'13"E (C&R2)	48.81' (C)	
L9	S00°35'46"E (C&R2)	60.63' (C)	
L10	N82°19'13"W (C&R2)	57.54' (C)	
L11	N65°55'51"W (C&R2)	174.76' (C)	
L12	N43°57'45"W (C&R2)	129.26' (C)	
L13	N28°07'07"W (C&R2)	91.07' (C)	
L14	N10°26'09"W (C&R2)	229.40' (C)	
L15	S00°26'20"E (C)	57.60' (C)	S00°41'18"E (R4)
L16	N10°26'09"W (C&R2)	71.85' (C)	
L17	N00°16'40"W (C)	10.00' (C)	N00°31'33"W (R4)
L18	N89°45'07"W (C)	382.86' (C)	N80°00'00"W (R4)
L19	N87°56'08"E (C)	743.43' (C)	
L20	N87°26'25"W (C)	743.77' (C)	

Curve Table (C)					
Curve	Length	Radius	Delta	Direction	Chord
C1	300.98'	318.00'	54°13'42"	S37°33'00"E	289.87'
C2	274.67'	890.00'	17°40'57"	S19°16'37"E	273.58'
C3	308.33'	1115.00'	15°50'39"	S36°02'28"E	307.35'
C4	352.74'	920.00'	21°58'05"	S54°56'48"E	350.59'
C5	334.68'	1170.00'	16°23'22"	S74°07'32"E	333.54'
C6	351.84'	1230.00'	16°23'22"	N74°07'32"W	350.64'
C7	375.75'	980.00'	21°58'05"	N54°56'48"W	373.45'
C8	324.93'	1175.00'	15°50'39"	N36°02'28"W	323.89'
C9	293.19'	950.00'	17°40'57"	N19°16'37"W	292.02'
C10	343.31'	248.00'	79°18'58"	N50°05'38"W	316.55'



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Annexation No. 3 ANX2022-0003

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.06.21
SCALE: 1" = 200'

PROJECT NO.:
P-22-9219

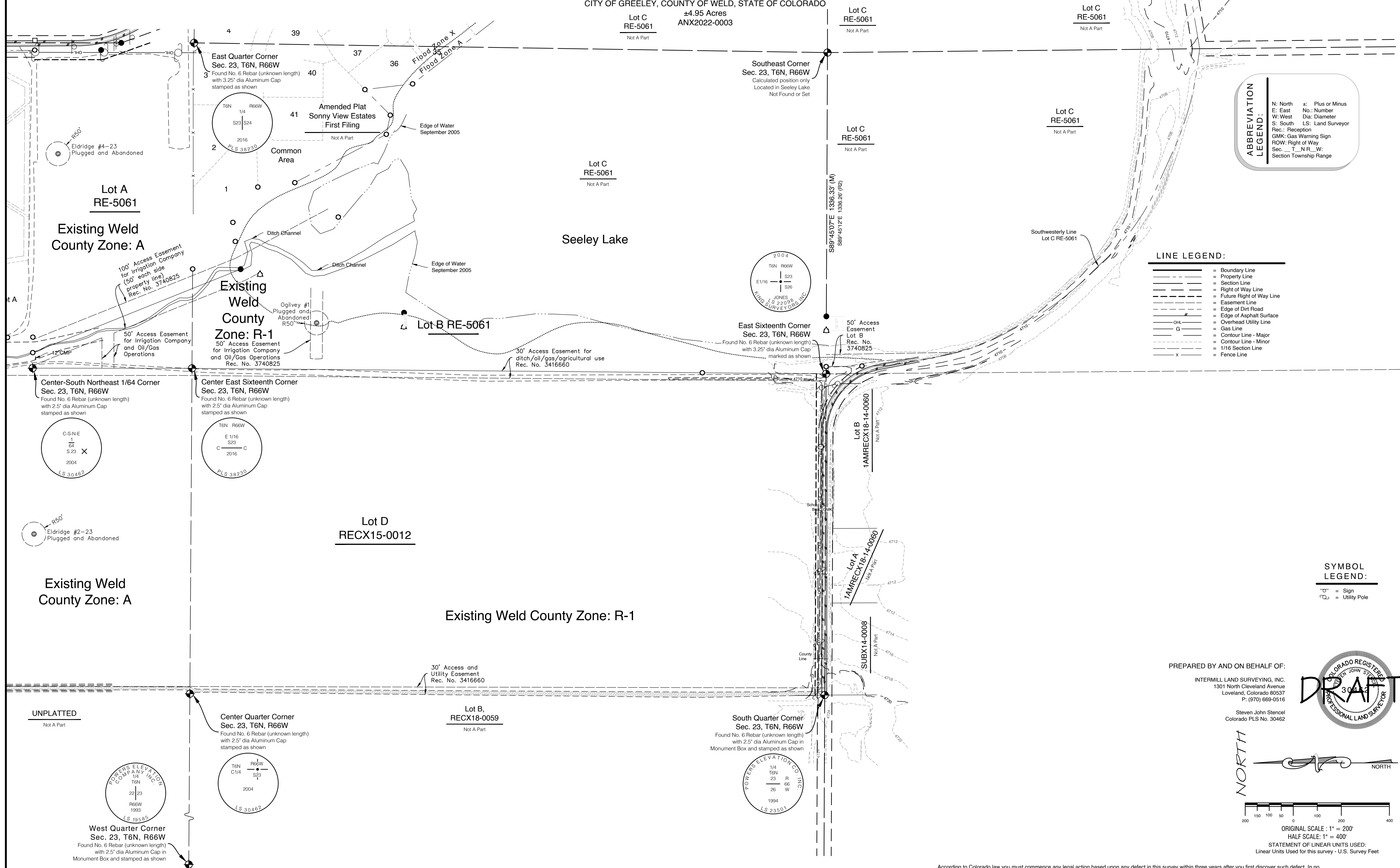
SHEET OF
2 2

REVISIONS:	BY:	DATE:
Address Round 1 Comments	LHB	2022.03.28
Address Round 2 Comments	LHB	2022.04.15
Address Round 3 Comments	LHB	2022.05.07
Address Round 4 Comments	LHB	2022.05.25
Address Round 5 Comments	LHB	2022.06.01
Address Round 6 Comments	LHB	2022.06.07
Address Round 7 Comments	LHB	2022.06.21
Address Round 8 Comments	LHB	2022.06.21
Address Round 9 Comments	LHB	2022.06.21
Address Round 10 Comments	LHB	2022.06.21
Address Round 11 Comments	LHB	2022.06.21
Address Round 12 Comments	LHB	2022.06.21
Address Round 13 Comments	LHB	2022.06.21
Address Round 14 Comments	LHB	2022.06.21
Address Round 15 Comments	LHB	2022.06.21
Address Round 16 Comments	LHB	2022.06.21
Address Round 17 Comments	LHB	2022.06.21
Address Round 18 Comments	LHB	2022.06.21
Address Round 19 Comments	LHB	2022.06.21
Address Round 20 Comments	LHB	2022.06.21
Address Round 21 Comments	LHB	2022.06.21
Address Round 22 Comments	LHB	2022.06.21
Address Round 23 Comments	LHB	2022.06.21
Address Round 24 Comments	LHB	2022.06.21
Address Round 25 Comments	LHB	2022.06.21
Address Round 26 Comments	LHB	2022.06.21
Address Round 27 Comments	LHB	2022.06.21
Address Round 28 Comments	LHB	2022.06.21
Address Round 29 Comments	LHB	2022.06.21
Address Round 30 Comments	LHB	2022.06.21
Address Round 31 Comments	LHB	2022.06.21
Address Round 32 Comments	LHB	2022.06.21
Address Round 33 Comments	LHB	2022.06.21
Address Round 34 Comments	LHB	2022.06.21
Address Round 35 Comments	LHB	2022.06.21
Address Round 36 Comments	LHB	2022.06.21
Address Round 37 Comments	LHB	2022.06.21
Address Round 38 Comments	LHB	2022.06.21
Address Round 39 Comments	LHB	2022.06.21
Address Round 40 Comments	LHB	2022.06.21
Address Round 41 Comments	LHB	2022.06.21
Address Round 42 Comments	LHB	2022.06.21
Address Round 43 Comments	LHB	2022.06.21
Address Round 44 Comments	LHB	2022.06.21
Address Round 45 Comments	LHB	2022.06.21
Address Round 46 Comments	LHB	2022.06.21
Address Round 47 Comments	LHB	2022.06.21
Address Round 48 Comments	LHB	2022.06.21
Address Round 49 Comments	LHB	2022.06.21
Address Round 50 Comments	LHB	2022.06.21
Address Round 51 Comments	LHB	2022.06.21
Address Round 52 Comments	LHB	2022.06.21
Address Round 53 Comments	LHB	2022.06.21
Address Round 54 Comments	LHB	2022.06.21
Address Round 55 Comments	LHB	2022.06.21
Address Round 56 Comments	LHB	2022.06.21
Address Round 57 Comments	LHB	2022.06.21
Address Round 58 Comments	LHB	2022.06.21
Address Round 59 Comments	LHB	2022.06.21
Address Round 60 Comments	LHB	2022.06.21
Address Round 61 Comments	LHB	2022.06.21
Address Round 62 Comments	LHB	2022.06.21
Address Round 63 Comments	LHB	2022.06.21
Address Round 64 Comments	LHB	2022.06.21
Address Round 65 Comments	LHB	2022.06.21
Address Round 66 Comments	LHB	2022.06.21
Address Round 67 Comments	LHB	2022.06.21
Address Round 68 Comments	LHB	2022.06.21
Address Round 69 Comments	LHB	2022.06.21
Address Round 70 Comments	LHB	2022.06.21
Address Round 71 Comments	LHB	2022.06.21
Address Round 72 Comments	LHB	2022.06.21
Address Round 73 Comments	LHB	2022.06.21
Address Round 74 Comments	LHB	2022.06.21
Address Round 75 Comments	LHB	2022.06.21
Address Round 76 Comments	LHB	2022.06.21
Address Round 77 Comments	LHB	2022.06.21
Address Round 78 Comments	LHB	2022.06.21
Address Round 79 Comments	LHB	2022.06.21
Address Round 80 Comments	LHB	2022.06.21
Address Round 81 Comments	LHB	2022.06.21
Address Round 82 Comments	LHB	2022.06.21
Address Round 83 Comments	LHB	2022.06.21
Address Round 84 Comments	LHB	2022.06.21
Address Round 85 Comments	LHB	2022.06.21
Address Round 86 Comments	LHB	2022.06.21
Address Round 87 Comments	LHB	2022.06.21
Address Round 88 Comments	LHB	2022.06.21
Address Round 89 Comments	LHB	2022.06.21
Address Round 90 Comments	LHB	2022.06.21
Address Round 91 Comments	LHB	2022.06.21
Address Round 92 Comments	LHB	2022.06.21
Address Round 93 Comments	LHB	2022.06.21
Address Round 94 Comments	LHB	2022.06.21
Address Round 95 Comments	LHB	2022.06.21
Address Round 96 Comments	LHB	2022.06.21
Address Round 97 Comments	LHB	2022.06.21
Address Round 98 Comments	LHB	2022.06.21
Address Round 99 Comments	LHB	2022.06.21
Address Round 100 Comments	LHB	2022.06.21

SEELEY LAKE ANNEXATION No. 3 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±4.95 Acres
ANX2022-0003



REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2023.02.15
Address Round 3 Comments	2022.12.15
Address Round 2 Comments - Add WCR 66 / AA Street	2022.10.25
Address Round 1 Comments from City of Greeley	2022.08.30
Unreweight Changes per Request	2022.07.07
Revised Annexation Due to Project Boundary Changes	2022.06.21

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS: (970) 669-0516

Charles Keines
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.21
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

MONUMENT LEGEND:

- = Property corner monument not found or set
- = Found No. 4 Rebar (unknown length) with a 1" diameter red plastic cap stamped LS 30462

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- · - · = Section Line
- · - · = Right of Way Line
- · - · = Future Right of Way Line
- · - · = Easement Line
- · - · = PUD Lot Line
- · - · = Edge of Dirt Road
- · - · = Edge of Asphalt Surface
- · - · = Fence Line
- · - · = Overhead Utility Line
- · - · = Contour Line - Major
- · - · = Contour Line - Minor

ABBREVIATION LEGEND:

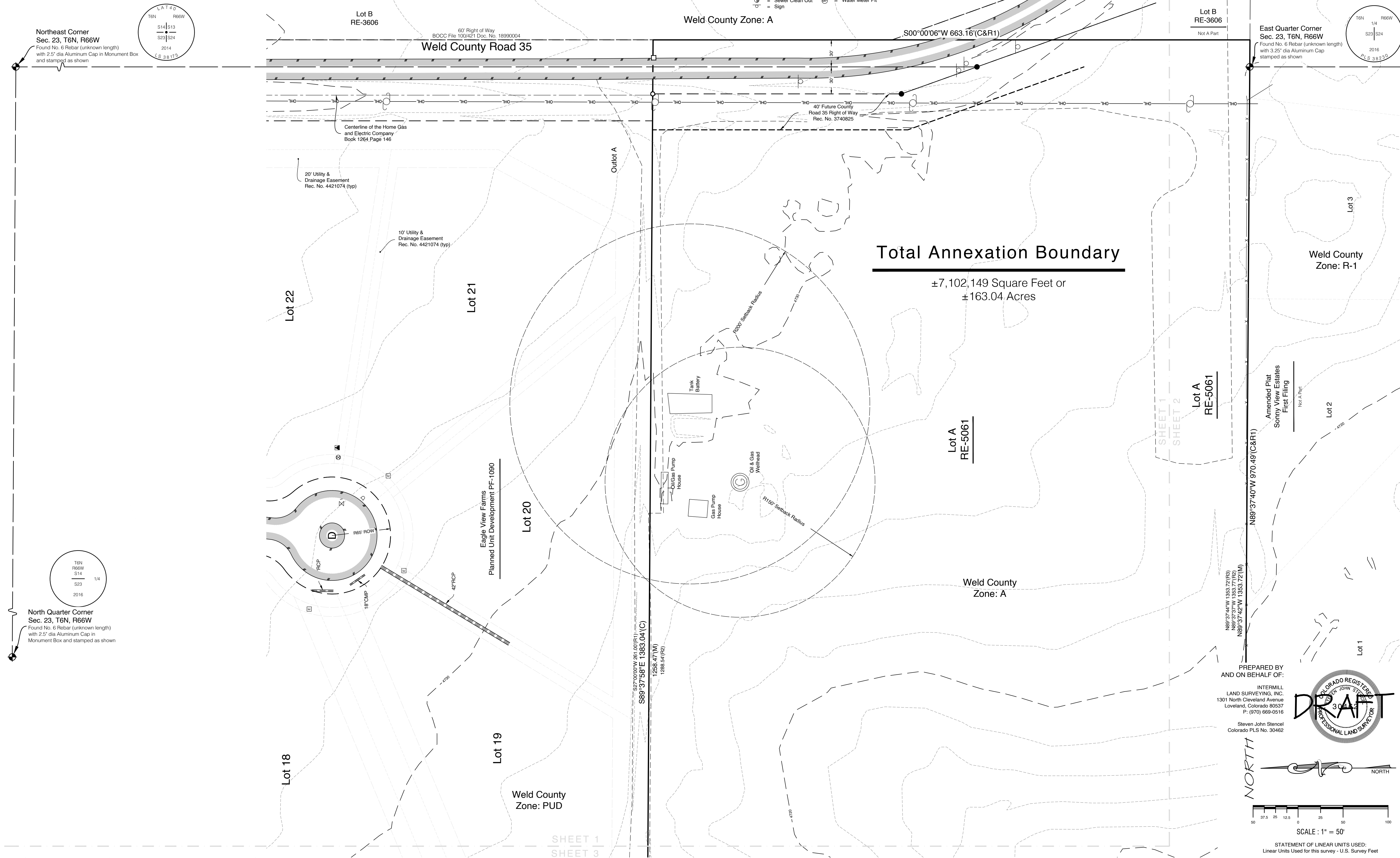
- N: North
- E: East
- W: West
- S: South
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- PLS: Land Surveyor
- Rec.: Reception

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

- ☐ = Box - Electrical
- ⊙ = Corp Stop
- ⊕ = Fire Hydrant
- ⊖ = Sewer Clean Out
- ⊗ = Sign
- ⚡ = Transformer
- ⚡ = Utility Pole
- ⚡ = Valve - Water
- ⚡ = Water Meter Pit



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP
East Hill Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 50'
PROJECT NO.:	P-22-9219
SHEET	OF
1	9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

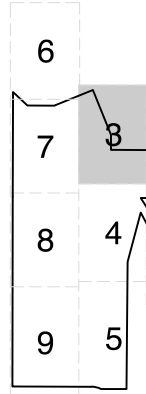
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

- = Property corner monument
not found or set.
- = Found No. 4 Rebar
(unknown length) with ±1"
diameter red plastic cap
stamped LS 30462

LINE LEGEND:

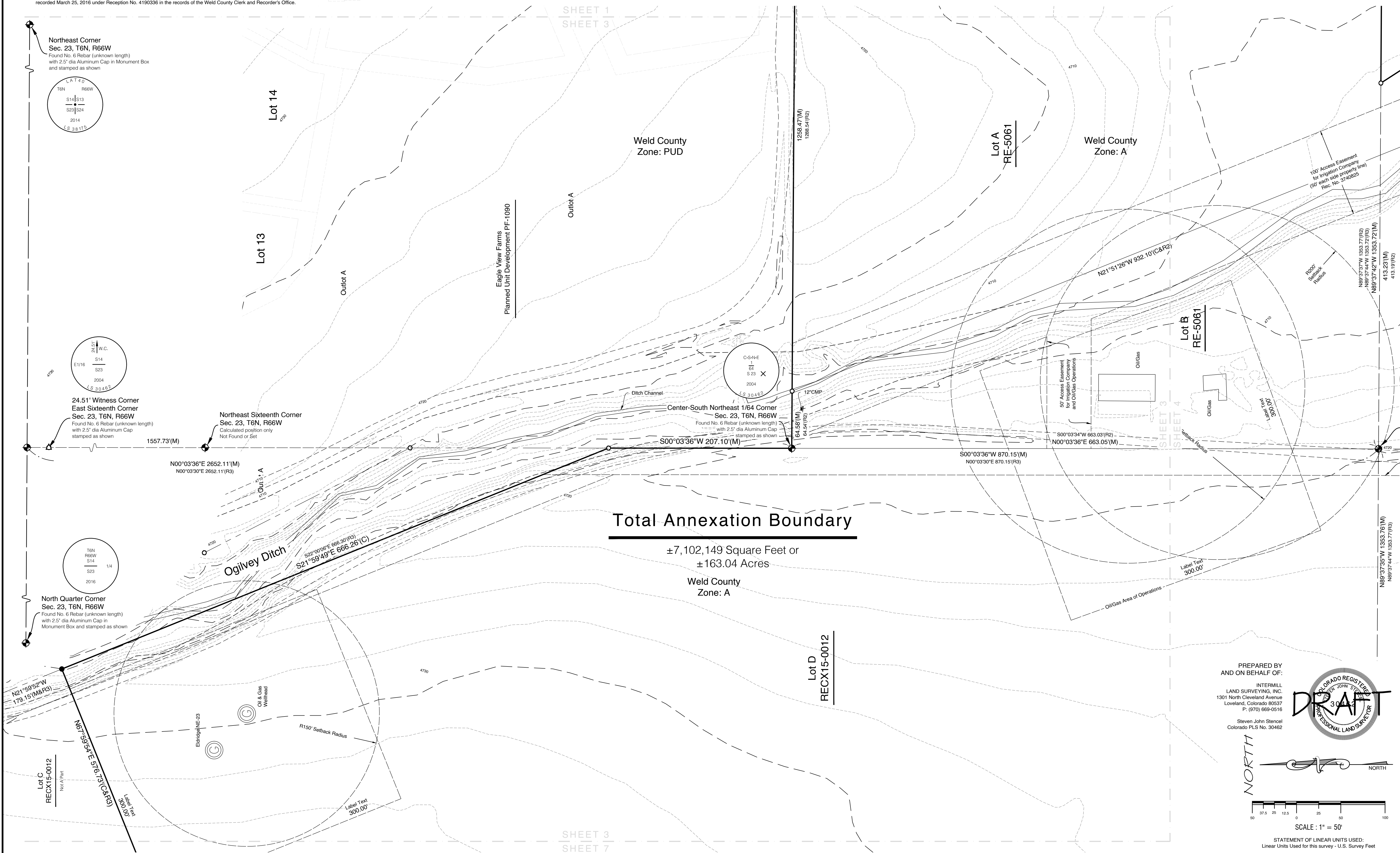
- = Boundary Line
- = Property Line
- = Quarter Section Line
- = Easement Line
- = PUD Lot Line
- = 1/16 Section Line
- = Fence Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
R.S.: Land Surveyor
Sec.: Section T: Township R.: Range

SEELEY LAKE SITE ANALYSIS ANX2022-0001

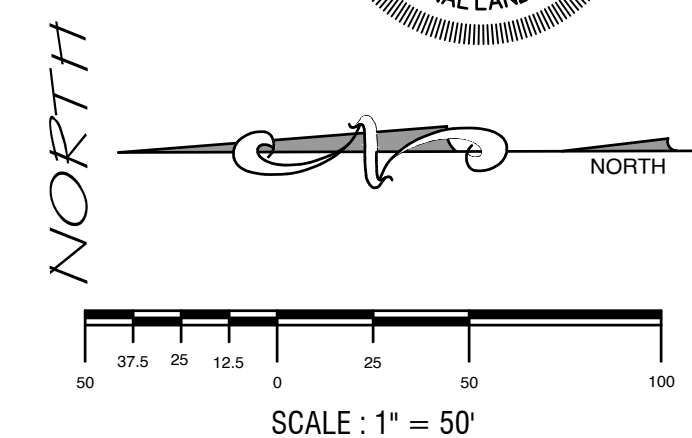
SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE:
East Hall Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 50'
PROJECT NO.:	P-22-9219
SHEET	OF
3	9

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

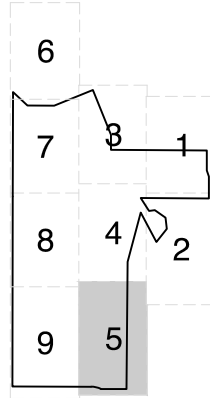
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Fence Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION
LEGEND:

- N: North
- E: East
- S: South
- Rec.: Reception
- ROW: Right of Way
- Sec.: Section
- T: Township
- R: Range
- W: West
- LS: Land Surveyor
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- LS: Land Surveyor

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

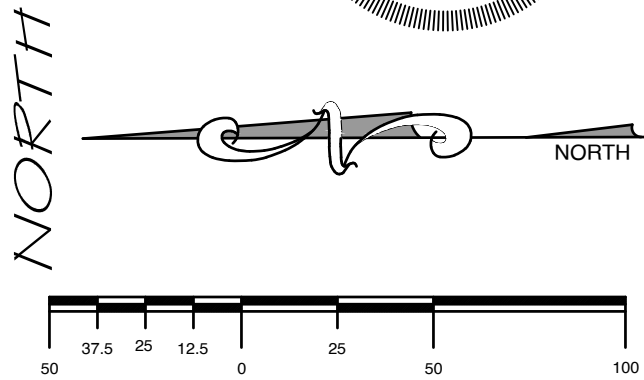
SYMBOL
LEGEND:

☐ = Utility Pole

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

Lot C
RE-5061
Not A Part

Lot C
RE-5061
Not A Part

Seeley Lake

S00°29'56"W 1757.39'(C&R1)

Weld County
Zone: R-1

Lot B
RE-5061

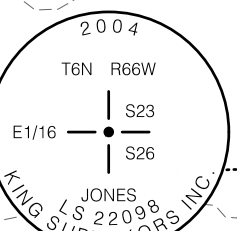
Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

Edge of Water
September 2005

N89°45'07"W
208.97'(C&R1)

Weld County
Zone: R-1



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

S01°00'00"E
30.01'(C&R1)

Lot D
RECX15-0012

Weld County
Zone: R-1

S00°29'59"W 2638.83'(M)
S00°29'56"W 2638.83'(R2)
S00°29'53"W 2638.83'(R3)

30' Access Easement for
ditch/oil/gas/agricultural use
Rec. No. 3416660

SHEET 4
SHEET 5

SHEET 5
SHEET 9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET 5 OF 9

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:
 - (M): Indicates measured bearing and/or distance from field survey.
 - (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpolation of existing final plots, deeds, surveys, maps or other information provided by the owner.
 - (R1): Indicates record bearing and/or distance from the Eagle View Planned Unit Development PG-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
 - (R2): Indicates record bearing and/or distance per Recordation No. 0805-231 RE-501 as depicted on the map recorded December 27, 2010 under Reception No. 3740826 in the records of the Weld County Clerk and Recorder's Office.
 - (R3): Indicates record bearing and/or distance per Recordation No. 0805-234 RE-0115-012 as depicted on the map recorded March 25, 2016 under Reception No. 4190386 in the records of the Weld County Clerk and Recorder's Office.

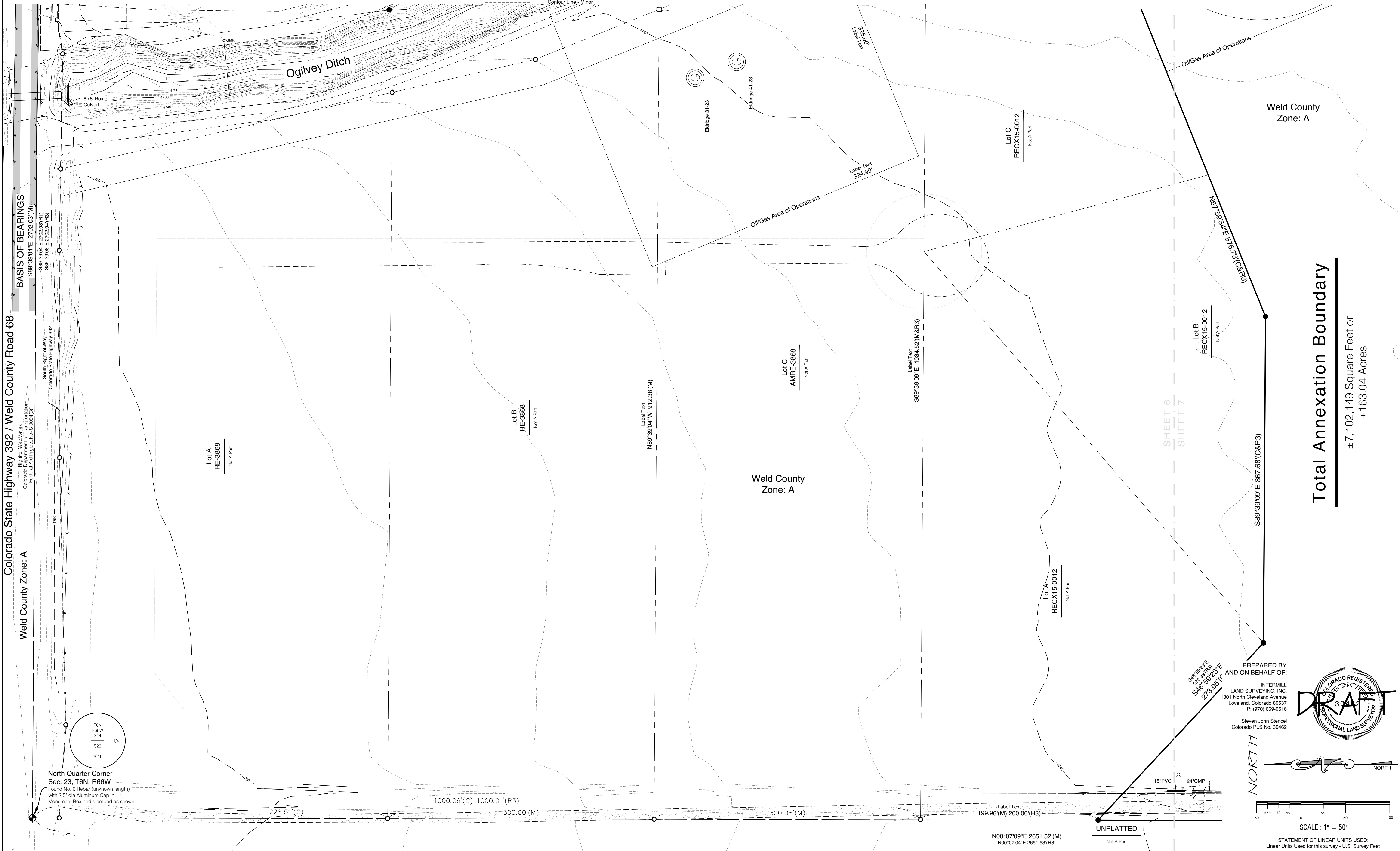
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= Quarter Section Line
	= Fence Line
	= Guardrail Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Gas Line
	= Contour Line - Major
	= Contour Line - Minor

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T__ N R__ W:
Section Township Range

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

 = Fire Hydrant



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
6	9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**ABBREVIATION
LEGEND:**

N: North	±: Plus or Minus
E: East	Dia: Diameter
W: West	LS: Land Surveyor
S: South	
Sec. ___ T__N_R__W:	
Section Township Range	

ABBREVIATED LEGEND

N: North	±: Plus or Minus
E: East	Dia: Diameter
W: West	LS: Land Surveyor
S: South	
Sec. __ T __ N R __ W:	
Section Township Range	

LINE LEGEND:

	= Boundary Line
	= Easement Line
	= Quarter Section Line
	= Edge of Dist Road
	= Contour Line - Major
	= Contour Line - Minor

 = Boundary Line
 = Easement Line
 = Quarter Section Line
 = Edge of Dirt Road
 = Contour Line - Major
 = Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

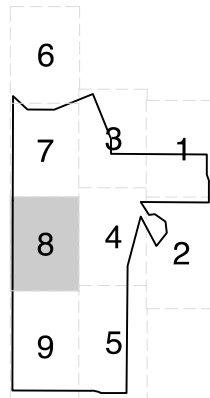
(M): Indicates measured bearing and/or distance from field survey.

(N): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1990 as depicted on the final plat recorded August 5, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1R-001 as depicted on the map recorded December 27, 2010 under Reception No. 3740826 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-24-4R-001X15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



Weld County
Zone: R-1

Lot D
RECX15-0012

Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

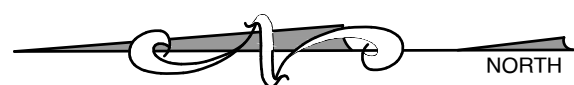
N89°37'35"W 1353.76'(M)
N89°37'44"W 1353.77'(R3)

Weld County
Zone: R-1

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

NORTH



SCALE : 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

SITE ANALYSIS MAP

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.06.24

PROJECT NO.:

P-22-9219

SHEET	OF
-------	----

8

Seeley Lake Site Analysis Map ANX2022-0001

ANNEXATION IMPACT REPORT
Seeley Lake Annexation Nos. 1-5

PROPERTY OWNERS	Brad Keirnes
LOCATION	South of Highway 392 and north of AA Street, parcels located in East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66
SIZE IN ACRES	160.62 Acres
CONTIGUITY	ANX2022-0001 Seeley Lake No. 1 – 16.78% ANX2022-0002 Seeley Lake No. 2 – 16.68% ANX2022-0003 Seeley Lake No. 3 – 16.7% ANX2022-0004 Seeley Lake No. 4 – 16.77% ANX2022-0005 Seeley Lake No. 5 – 28.39% Seeley Lake Combined – 19.06%
MINIMUM REQUIRED CONTIGUITY	16.67%
EXISTING USES	Agricultural land with a small barn/garage
SURROUNDING LAND USES	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential
CURRENT ZONING	R-1 (Residential – County) and A (Agricultural – County)
SURROUNDING ZONING:	North: A (Agricultural - County), PUD (Planned Unit Development – County) South: R-1 (Residential – County) East: R-1 (Residential - County), A (Agricultural – County) West: A (Agricultural – County), RH (Residential High Density – City)
AVAILABLE UTILITIES	City of Greeley Water, City of Greeley Sewer, telecommunications, gas, and electric extensions would be needed at the time utility services are needed.

TAXING DISTRICTS & MILL LEVIES

<u>Taxing District</u>	<u>Mill Levy</u>
Aims Community College	6.307
Eaton Fire	9.000
High Plains Library District	3.181
Northern Colorado Water	1.000

Eaton School District RE2
Weld County

34.957
15.038

INTENDED/PROPOSED USES

The applicant, Charles Keirnes, is requesting to annex approximately 160.62 acres of unincorporated property to the City of Greeley (see Exhibits A & B). The intended use is low-density single-family residential development. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site, so it is likely to eventually develop as such.

Following the annexation, the establishment of zoning for Holding – Agriculture (H-A) zoning will be completed at the August 1st Council meeting. The property must be zoned within 90 days of annexation. The zoning request will be evaluated during that process.

COMPREHENSIVE PLAN

The property is entirely within the City of Greeley's Long-Range Expected Growth Area (LREGA) and complies with City of Greeley Comprehensive Plan policies.

ANALYSIS

The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The annexations would be consistent with present growth patterns and Comprehensive Plan policies. There is evidence that this site shares a common interest with the City's future. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

Since the site is currently agricultural land and there is no development proposal at this time, there should be zero additional students coming to Eaton School District RE2 as a result of these annexations. However, if a land use application for a development proposal were to be submitted, the school district would be given an opportunity to comment.

ATTACHMENTS:

Exhibit A - Vicinity Map

Exhibit B - Annexation Plats

Exhibit C - Site Analysis Map

Exhibit D - Legal Descriptions



Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 4, a parcel totaling 87.53 acres. (ANX2022-0004; Seeley Lake Annexation)

Summary:

CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake.

The Planning Commission considered this request on June 27, 2023 and recommends approval to City Council (4-2).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

Consistency with the Imagine Greeley Comprehensive Plan, Development Code, and State Statute.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 22, 2023
2. Legal Description
3. Attachment A
4. Attachment B
5. Attachment C
6. Attachment D
7. Neighbor Comments (See Seeley Annexation 1)
8. Planning Commission Summary (See Seeley Annexation 1)
9. Planning Commission Proceedings (See Seeley Annexation 1)
10. Staff Presentation (See Seeley Annexation 1)
11. Applicant Presentation (See Seeley Annexation 1)

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 25, 2023
CASE NO. ANX2022-0004**

**AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN
UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO,
KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH
OF AA STREET AND WEST OF SEELEY LAKE**

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The City Council of Greeley, Colorado, hereby finds that the property which is legally described in section 2 below, for which one hundred percent (100%) of the land owners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 87.53 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, one (1) copy of the map of the above –described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 15th DAY OF AUGUST
2023.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

SEELEY LAKE ANNEXATION No. 4

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°45'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

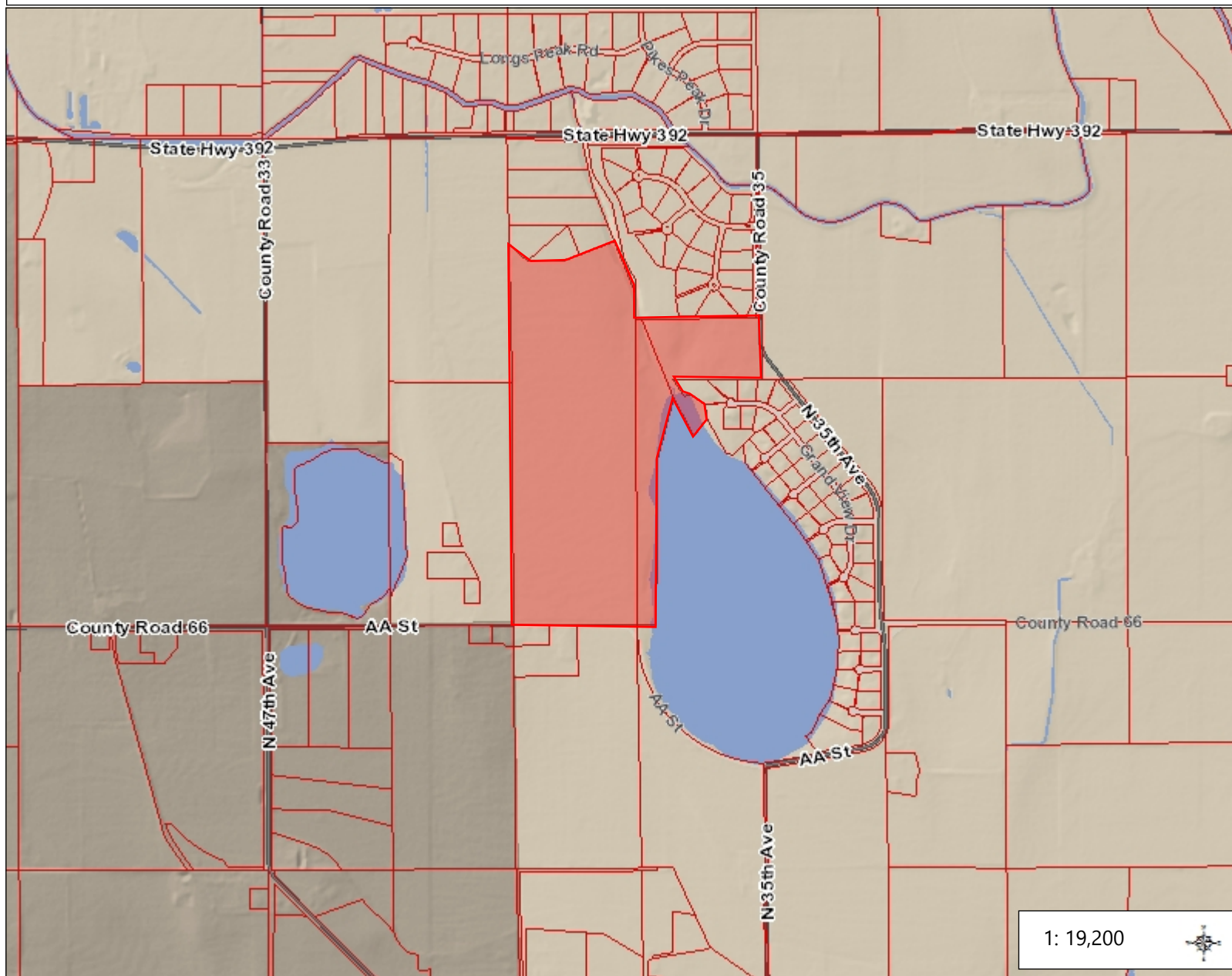
Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:

1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



SEELEY LAKE ANNEXATION No. 4

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±87.53 Acres
ANX2022-0004

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°46'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:
1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 4 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)

COUNTY OF) §

The forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 8,209.51 linear feet
Contiguous Length to existing City of Greeley Boundary: 1,376.46 linear feet
Total Allowable Perimeter (Contiguous x 6): 8,258.76 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter: 1,368.25 linear feet

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

ATTEST: _____
City Clerk Mayor

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Community Development Director

ENGINEERING DEVELOPMENT REVIEW MANAGER APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Engineering Development Review Manager

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT: Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: N/A

PROJECT NO.: P-22-9219

SHEET 1 OF 2

[illegible]

INTERMILL LAND SURVEYING, INC.	
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516	
CLIENT: Charles Keirnes 1813 91st Avenue, Suite 200 Greeley, CO 80634	
TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004 East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M. City of Greeley, County of Weld, Colorado	
DRAWN BY: <u>LHB</u>	
CHECKED BY: <u>SJS</u>	
APPROVED BY: <u>SJS</u>	
DATE: <u>2023.02.17</u>	
SCALE: 1" = 200'	
PROJECT NO.: P-22-9219	
SHEET	OF
2	2

REVISIONS:	BY:	DATE:
Addressed Round 5 Comments	LHB	2023.03.28
Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Addressed Round 3 Comments	LHB	2023.02.16
Addressed Round 2 Comments	LHB	2022.10.26
Addressed Comments Round 1 From City of Greeley	LHB	2022.08.30
Addressed Round 1 Comments	LHB	2022.08.30
Revised Annexation Due to Project Boundary Changes	LHB	2022.06.21

SEELEY LAKE ANNEXATION No. 4 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

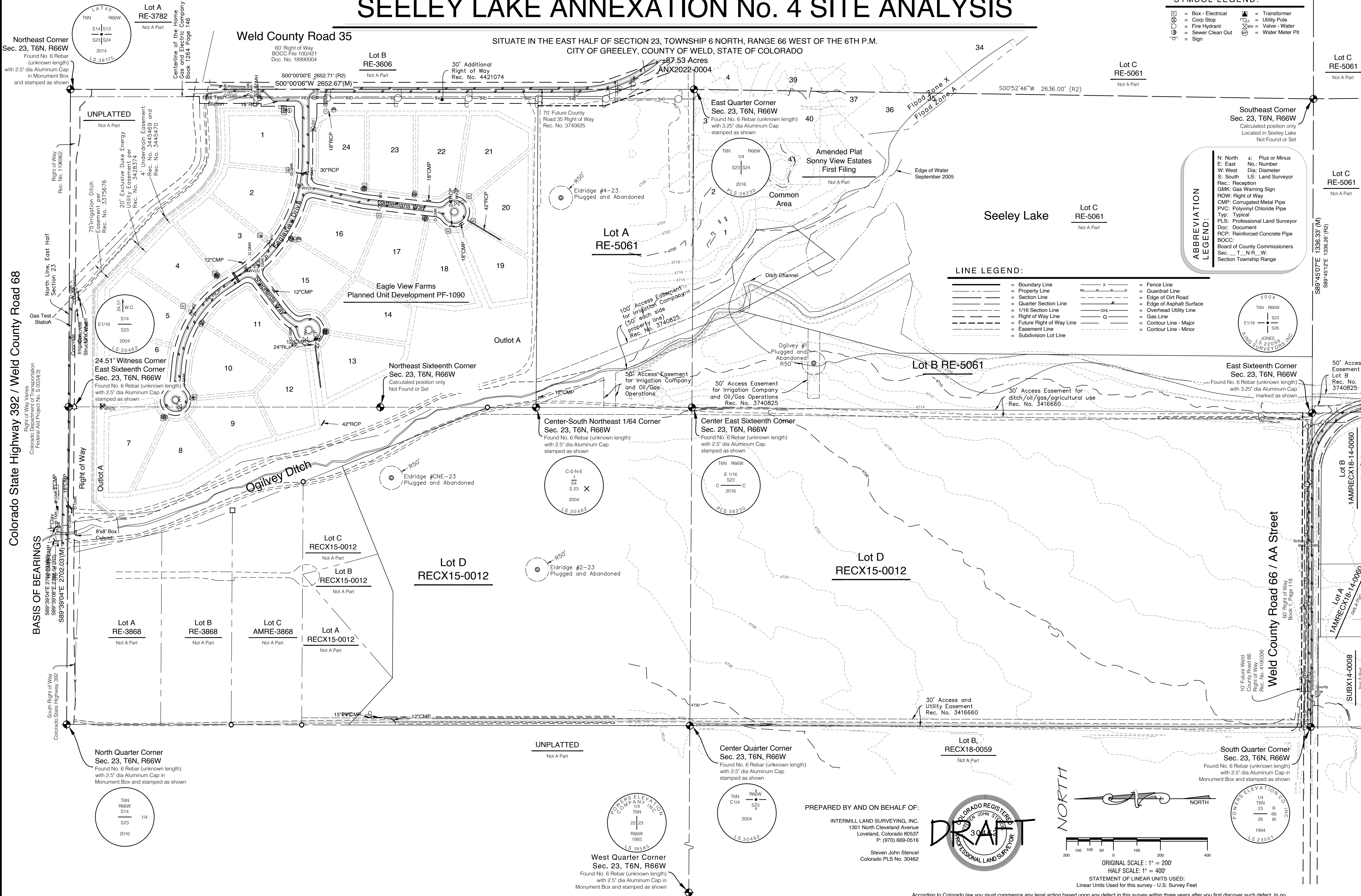
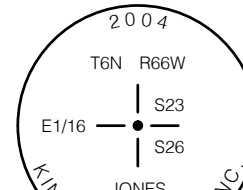
- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

ABBREVIATION LEGEND:

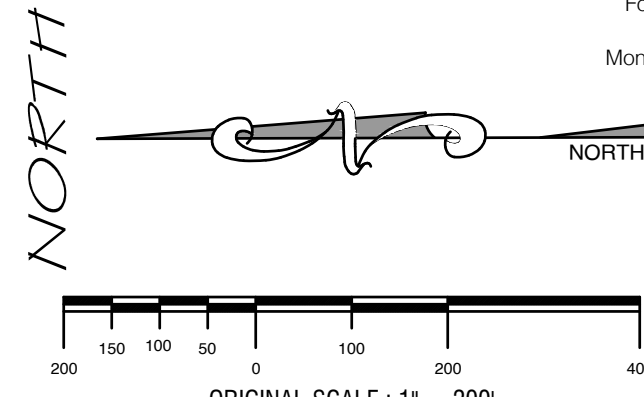
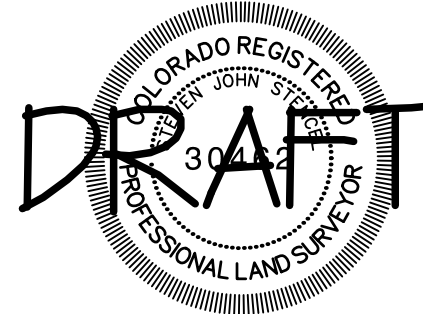
- N: North
- E: East
- W: West
- S: South
- Rec.: Reception
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- PVC: Polyvinyl Chloride Pipe
- Type: Typical
- PLS: Professional Land Surveyor
- Doc: Document
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- LS: Land Surveyor

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Quarter Section Line
- 1/16 Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Subdivision Lot Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor



PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

Charles Keirnes

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 200'

PROJECT NO.:
P-22-9219

SHEET OF
2 2

Seeley Lake Annexation No. 4 ANX2022-0001

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

(M) Indicates measured bearing and/or distance from field survey.

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.

(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates record bearing and/or distance per Reception No. 0805-29-1 RE-5061 as depicted on the map recorded December 28, 2010 in the records of the Weld County Clerk and Recorder's Office.

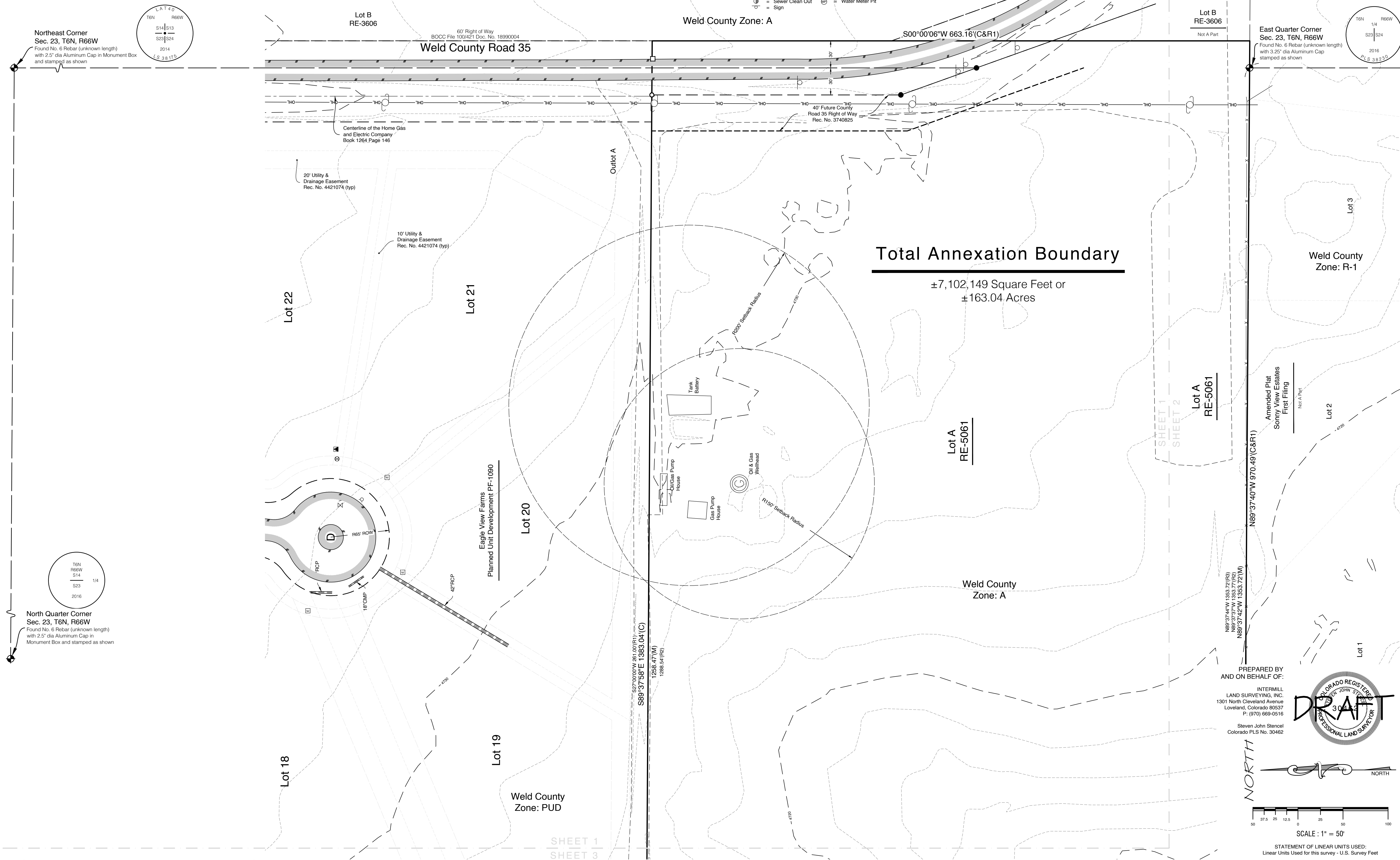
(R3) Indicates record bearing and/or distance per Reception No. 0805-23-4 REC15X-0012 as depicted on the map recorded March 25, 2015 under Reception No. 0140398 in the records of the Weld County Clerk and Recorder's Office.

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a $\pm 1"$ diameter red plastic cap stamped I S 30462

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= PUD Lot Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Fence Line
	= Overhead Utility Line
	= Contour Line - Major
	= Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Type: Typical Rec.: Reception
Doc: Document
GMK: Gas Warning Sign
ROW: Right of Way
CMP: Corrugated Metal Pipe
RCP: Reinforced Concrete Pipe
BOCC: Board of County Commissioners
Sec. __ T __ N __ R __ W: Section Township Range

	= Box - Electrical		= Transformer
	= Corp Stop		= Utility Pole
	= Fire Hydrant		= Valve - Water
	= Sewer Clean Out		= Water Meter Pit
	= Sign		



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Record Exemption No. 0905-23-1 RE-5081 as depicted on the map recorded December 10, 2019 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Record Exemption No. 0905-23-4 REC151-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

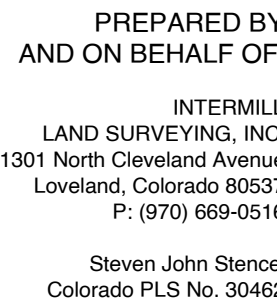


- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462

 = Boundary Line
 = Property Line
 = Quarter Section Line
 = Easement Line
 = PUD Lot Line
 = 1/16 Section Line
 = Fence Line
 = Edge of Dirt Road
 = Contour Line - Major
 = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range



A hand-drawn map of a coastline. The coastline is depicted with a wavy line, and the area to its right is shaded with diagonal lines. A compass rose is located in the upper right corner, with the word "NORTH" written vertically to its left and horizontally to its right. A scale bar is positioned at the bottom, with markings at 50, 37.5, 25, 12.5, 0, 25, 50, and 100. Below the scale bar, the text "SCALE : 1" = 50'" is written.

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

[illegible]

INTERMILL LAND SURVEYING, INC.

CLIENT: **Charles Keirnes**
1813 61st Avenue, Suite 200
Oakville, ON L6M 4K4

LE: SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
 City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 50'
PROJECT NO.: P-22-9219	
SHEET	OF
3	9

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1) Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 42120714 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 37408225 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

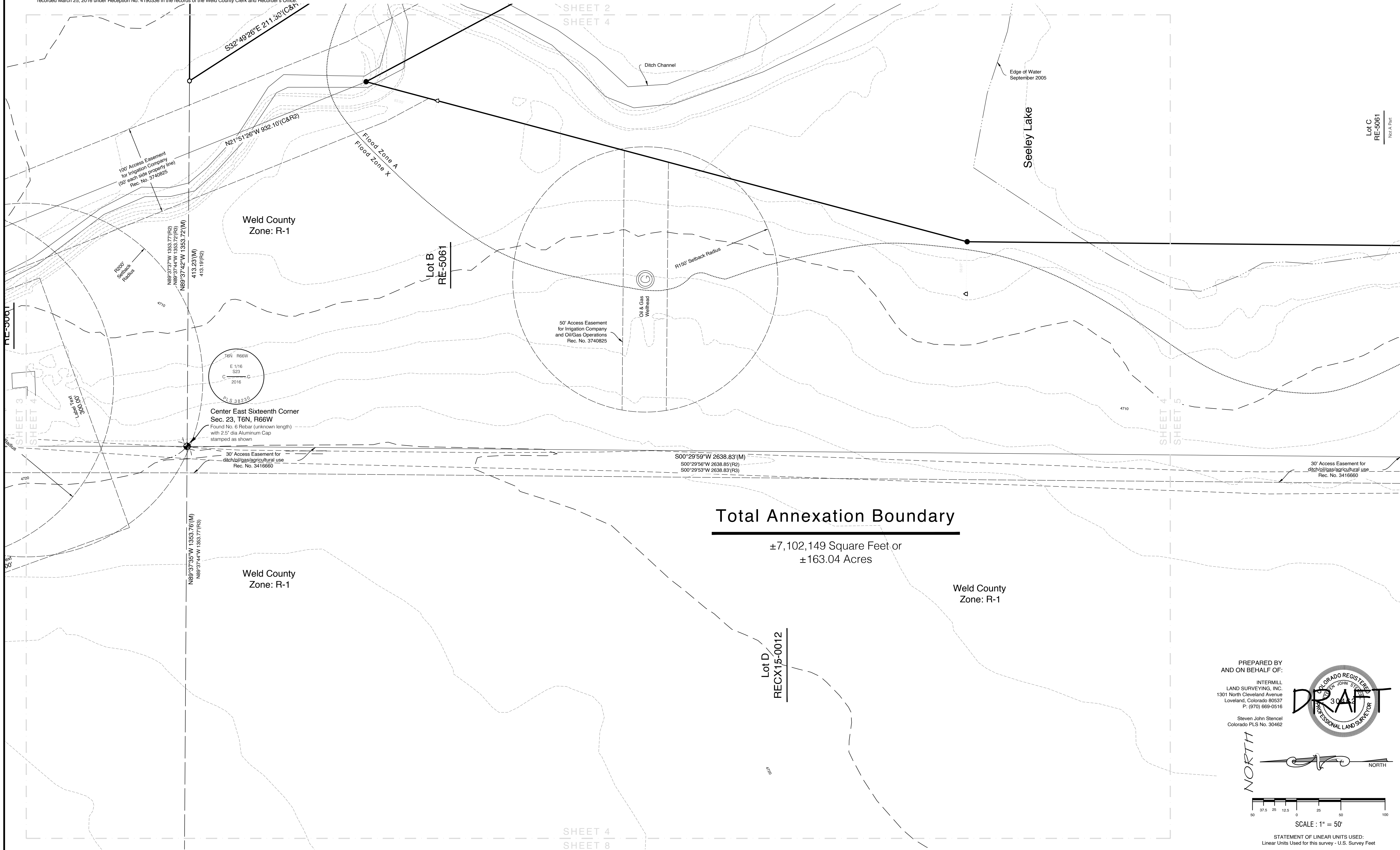
 = Found Witness Corner

 = Found Witness Corner

- _____ = Boundary Line
- _____ = Property Line
- _____ = Quarter Section Line
- _____ = Easement Line
- _____ = 1/16 Section Line
- _____ x _____ = Fence Line
- _____ = Edge of Dirt Road
- _____ = Contour Line - Major
- _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

Charles Cairns

1913 61st Avenue Suite 300

Greeley, CO 80634

SITE ANALYSIS MAP

East Hall Sec. 23. Northeast Qtr. Sec. 26. T6N. R66W. 6th P.M.

City of Greeley, County of Weld, Colorado

DWG: \\hal\pr\p-3219-KEIRNES\dwg\Revision\p3219_site Analysis.dwg XREFS: P3219_BASE 50 SCALE.dwg

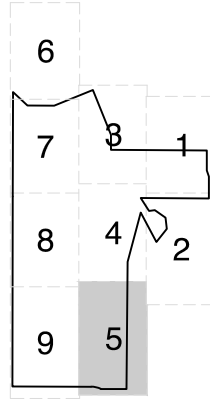
DRAWN BY: LHB
 CHECKED BY: SJS
 APPROVED BY: SJS
 DATE: 2022.06.24
 SCALE: 1" = 50'

PROJECT NO.: P-22-9219	
SHEET	OF
4	9

[illegible]

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1050 as depicted on the final plat recorded August 8, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per the plat of the City of Fort Collins, Colorado, as depicted on the map recorded December 27, 2016 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Record Reception No. 0605-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- △ = Found Witness Corner

=====	= Boundary Line
_____	= Property Line
_____	= Section Line
_____	= Right of Way Line
_____	= Future Right of Way Line
_____	= Easement Line
_____	= 1/16 Section Line
_____X_____	= Fence Line
_____OHL_____	= Overhead Utility Line
=====	= Edge of Dirt Road
_____	= Contour Line - Major
_____	= Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
ROW: Right of Way
Sec. __ T __ N R __ W:
Section Township Range

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

 = Utility Pole

 = Utility Pole

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



SCALE : 1" = 50

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

1097.29'(R2)
1137.61'(C)
S89°45'07"E 1376.65'(C)

RE-5061

Seeley Lake

S00°29'56"W 1757.39'(C&R1)

Weld County
Zone: R-1

N89°45'07"W
208.97'(C&R1)

Weld County
Zone: R-1

Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

S00°29'59"W 2638.83'(M)
S00°29'56"W 2638.85'(R2)
S00°29'53"W 2638.83'(R3) -

Lot D
RECX15-0012

Weld County
Zone: R-1

INTERMILL LAND SURVEYING, INC.

16

Charles Keirnes
1813 61st Avenue, Suite 200

CLIENT:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.

37

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
5	9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:
 - (M): Indicates measured bearing and/or distance from field survey.
 - (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpolation of existing final plots, deeds, surveys, maps or other information provided by the owner.
 - (R1): Indicates record bearing and/or distance from the Eagle View Planned Unit Development PG-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
 - (R2): Indicates record bearing and/or distance per Recordation No. 0805-231 RE-501 as depicted on the map recorded December 27, 2010 under Reception No. 3740826 in the records of the Weld County Clerk and Recorder's Office.
 - (R3): Indicates record bearing and/or distance per Recordation No. 0805-234 RE-0115-012 as depicted on the map recorded March 25, 2016 under Reception No. 4190386 in the records of the Weld County Clerk and Recorder's Office.

A 3x3 grid with numbers 1 through 9. A path of arrows starts at the cell containing 6 (top-left) and moves to the cell containing 1 (top-right). From 1, the path moves down to 2 (middle-right), then left to 4 (middle-middle), then up to 3 (top-middle), then left to 7 (top-left), then down to 8 (middle-left), then down to 9 (bottom-left), and finally right to 5 (bottom-middle).

- MONUMENT
LEGEND:**
- = Property corner monument
not found or set.
 - = Found No. 4 Rebar
(unknown length) with ±1"
diameter red plastic cap
stamped LS 30462
 - = Found No. 4 Rebar

- ### LINE LEGEND:
- | | |
|--|----------------------------|
| | = Boundary Line |
| | = Property Line |
| | = Section Line |
| | = Right of Way Line |
| | = Future Right of Way Line |
| | = Easement Line |
| | = Quarter Section Line |
| | = Fence Line |
| | = Guardrail Line |
| | = Edge of Dirt Road |
| | = Edge of Asphalt Surface |
| | = Gas Line |
| | = Contour Line - Major |
| | = Contour Line - Minor |

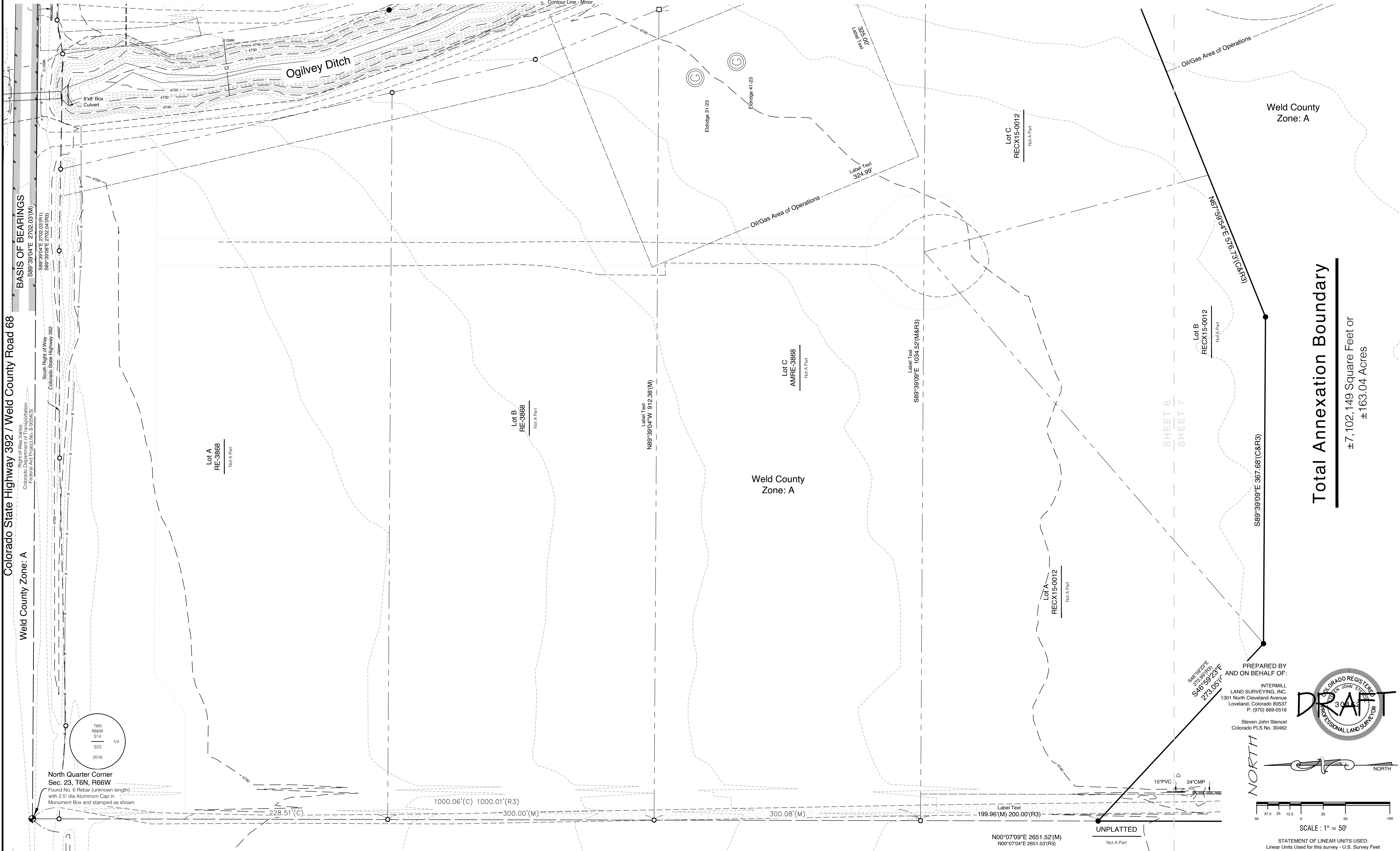
ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T __ N R __ W:
Section Township Range

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

TITLE:

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
6	9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

MONUMENT
LEGEND:

● = Property corner monument not found or set.

LINE LEGEND:

- = Boundary Line
- - - - - = Property Line
- — — — — = Quarter Section Line
- - - - - = Easement Line
- - - - - = Edge of Dirt Road
- — — — — = Contour Line - Major
- - - - - = Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

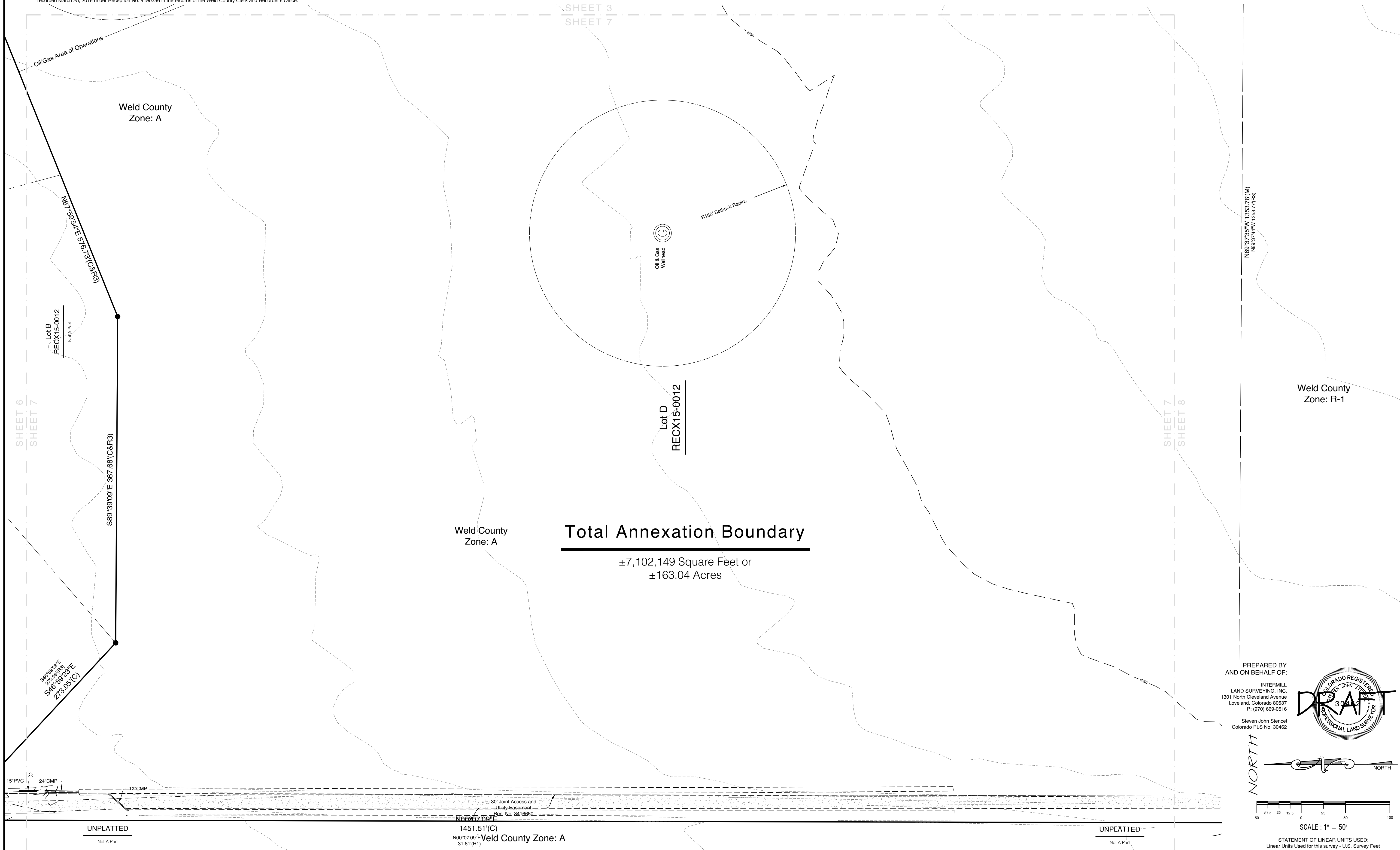
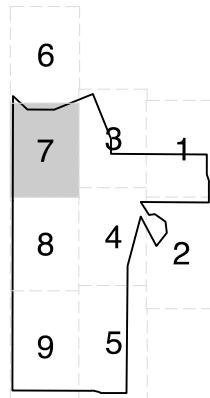
(M): Indicates measured bearing and/or distance from field survey.

(N): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1080 as depicted on the final plat recorded August 5, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Final Plat No. 0805-23-1 RE-5015 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Final Plat No. 0805-23-4 REC1X-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



SCALE : 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

CLIENT:

SITE ANALYSIS MAP

DRAWN BY: LHE

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.06.24

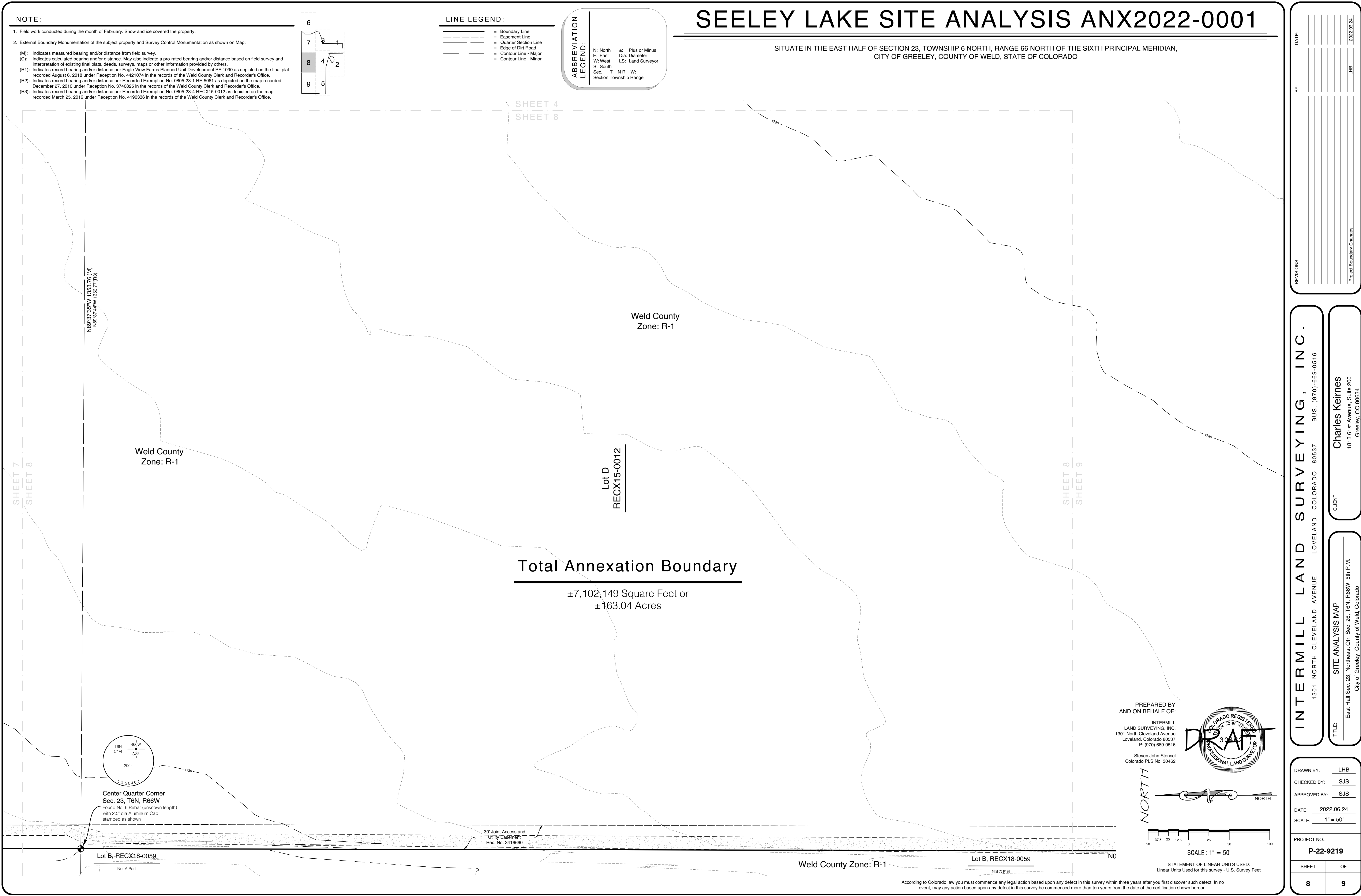
SCALE: 1" = 50'

PROJECT NO.

P-22-9219

SHEET	OF
-------	----

7	9
---	---



ANNEXATION IMPACT REPORT
Seeley Lake Annexation Nos. 1-5

PROPERTY OWNERS	Brad Keirnes
LOCATION	South of Highway 392 and north of AA Street, parcels located in East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66
SIZE IN ACRES	160.62 Acres
CONTIGUITY	ANX2022-0001 Seeley Lake No. 1 – 16.78% ANX2022-0002 Seeley Lake No. 2 – 16.68% ANX2022-0003 Seeley Lake No. 3 – 16.7% ANX2022-0004 Seeley Lake No. 4 – 16.77% ANX2022-0005 Seeley Lake No. 5 – 28.39% Seeley Lake Combined – 19.06%
MINIMUM REQUIRED CONTIGUITY	16.67%
EXISTING USES	Agricultural land with a small barn/garage
SURROUNDING LAND USES	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential
CURRENT ZONING	R-1 (Residential – County) and A (Agricultural – County)
SURROUNDING ZONING:	North: A (Agricultural - County), PUD (Planned Unit Development – County) South: R-1 (Residential – County) East: R-1 (Residential - County), A (Agricultural – County) West: A (Agricultural – County), RH (Residential High Density – City)
AVAILABLE UTILITIES	City of Greeley Water, City of Greeley Sewer, telecommunications, gas, and electric extensions would be needed at the time utility services are needed.

TAXING DISTRICTS & MILL LEVIES

<u>Taxing District</u>	<u>Mill Levy</u>
Aims Community College	6.307
Eaton Fire	9.000
High Plains Library District	3.181
Northern Colorado Water	1.000

Eaton School District RE2
Weld County

34.957
15.038

INTENDED/PROPOSED USES

The applicant, Charles Keirnes, is requesting to annex approximately 160.62 acres of unincorporated property to the City of Greeley (see Exhibits A & B). The intended use is low-density single-family residential development. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site, so it is likely to eventually develop as such.

Following the annexation, the establishment of zoning for Holding – Agriculture (H-A) zoning will be completed at the August 1st Council meeting. The property must be zoned within 90 days of annexation. The zoning request will be evaluated during that process.

COMPREHENSIVE PLAN

The property is entirely within the City of Greeley's Long-Range Expected Growth Area (LREGA) and complies with City of Greeley Comprehensive Plan policies.

ANALYSIS

The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The annexations would be consistent with present growth patterns and Comprehensive Plan policies. There is evidence that this site shares a common interest with the City's future. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

Since the site is currently agricultural land and there is no development proposal at this time, there should be zero additional students coming to Eaton School District RE2 as a result of these annexations. However, if a land use application for a development proposal were to be submitted, the school district would be given an opportunity to comment.

ATTACHMENTS:

Exhibit A - Vicinity Map

Exhibit B - Annexation Plats

Exhibit C - Site Analysis Map

Exhibit D - Legal Descriptions



Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

Public hearing and second reading of an Ordinance to annex Seeley Lake Annexation Number 5, a parcel totaling 72.66 acres. (ANX2022-0005; Seeley Lake Annexation)

Summary:

CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake.

The Planning Commission considered this request on June 27, 2023 and recommends approval to City Council (4-2).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

Consistency with the Imagine Greeley Comprehensive Plan, Development Code, and State Statute.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 22, 2023
2. Legal Description
3. Attachment A
4. Attachment B
5. Attachment C
6. Attachment D
7. Neighbor Comments (See Seeley Annexation 1)
8. Planning Commission Summary (See Seeley Annexation 1)
9. Planning Commission Proceedings (See Seeley Annexation 1)
10. Staff Presentation (See Seeley Annexation 1)
11. Applicant Presentation (See Seeley Annexation 1)

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 26, 2023
CASE NO. ANX2022-0005**

**AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN
UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO,
KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH
OF AA STREET AND WEST OF SEELEY LAKE**

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The City Council of Greeley, Colorado, hereby finds that the property which is legally described in section 2 below, for which one hundred percent (100%) of the land owners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 72.66 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, one (1) copy of the map of the above –described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 15th DAY OF AUGUST
2023.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

SEELEY LAKE ANNEXATION No. 5

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;

7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North 89°45'07" West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 00°29'56" East 2638.54 feet to the Northeast Corner of said Annexation;

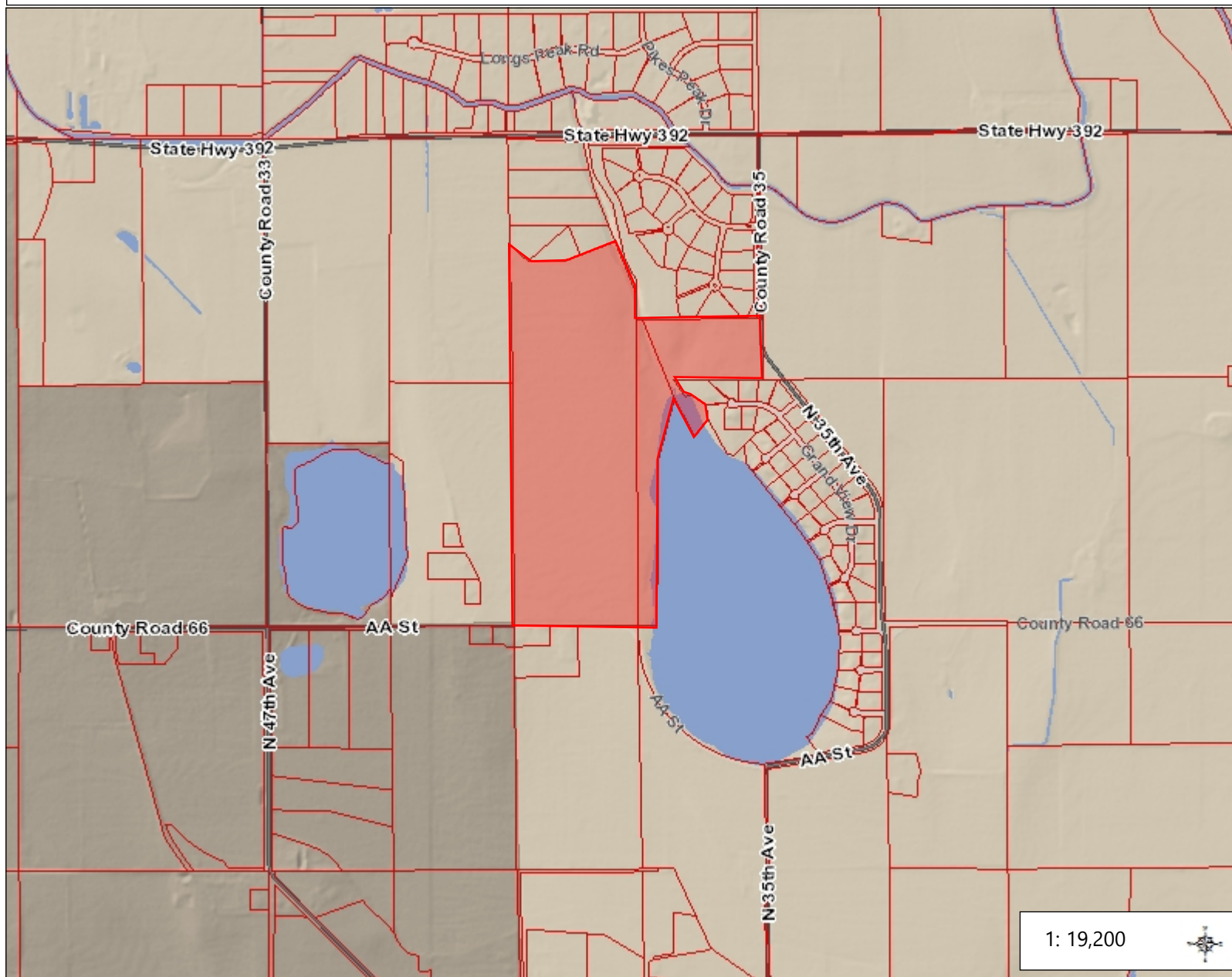
Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 89°37'36" West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;

Thence along said West Line of the Southeast Quarter North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencel
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

1: 19,200



0.6 0 0.30 0.6 Miles

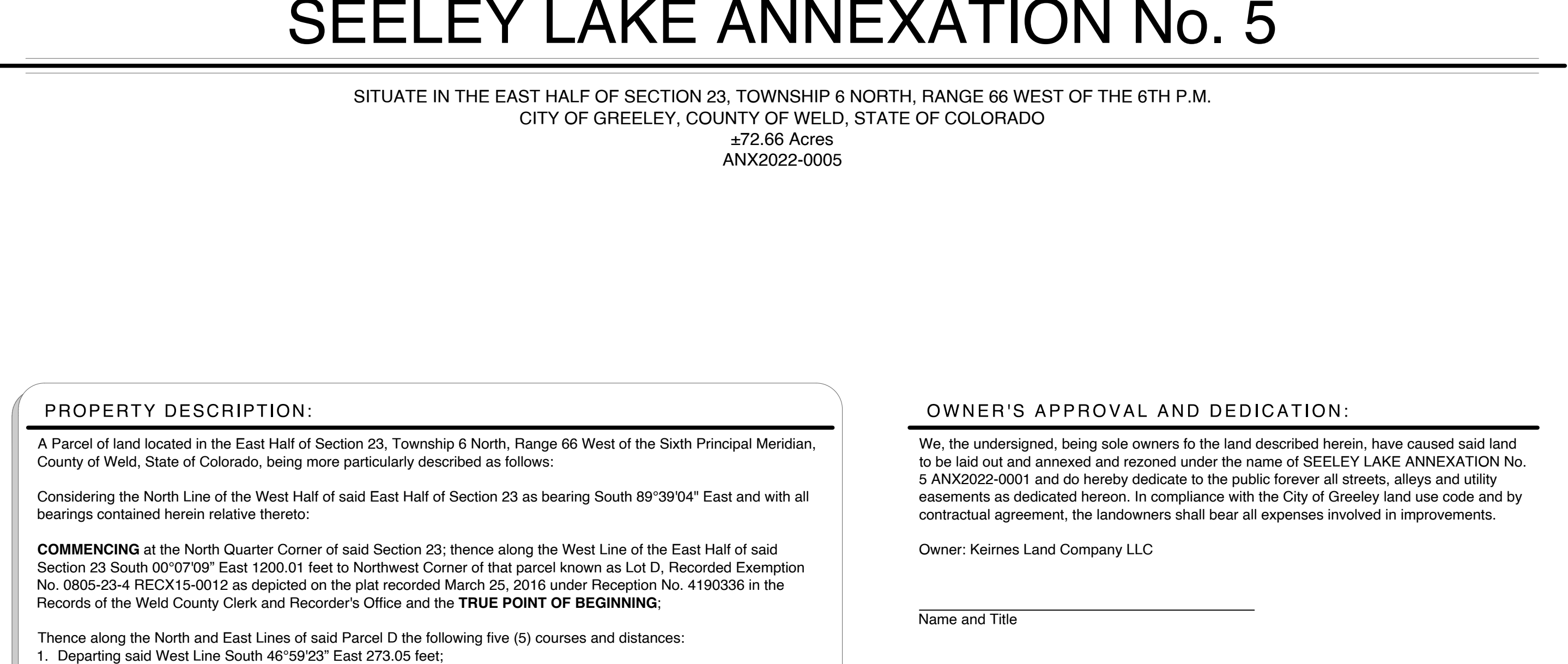
NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

Notes

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±72.66 Acres
ANX2022-0005



A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;
Thence along said West Right of Way Line South 00°00'00" West 276.30 feet to an angle point thereon;
Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

STATE OF COLORADO)
COUNTY OF _____) §

The foregoing instrument was acknowledged before me this _____ day

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 32°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;
7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North 89°45'07" West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 00°29'56" East 2638.54 feet to the Northeast Corner of said Annexation;
Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 89°37'36" West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;
Thence along said West Line of the Southeast Quarter North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING.**

ZONING INFORMATION:

Weld County Zone B-1: Low Density Residential Zone

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Recommended / not recommended by the City of Greeley Planning Commission, this
 _____ day of _____, 2023.

This is the fifth in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

(R2) Record Bearings and Distances shown per Recorded Exemption No. 0805-23-1 RE-5061 recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Record Bearings and Distances shown per Recorded Exemption No. 0805-23-4
RECX15-0012 recorded March 25, 2016, under Reception No. 4190336 in the records
of the Weld County Clerk and Recorder's Office.

According to Colorado law you must commence any legal action within the statute of limitations period. If you fail to do so, you may be barred from bringing your claim. Therefore, you must commence any legal action within the statute of limitations period. If you fail to do so, you may be barred from bringing your claim.

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST: _____
City Clerk

Community Development	Date
-----------------------	------

ENGINEERING DEVELOPMENT REVIEW AND
CIVIL INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plan substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005
East Half of Section 23, Township 6 North, Range 68 West, 6th P.M.

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

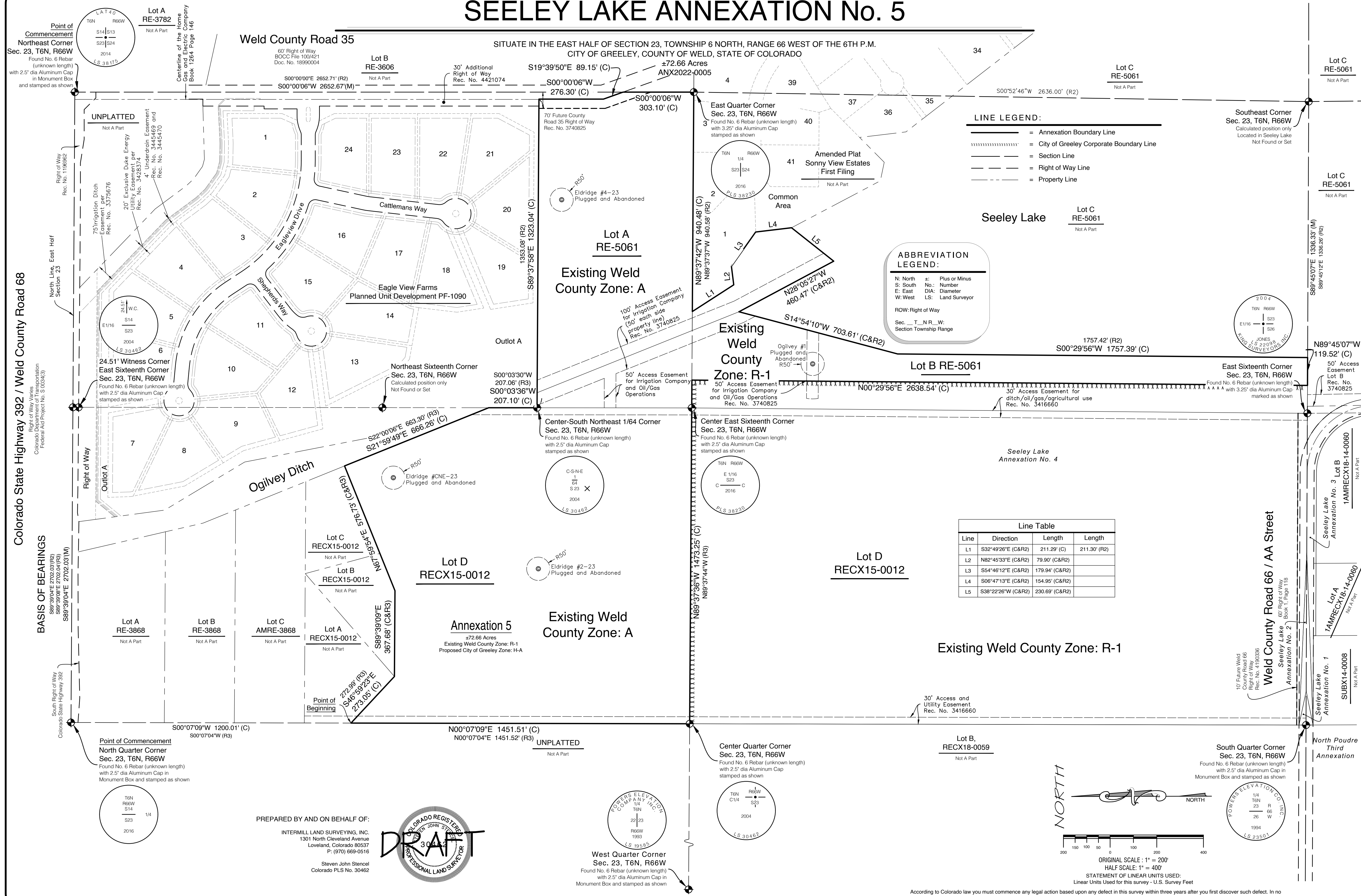
TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005

East Half of Section 23, Township 6 North, Range 66 West, 6th P.M.
City of Greeley, County of Weld, Colorado

PROJECT NO.:
P-22-9219

Seeley Lake Annexation No. 5 ANX2022-0001

SEELEY LAKE ANNEXATION No. 5



DATE: _____

BY: _____

REVISIONS:

Addressed Round 5 Comments	LHB	2023.03.30
Addressed Round 4 Comments and Final Internal Review <td>LHB<th>2023.02.15</th></td>	LHB <th>2023.02.15</th>	2023.02.15
Addressed Round 3 Comments <td>LHB<th>2022.12.07</th></td>	LHB <th>2022.12.07</th>	2022.12.07
Addressed Round 2 Comments <td>LHB<th>2022.10.05</th></td>	LHB <th>2022.10.05</th>	2022.10.05
Addressed Comments Round 1 from City of Greeley <td>LHB<th>2022.08.30</th></td>	LHB <th>2022.08.30</th>	2022.08.30
Line Weight Changes per Request <td>LHB<th>2022.07.07</th></td>	LHB <th>2022.07.07</th>	2022.07.07
Revised Annexation Due to Project Boundary Changes <td>LHB<th>2022.06.21</th></td>	LHB <th>2022.06.21</th>	2022.06.21

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT: Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005
East Half of Section 23, Township 6 North, Range 66 West, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: _____

DATE: 2023.02.17

SCALE: 1" = 200'

PROJECT NO.: P-22-9219

SHEET	OF
2	2

SEELEY LAKE ANNEXATION No. 5 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

~~±72.66 Acres~~
ANX2022-0005

SYMBOL LEGEND

- | | | | |
|---|--------------------|---|-------------------|
|  | = Box - Electrical |  | = Transformer |
|  | = Corp Stop |  | = Utility Pole |
|  | = Fire Hydrant |  | = Valve - Water |
|  | = Sewer Clean Out |  | = Water Meter Pit |
|  | = Sign | | |

ABBREVIATION

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia.: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Typ: Typical
PLS: Professional Land Surveyor
Doc: Document
RCP: Reinforced Concrete Pipe
BOCC:
Board of County Commissioners
Sec. __ T __ N __ R __ W:

LINE LEGEND:

- | | | | | |
|--|----------------------------|--|---------------------------|--|
| | = Boundary Line | | = Fence Line | |
| | = Property Line | | = Guardrail Line | |
| | = Section Line | | = Edge of Dirt Road | |
| | = Quarter Section Line | | = Edge of Asphalt Surface | |
| | = 1/16 Section Line | | = Overhead Utility Line | |
| | = Right of Way Line | | = Contour Line - Major | |
| | = Future Right of Way Line | | = Contour Line - Minor | |
| | = Easement Line | | | |
| | = Subdivision Lot Line | | | |

INTERMILL LAND SURVEYING, INC.

301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

CLIENT:

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005
East Half of Section 23, Township 6 North, Range 66 West, 6th P.M.
City of Greeley, County of Weld, Colorado

LHB
SJS
SJS
2.10.26
= 200'

SHEET	OF
2	2

Seeley Lake Annexation No. 5 ANX2022-0001

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

(M) Indicates measured bearing and/or distance from field survey.

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.

(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates record bearing and/or distance per Reception No. 0805-29-1RE-5061 as depicted on the map recorded December 20, 2019 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates record bearing and/or distance per Reception No. 0805-23-4REXC15-0012 as depicted on the map recorded March 25, 2019 under Reception No. 4109338 in the records of the Weld County Clerk and Recorder's Office.

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a $\pm 1"$ diameter red plastic cap stamped I S 30462

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= PUD Lot Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Fence Line
	= Overhead Utility Line
	= Contour Line - Major
	= Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Type: Typical Rec.: Reception
Doc: Document
GMK: Gas Warning Sign
ROW: Right of Way
CMP: Corrugated Metal Pipe
RCP: Reinforced Concrete Pipe
BOCC: Board of County Commissioners
Sec. T N R W:
Section Township Range

	= Box - Electrical		= Transformer
	= Corp Stop		= Utility Pole
	= Fire Hydrant		= Valve - Water
	= Sewer Clean Out		= Water Meter Pit
	= Sign		

Weld County Zone: A

S00°00'06"W 663.16'(C&R1

East Quarter Corner
Sec. 23, T6N, R66W
* Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

Northeast Corner

Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap in Monument Box
and stamped as shown

TLE-5000

Weld County Road 35

Outlet A

Total Annexation Boundary

±163.04 Acres

Weld County
Zone: R-1

Lot A
RE-5061

Sonny View Estates

Lot 2

Weld County
Zone: A

PREPARED BY
ON BEHALF OF

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0511

NORTH

NORTH

UNIT OF LINEAR UNITS USED:
used for this survey - U.S. Survey Feet

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
1	9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M) Indicates measured bearing and/or distance. Minor survey only.

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and/or the result of a least-squares adjustment. Survey data and/or other information provided by others.

(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 42120714 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

MONUMENT
LEGEND:

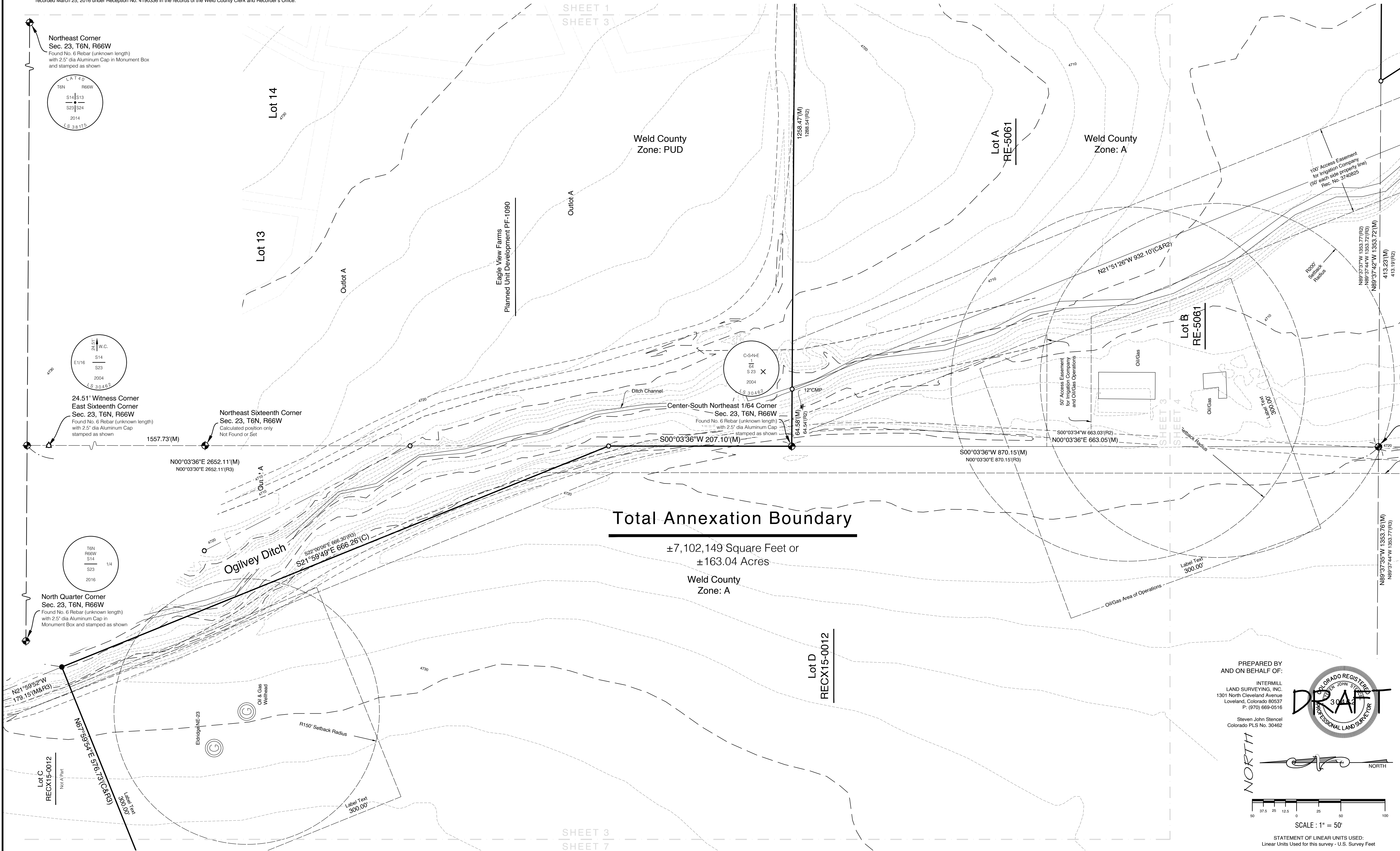
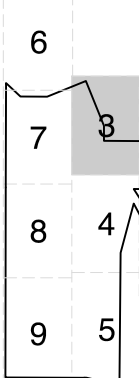
- = Found No. 4 Rebar
(unknown length) with $\pm 1''$
diameter red plastic cap
stamped LS 30462

LINE LEGEND:

- _____ = Boundary Line
 _____ = Property Line
 _____ = Quarter Section Line
 _____ = Easement Line
 _____ = PUD Lot Line
 _____ = 1/16 Section Line
 _____ x _____ = Fence Line
 _____ = Edge of Dirt Road
 _____ = Contour Line - Major
 _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range



PREPARED BY
AND ON BEHALF OF

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0511

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

CLIENT: Charles Keirnes

13 61st Avenue, Suite 200

TITLE: SITE ANALYSIS MAP

Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.: **P 22 9219**

SHEET	OF
3	9

DWG: \\hollpr\p-9219-KEIRNES\dwg\Revision\p9219_site Analysis ANX202-0001 REV |dwg
p9219_BASE.dwg
p9219_SCALE.dwg

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1) Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

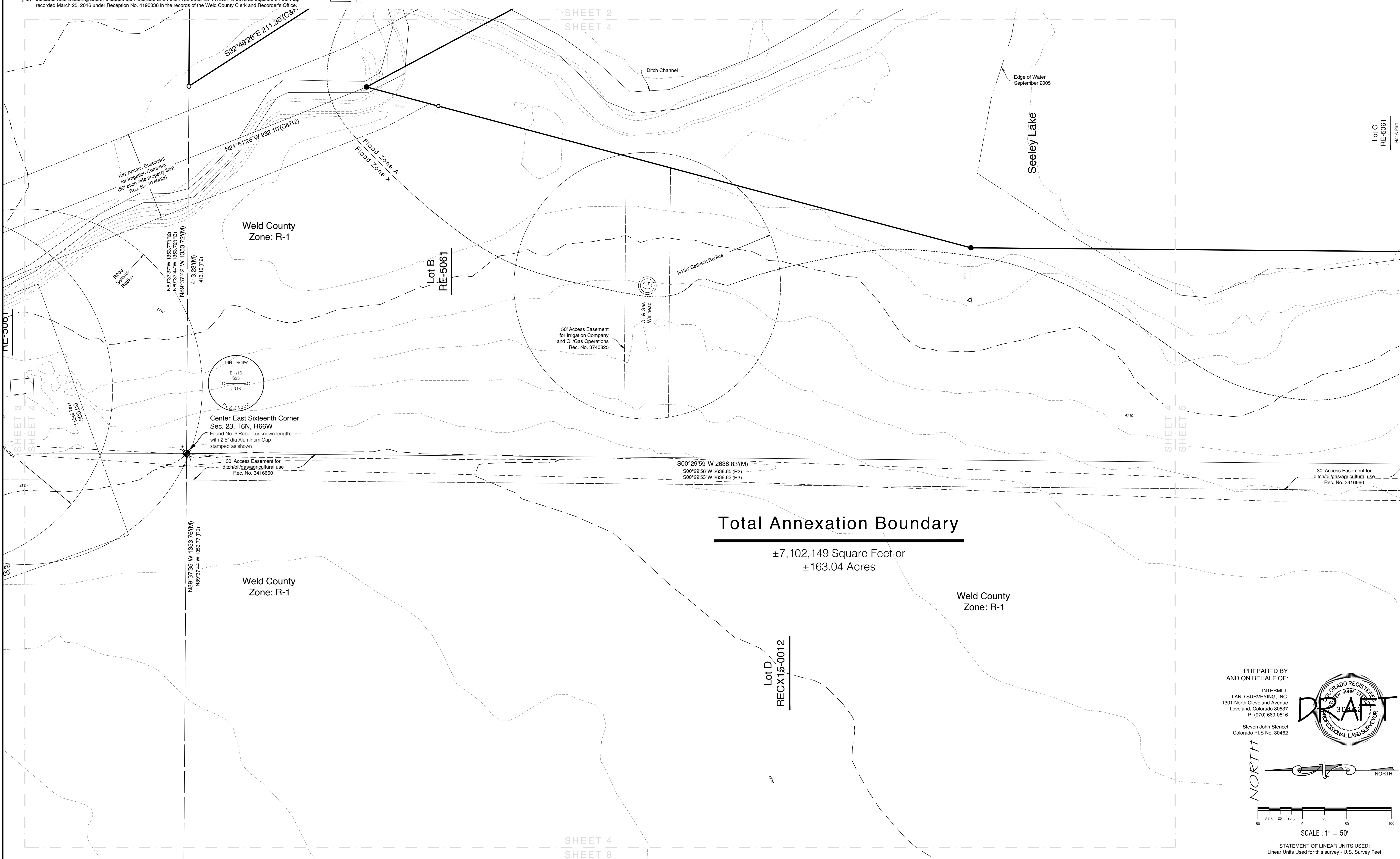
(R2) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4 REC1X5-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

- _____ = Boundary Line
- _____ = Property Line
- _____ = Quarter Section Line
- _____ = Easement Line
- _____ = 1/16 Section Line
- _____ x _____ = Fence Line
- _____ = Edge of Dirt Road
- _____ = Contour Line - Major
- _____ = Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range



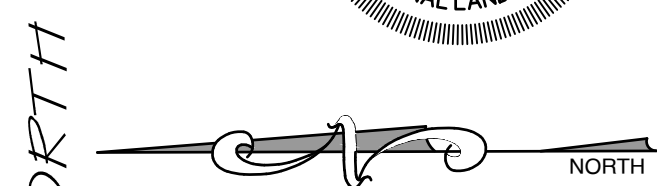
±7,102,149 Square Feet or
±163.04 Acres

Weld County
Zone: R-1

PREPARED BY
AND ON BEHALF OF

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80538
P: (970) 669-0511

Steven John Stence
Colorado PLS No. 30462



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

SITE ANALYSIS MAP

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET	OF
4	9

DWG: \\hal\prj\p-9219-KERNES\dwg\Revision\p9219_site Analy

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

ABBREVIATION:
LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T __ N R __ W:
Section Township Range

MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar

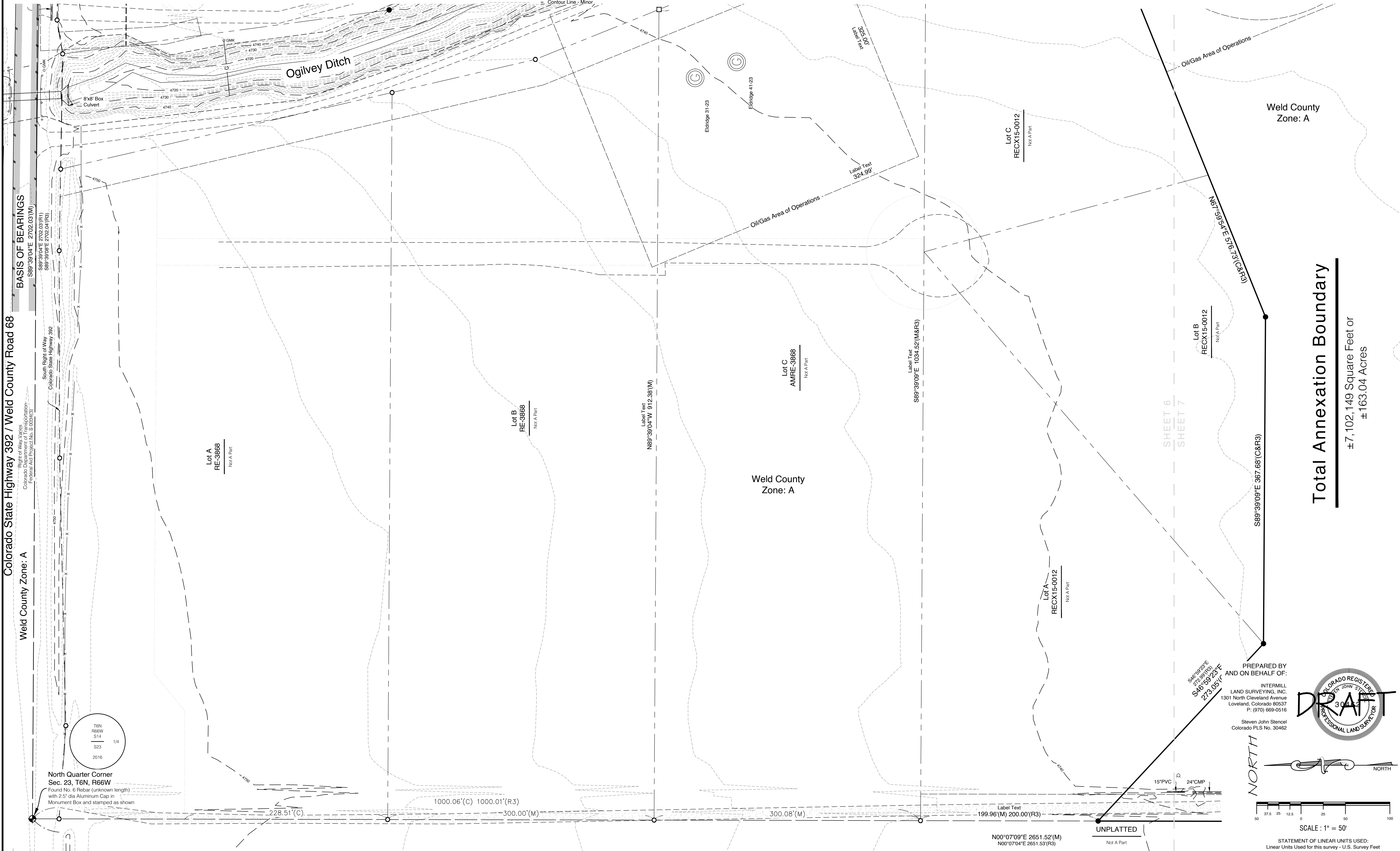
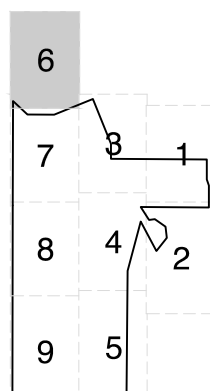
LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = Quarter Section Line
- = Fence Line
- = Guardrail Line
- = Edge of Dirt Road
- = Edge of Asphalt Surface
- = Gas Line
- = Contour Line - Major
- = Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.
(N): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development No. 0805-23-1FE-501 as depicted on the map recorded December 27, 2010 under Reception No. 3740835 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Reception No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-000

[illegible]

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.,
City of Greeley, County of Weld, Colorado.

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
6	9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

MONUMENT
LEGEND:

● = Property corner monument not found or set.

LINE LEGEND:

- = Boundary Line
- - - - - = Property Line
- — — — = Quarter Section Line
- - - - - = Easement Line
- - - - - = Edge of Dirt Road
- — — — = Contour Line - Major
- - - - - = Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

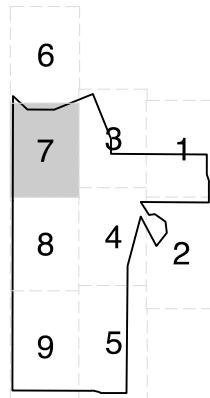
(M): Indicates measured bearing and/or distance from field survey.

(N): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1080 as depicted on the final plat recorded August 5, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Final Plat No. 0805-23-1 RE-5015 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Final Plat No. 0805-23-4 REC1X-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



Weld County
Zone: A

Weld County
Zone: R-1

Weld County
Zone: A

Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

NORTH



SCALE : 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

CLIENT:

SITE ANALYSIS MAP

DRAWN BY: LHE

CHECKED BY: SJS

..... 616

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.

P-22-9219

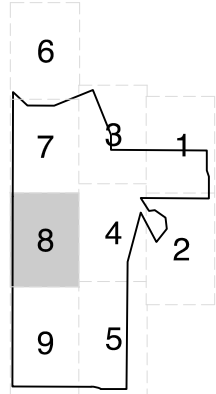
SHEET	OF
-------	----

[illegible]

Seeley Lake Site Analysis Map ANX2022-0001

NOTE:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per *Edge View Farms Planned Unit Development* PF-1090 as depicted on the final plan recorded August 6, 2018 under Reception No. 42140714 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per *Recreation Area* RE-1561 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per *Recorded Easement No. 0805-23-4 RECX15-0012* as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

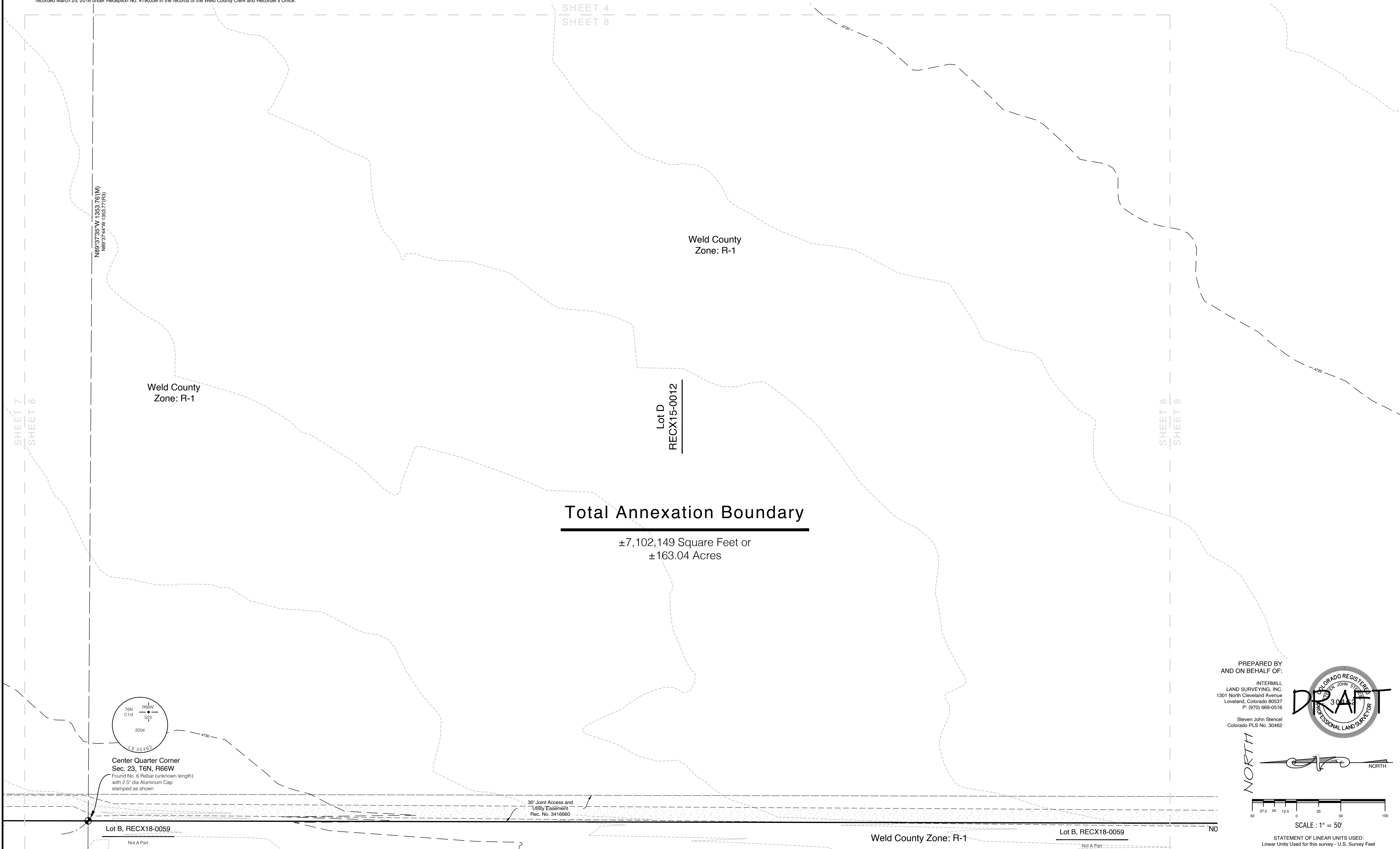


- = Boundary Line
- - - - - = Easement Line
- ===== = Quarter Section Line
- _____ = Edge of Dirt Road
- - - - - = Contour Line - Major
- - - - - = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West LS: Land Surveyor
S: South
Sec. __ T __ N R __ W:
Section Township Range

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

INTERMILL LAND SURVEYING, INC.	
1301 NORTH CLEVELAND AVENUE	LOVELAND, COLORADO 80537
BUS. (970)-669-0516	
CLIENT:	
Charles Keirnes	
1813 61st Avenue, Suite 200	
Greeley, CO 80633	
TITLE:	
SITE ANALYSIS MAP	
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.	
City of Greeley, County of Weld, Colorado	

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
8	9

DWG: \\hal\prj\p-9219-KEIRNES\dwg\Revision\p9219_site Anal
p9219_BASE.dwg
200910 Total Area: 6600.0000 REV: 1 Date: 10/24/2009 10:05:00

ANNEXATION IMPACT REPORT
Seeley Lake Annexation Nos. 1-5

PROPERTY OWNERS	Brad Keirnes
LOCATION	South of Highway 392 and north of AA Street, parcels located in East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66
SIZE IN ACRES	160.62 Acres
CONTIGUITY	ANX2022-0001 Seeley Lake No. 1 – 16.78% ANX2022-0002 Seeley Lake No. 2 – 16.68% ANX2022-0003 Seeley Lake No. 3 – 16.7% ANX2022-0004 Seeley Lake No. 4 – 16.77% ANX2022-0005 Seeley Lake No. 5 – 28.39% Seeley Lake Combined – 19.06%
MINIMUM REQUIRED CONTIGUITY	16.67%
EXISTING USES	Agricultural land with a small barn/garage
SURROUNDING LAND USES	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential
CURRENT ZONING	R-1 (Residential – County) and A (Agricultural – County)
SURROUNDING ZONING:	North: A (Agricultural - County), PUD (Planned Unit Development – County) South: R-1 (Residential – County) East: R-1 (Residential - County), A (Agricultural – County) West: A (Agricultural – County), RH (Residential High Density – City)
AVAILABLE UTILITIES	City of Greeley Water, City of Greeley Sewer, telecommunications, gas, and electric extensions would be needed at the time utility services are needed.

TAXING DISTRICTS & MILL LEVIES

<u>Taxing District</u>	<u>Mill Levy</u>
Aims Community College	6.307
Eaton Fire	9.000
High Plains Library District	3.181
Northern Colorado Water	1.000

Eaton School District RE2
Weld County

34.957
15.038

INTENDED/PROPOSED USES

The applicant, Charles Keirnes, is requesting to annex approximately 160.62 acres of unincorporated property to the City of Greeley (see Exhibits A & B). The intended use is low-density single-family residential development. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site, so it is likely to eventually develop as such.

Following the annexation, the establishment of zoning for Holding – Agriculture (H-A) zoning will be completed at the August 1st Council meeting. The property must be zoned within 90 days of annexation. The zoning request will be evaluated during that process.

COMPREHENSIVE PLAN

The property is entirely within the City of Greeley's Long-Range Expected Growth Area (LREGA) and complies with City of Greeley Comprehensive Plan policies.

ANALYSIS

The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The annexations would be consistent with present growth patterns and Comprehensive Plan policies. There is evidence that this site shares a common interest with the City's future. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

Since the site is currently agricultural land and there is no development proposal at this time, there should be zero additional students coming to Eaton School District RE2 as a result of these annexations. However, if a land use application for a development proposal were to be submitted, the school district would be given an opportunity to comment.

ATTACHMENTS:

Exhibit A - Vicinity Map

Exhibit B - Annexation Plats

Exhibit C - Site Analysis Map

Exhibit D - Legal Descriptions



Council Agenda Summary

August 15, 2023

Key Staff Contact: Douglas May, Planner III

Title:

Public hearing and second reading of an Ordinance to establish zoning of 160.62 acres of newly annexed land, located North of AA Street and West of Seeley Lake (ZON2022-0003; Seeley Lake Establishment of Zoning)

Summary:

CB Keirnes Land Company LLC has submitted a request to zone five (5) properties totaling 160.62 acres of undeveloped land generally located north of AA Street and west of Seeley Lake to Holding-Agriculture (H-A) zoning district.

The Planning Commission considered this request on June 27, 2023 and recommends approval to City Council (5-1).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

Consistency with the Imagine Greeley Comprehensive Plan, Development Code, and State Statute.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 27, 2023
2. Legal Description
3. Attachment A
4. Attachment B
5. Attachment C
6. Attachment D
7. Attachment E
8. Planning Commission Summary
9. Planning Commission Proceedings
10. Neighbor Comments

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 27, 2023
CASE NO. ZON2022-0003**

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF
GREELEY, COLORADO, TO ESTABLISH H-A (HOLDING-AGRICULTURE) FOR
CERTAIN PROPERTY LOCATED IN WELD COUNTY, COLORADO, GENERALLY
LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE**

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The following described property located in the City of Greeley known as the Seeley Annexation is hereby placed into the H-A (Holding-Agriculture) zoning district in the City of Greeley, County of Weld, State of Colorado and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 160.62 Acres, more or less.

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 15th DAY OF AUGUST
2023.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

SEELEY LAKE REZONE BOUNDARY

A Parcel of land located in the East Half of Section 23 and in the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" West 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;
7. South 38°22'26" West 230.69 feet;

8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line of said Lot B the following two (2) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to the South Line of the East Half of Section 23;

Thence along said South Line of the East Half of Section 23 North 89°45'07" West 357.48 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of the East Half of Section 23 and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the West Line of the East Half of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said West Line of the East Half of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said West Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to a point on the West Line of said Northeast Quarter of Section 26;

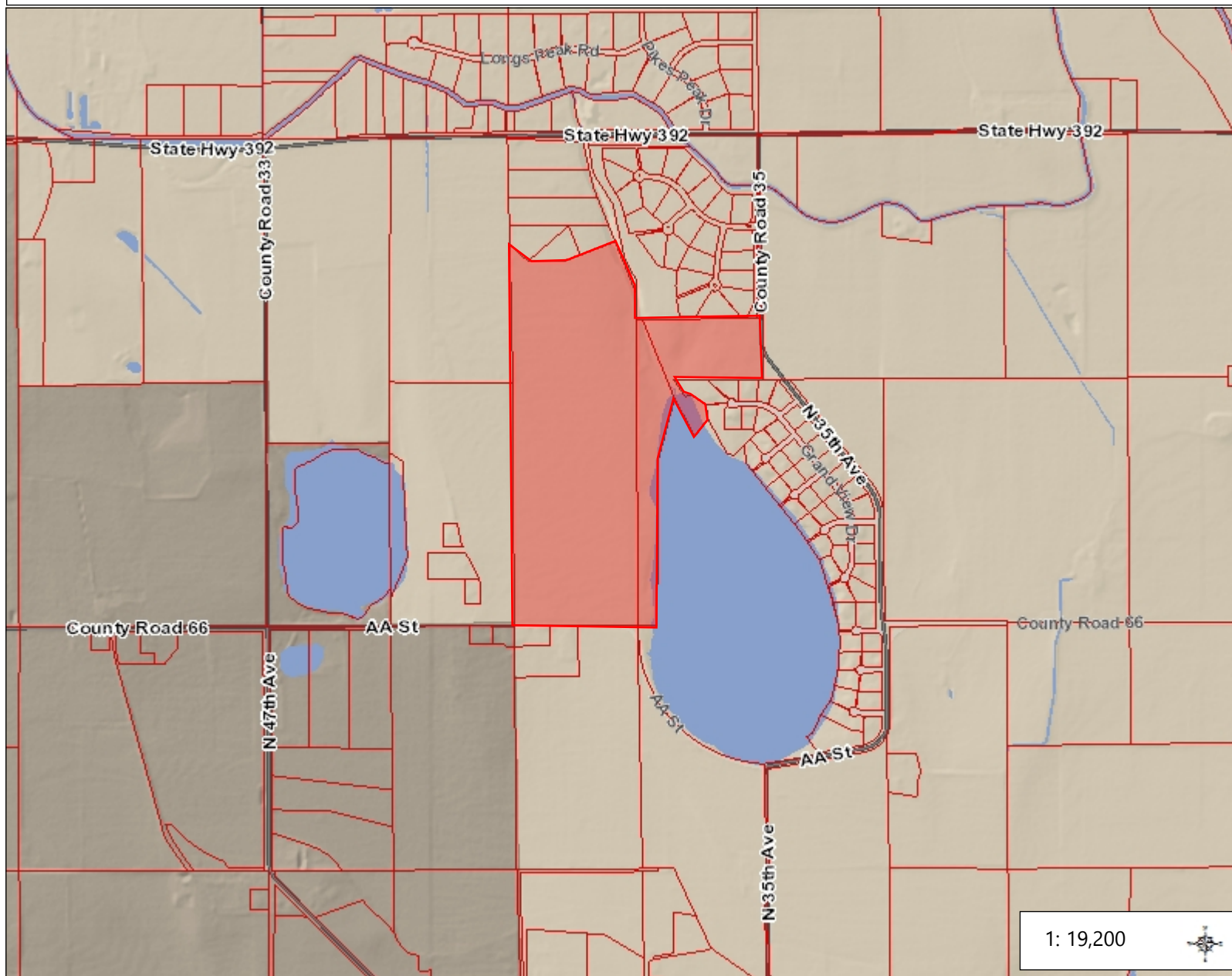
Thence departing said Southerly Right of Way Line along said West Line of the Northeast Quarter of Section 26 North 00°16'34" West 30.00 feet to the South Quarter Corner of Section 23;

Thence along the West Line of the East Half of said Section 23 North 00°07'07" East 2641.74 feet to the Center Quarter Corner of said Section 23;
Thence continuing along said West Line of the East Half of Section 23 North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 165.67 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

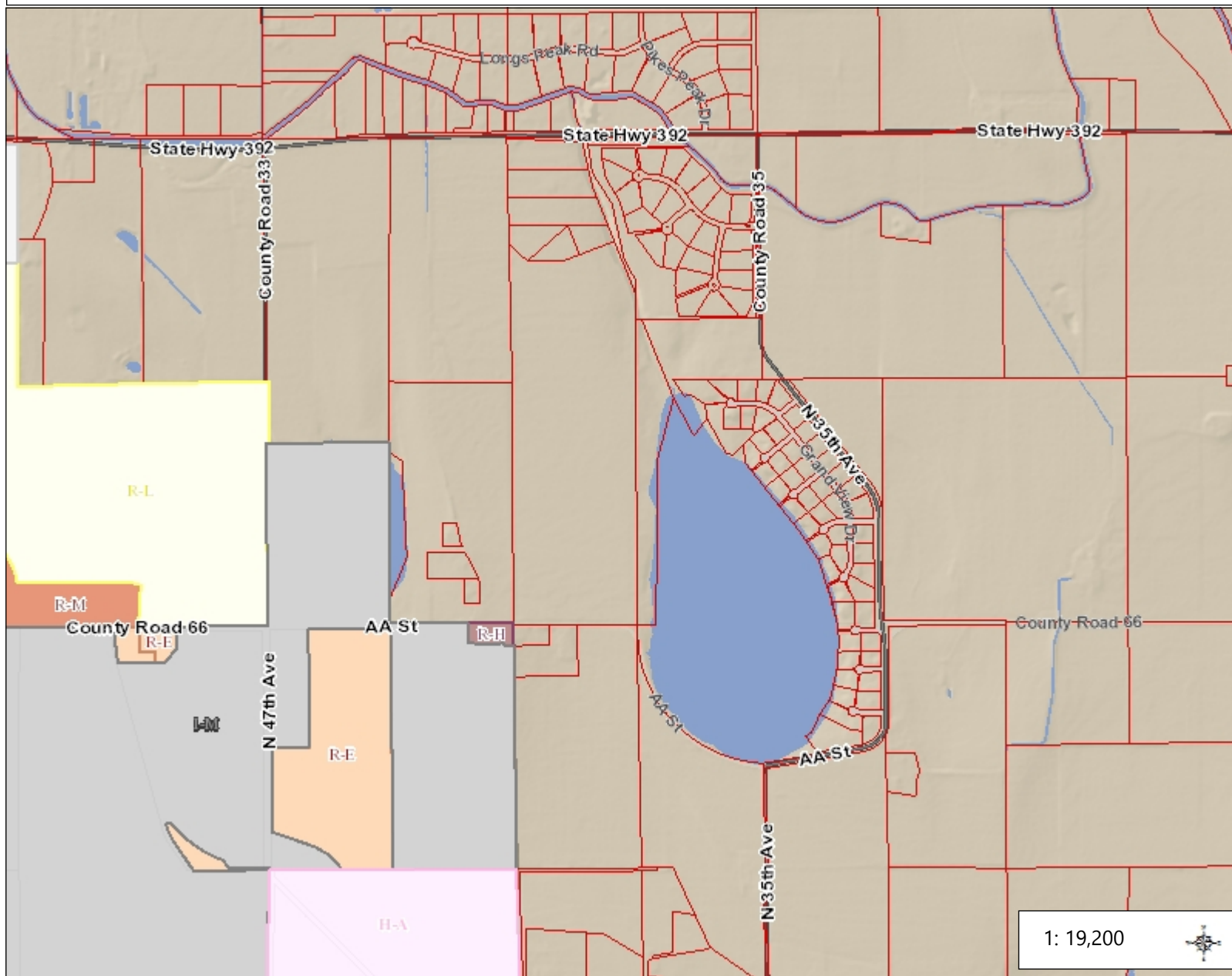
Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Zoning
 - Conservation District (C-D)
 - Commercial Low Intensity (C-L)
 - Commercial High Intensity (C-H)
 - Holding Agriculture (H-A)
 - Industrial Low Intensity (I-L)
 - Industrial Medium Intensity (I-M)
 - Industrial High Intensity (I-H)
 - Mixed Use High Intensity (MU-H)
 - Planned Unit Development (PUD)
 - Residential Estate (R-E)
 - Residential Low Density (R-L)
 - Residential Medium Density (R-M)
 - Residential High Density (R-H)
 - Residential Mobile Home (RMH)
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

SEELEY LAKE REZONE H-A DISTRICT DESCRIPTION:

A Parcel of land located in the East Half of Section 23 and in the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" West 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;
7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line of said Lot B the following two (2) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to the South Line of the East Half of Section 23;

Thence along said South Line of the East Half of Section 23 North 89°45'07 West 357.48 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of the East Half of Section 23 and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the West Line of the East Half of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said West Line of the East Half of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said West Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to a point on the West Line of said Northeast Quarter of Section 26;

Thence departing said Southerly Right of Way Line along said West Line of the Northeast Quarter of Section 26 North 00°16'34" West 30.00 feet to the South Quarter Corner of Section 23;

Thence along the West Line of the East Half of said Section 23 North 00°07'07" East 2641.74 feet to the Center Quarter Corner of said Section 23;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 165.67 acres, more or less, and is subject to all existing easements and/or rights of way of record.

COMMUNITY DEVELOPMENT DIRECTOR:

Community Development _____ Date _____

PLANNING COMMISSION RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission the _____ day of _____, 2023.

Planning Commission _____

CITY COUNCIL APPROVAL:

Approved by the City of Greeley Council on this _____ day of _____, 2023.

City Council _____

REZONING DEVELOPMENT STANDARD NOTES:

1. Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
2. All existing and proposed utilities shall be installed underground.
3. No building permit shall be issued for the construction of a new building or structure unless the property has been platted in accordance with the City's Subdivision Regulations (Chapter 3).
4. All elevations shown on these plans are tied to NAVD 88 datum.

CERTIFICATE OF OWNERSHIP:

As to:
Lots A & B, Recorded Exemption No. 0805-23-1 RE-5061
Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012

We, C B Keirnes Land CO LLC, being sole owners of the property referenced above and described herein have caused said land to be laid out and annexed and rezoned under the name of Seeley Lake Annexation 1 through 6 and Rezone Map and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowner shall bear all expenses involved in improvements.

C. Bradley Keirnes, Manager _____ Grace A. Harrison, Manager _____
(formerly known as Grace K. Keirnes)

NOTARY PUBLIC:

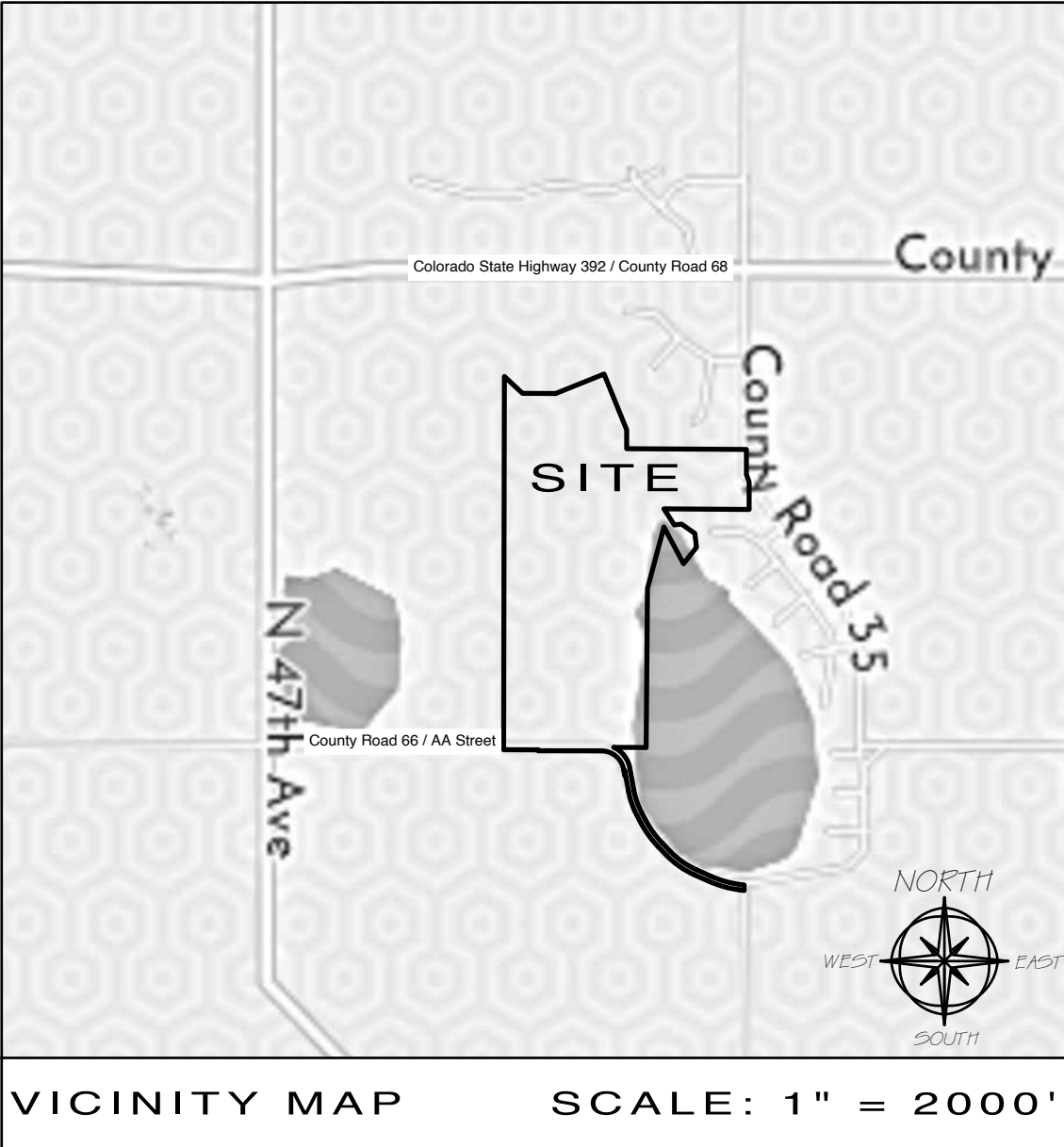
STATE OF COLORADO _____)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this _____ day of _____, 2023 by C. Bradley Keirnes as Manager and Grace A. Harrison (former known as Grace K. Keirnes) as Manager.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____



FLOOD NOTE:

Portions of this site are within a Special Flood Hazard Area inundated by 100-Year Flood, Zone A, and in Zone X (areas of minimal Flood Hazard) as determined by graphic interpretation of the F.E.M.A. Flood Insurance Rate Map Nos. 08123C1530E and 08123C1528E both with Effective Date January 20, 2016.

INTENT STATEMENT:

The intent of this rezone is to change the zoning of this property from Weld County Agriculture (Ag) and Weld County Low Density Residential (R-1) to City of Greeley Holding-Agricultural (H-A).

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date: _____



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

SHEET KEY:	1.0	Cover Sheet	Sheets 1
	2.0	Existing Conditions Map	Sheets 2-14
	3.0	Zoning Suitability Map	Sheets 15-16
	4.0	Project Boundary Map	Sheets 17-18

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

COVER SHEET AND NOTES

TITLE: E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M., City of Greeley, County of Weld, Colorado

CLIENT: Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.559.2204

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.02.16
SCALE: N/A

PROJECT NO.: P-22-9219

SHEET NO.: 1.0

PAGE OF
1 18

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.

2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016, under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016, under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with a ±1" diameter red plastic cap stamped LS 30462

SYMBOL LEGEND:

- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- PUD Lot Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Fence Line
- Overhead Utility Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- Typ: Typical
- Doc: Document
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe
- BOCC: Board of County Commissioners
- Sec.: T, N, R, W
- Section Township Range

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:	BY:
Address Round 4 Comment and Final Internal Review	2022.09.16	LHB
Address Round 3 Comments	2022.12.13	LHB
Address Round 1 Comments	2022.08.31	LHB
Line Weight Changes Per Request	2022.07.08	LHB
Project Boundary Changes	2022.06.24	LHB

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-668-0516

SEELEY LAKE REZONING OVERALL MAP

E1/2 of Sec. 23 and Part of the NE1/4 Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.538.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.0

PAGE

OF

2

18

Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016, under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016, under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a ±1" diameter red plastic cap stamped LS 30462

SYMBOL LEGEND:

- ☐ = Box - Electrical
- ☐ = Corp Stop
- ☐ = Fire Hydrant
- ☐ = Sewer Clean Out
- ☐ = Sign
- ☐ = Transformer
- ☐ = Utility Pole
- ☐ = Valve - Water
- ☐ = Water Meter Pit

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = PUD Lot Line
- = Edge of Dirt Road
- = Edge of Asphalt Surface
- = Fence Line
- = Overhead Utility Line
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION

LEGEND:

N: North

E: East

W: West

S: South

Typ: Typical

Doc: Document

GMK: Gas Warning Sign

RCW: Right of Way

CMP: Corrugated Metal Pipe

RCP: Reinforced Concrete Pipe

BOCC: Board of County Commissioners

Sec.: T, N, R, W

Section Township Range

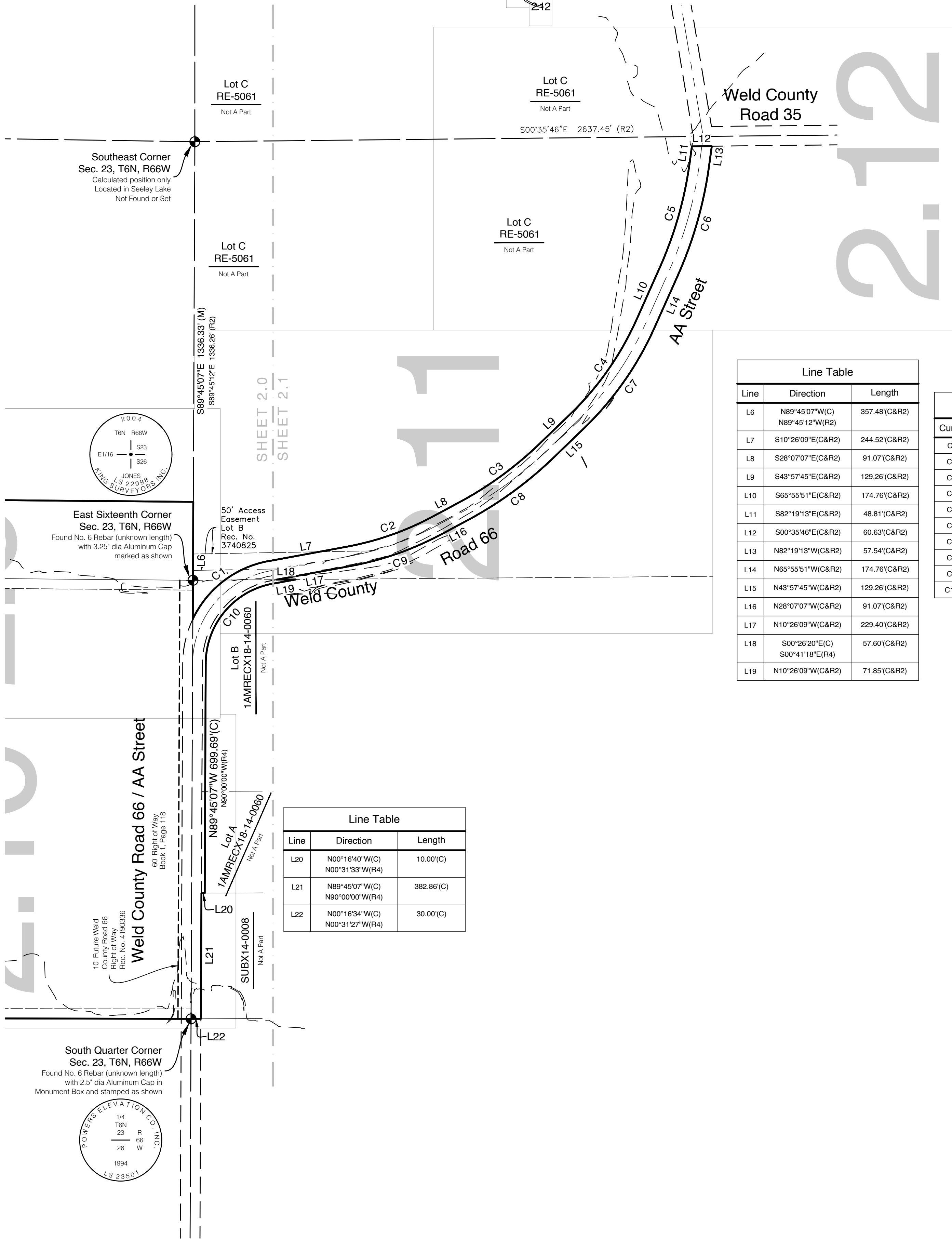
±: Plus or Minus

No.: Number

Dia: Diameter

PLS: Land Surveyor

Rec.: Reception



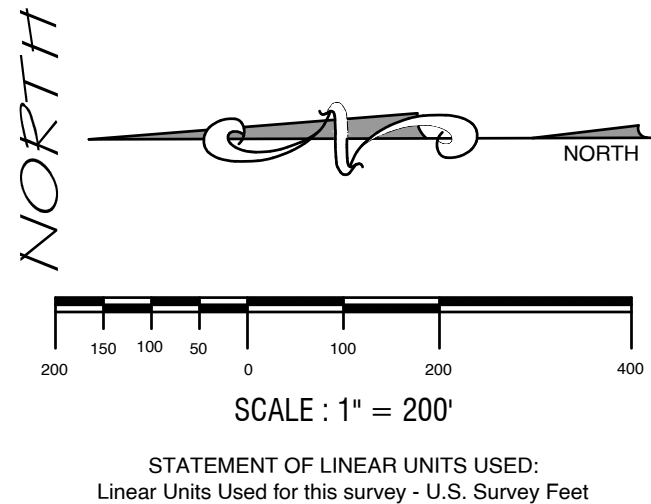
PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



BASIS OF BEARINGS STATEMENT: Bearings are based on the North line of the Northwest Quarter of Section 33, Township 8 North, Range 66 West, being monumented at the Northwest corner of said section with a 2-1/2\" diameter Aluminum Cap in a Monument Box stamped PLS 5028 1995, from whence the North Quarter corner of said section, being monumented with a 2-1/2\" diameter Aluminum Cap in a Monument Box stamped LS 12374 1995 bears an assumed North 90°00'00\" East a distance of 2633.32' with all bearings contained herein relative thereto.



DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.12.13

SCALE: 1\" = 50'

PROJECT NO: P-22-9219

SHEET NO: 2.1

PAGE 3 OF 18

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516

SEELEY LAKE REZONING OVERALL MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.539.2204

REVISIONS:

DATE:

Address Round 4 Comments and Final Internal Review
Address Round 3 Comments
Address Round 1 Comments
Lineweight Changes Per Request
Project Boundary Changes

LHB
LHB
LHB
LHB

2022.09.16
2022.12.13
2022.08.31
2022.07.08
2022.06.24

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
- (R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- = Property corner monument not found or set.
= Found No 4 Rebar (unknown length) with a 1" diameter red plastic cap stamped LS 30462

SYMBOL LEGEND:

- = Box - Electrical
= Corp Stop
= Fire Hydrant
= Sewer Clean Out
= Sign
= Transformer
= Utility Pole
= Valve - Water
= Water Meter Pit

LINE LEGEND:

- = Boundary Line
= Property Line
= Section Line
= Right of Way Line
= Future Right of Way Line
= Easement Line
= PUD Lot Line
= Edge of Dirt Road
= Edge of Asphalt Surface
= Fence Line
= Overhead Utility Line
= Contour Line - Major
= Contour Line - Minor

ABBREVIATION

- N: North
E: East
S: South
T: Typical
Doc: Document
GMK: Gas Warning Sign
RCW: Right of Way
CMP: Corrugated Metal Pipe
RCP: Reinforced Concrete Pipe
BOCC: Board of County Commissioners
Sec.: T, N, R, W
Section Township Range

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:	BY:
Address Round 4 Comments and Final Internal Review	2022.09.16	LHB
Address Round 3 Comments	2022.12.19	LHB
Address Round 1 Comments	2022.08.31	LHB
Lineweight Changes Per Request	2022.07.08	LHB
Project Boundary Changes	2022.06.24	LHB

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.2

PAGE

4

OF

18

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

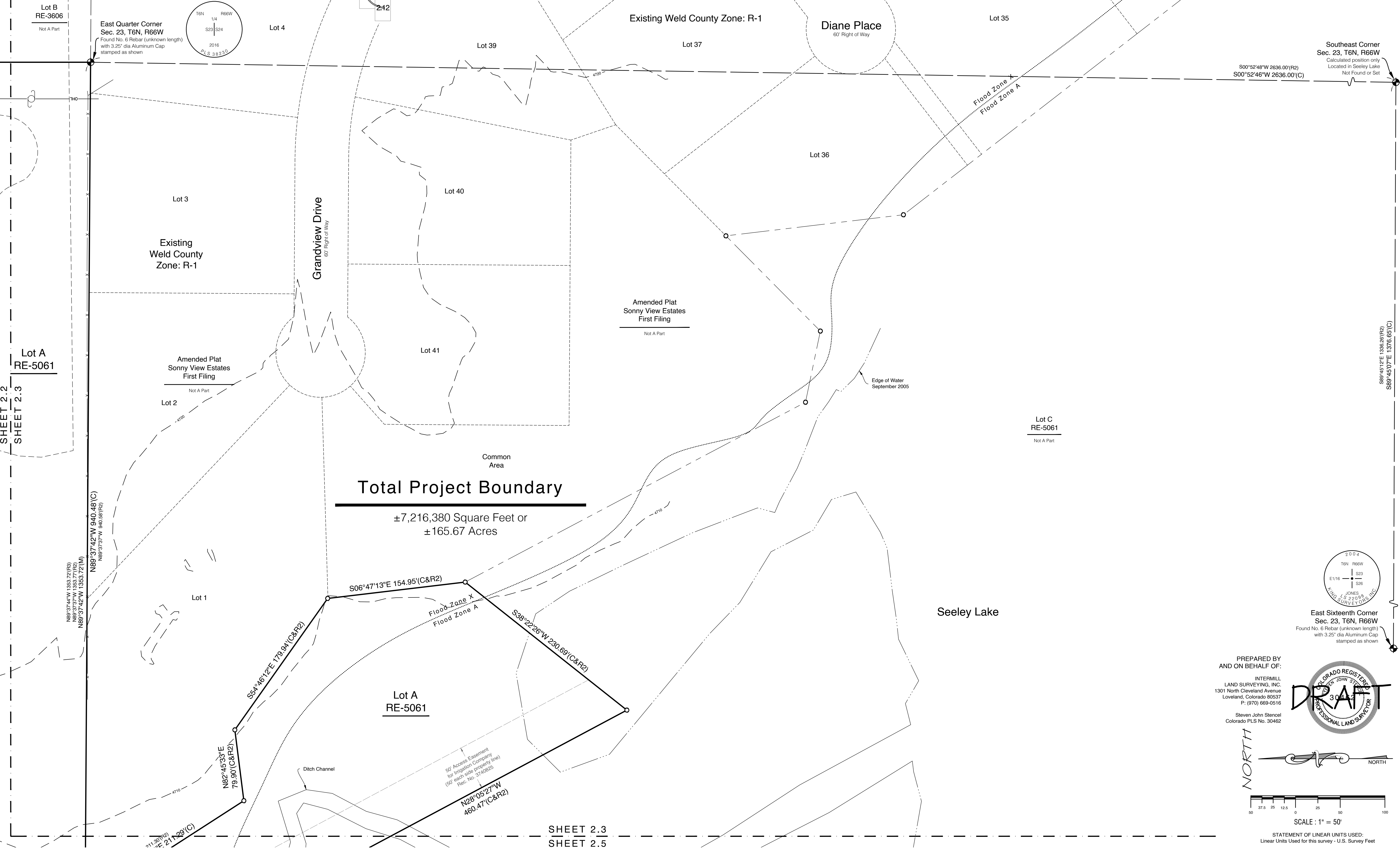
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT

LEGEND:

- Property corner monument not found or set.
- Found No 4 Rebar (unknown length) with a ±1" diameter red plastic cap stamped LS 30462

SYMBOL

LEGEND:

Utility Pole

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Easement Line
- Subdivision Lot Line
- Fence Line
- Overhead Utility Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION

LEGEND:

N: North
E: East
W: West
S: South
Rec.: Reception
Sec.: Section
T: Township
R: Range
±: Plus or Minus
No.: Number
Dia.: Diameter
LS: Land Surveyor
PLS: Professional Land Surveyor

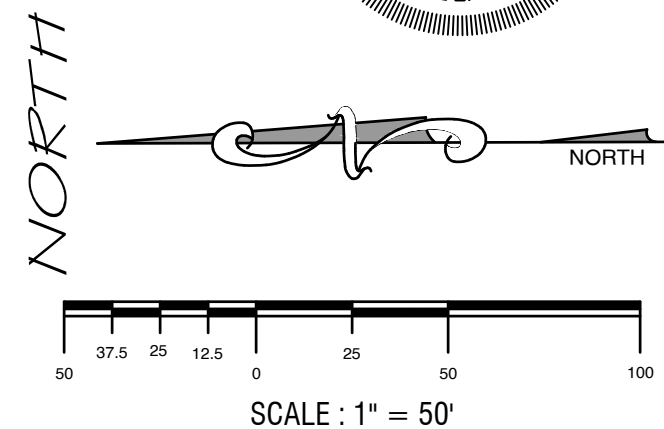
INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

EXISTING CONDITIONS MAP
E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.09.02
SCALE: 1" = 50'
PROJECT NO.: P-22-9219
SHEET NO.: 23
PAGE 5 OF 18



PREPARED BY
AND ON BEHALF OF:
INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT
LEGEND:

- Property corner monument not found or set.
- Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462

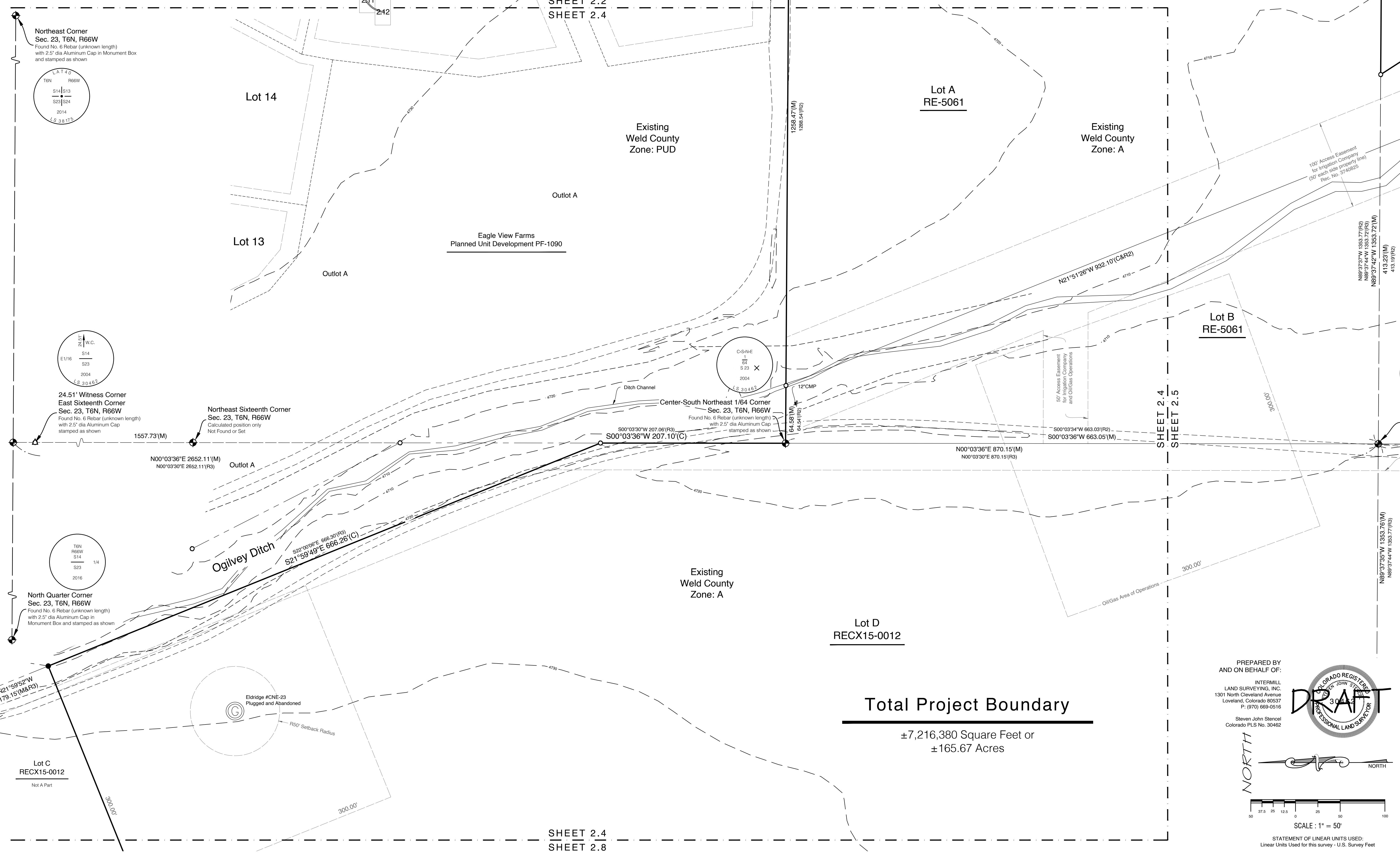
LINE LEGEND:

- Boundary Line
- Property Line
- Quarter Section Line
- Easement Line
- PUD Lot Line
- 1/16 Section Line
- Fence Line
- Edge of Dirt Road
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION
LEGEND:

N: North
E: East
S: South
T: Typical
PLS: Land Surveyor
Section Township Range

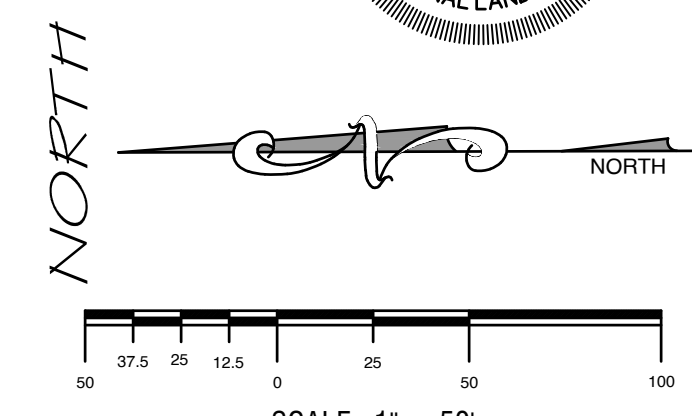
$\pm$: Plus or Minus
No.: Number
Dia.: Diameter
LS: Land Surveyor
Rec.: Reception



Total Project Boundary

$\pm 7,216,380$ Square Feet or
 ± 165.67 Acres

PREPARED BY
AND ON BEHALF OF:
INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT: **Charles Keirnes**
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

TITLE: **EXISTING CONDITIONS MAP**
E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.09.02
SCALE:	1" = 50'
PROJECT NO.:	P-22-9219
SHEET NO.:	2.4
PAGE	OF
6	18

Drawn by: SJS
Checked by: SJS
Approved by: SJS
Date: 2022.09.02
Scale: 1" = 50'
Project No: P-22-9219
Sheet No: 2.4
Page: 6 of 18

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- = Property corner monument
not found or set.
= Found Witness Corner

LINE LEGEND:

- = Boundary Line
= Property Line
= Quarter Section Line
= Easement Line
= 1/16 Section Line
= Fence Line
= Edge of Dirt Road
= Contour Line - Major
= Contour Line - Minor

ABBREVIATION

N: North
E: East
W: West
S: South
Rec.: Reception
Sec.: Section
T: Township
R: Range
#: Plus or Minus
No.: Number
Dia: Diameter
PLS: Land Surveyor

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2022.09.16
Address Round 3 Comments	2022.12.19
Address Round 1 Comments	2022.08.31
Line Weight Changes Per Request	2022.07.08
Project Boundary Changes	2022.06.24

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.539.2204

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.5

PAGE

OF

7 18

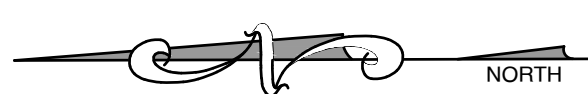
PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



NORTH



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

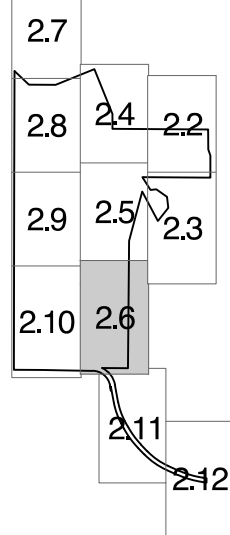
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.



SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- = Found Witness Corner

SYMBOL
LEGEND:

⊕ = Utility Pole

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

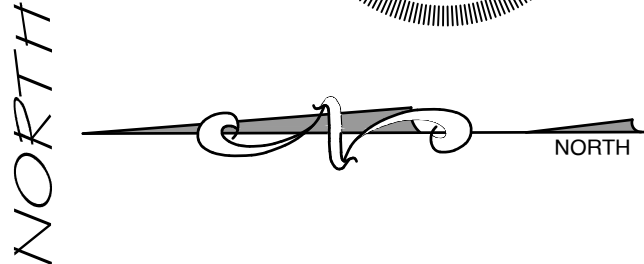
ABBREVIATION
LEGEND:

N: North
E: East
W: West
S: South
Rec.: Reception
Sec.: Section
T: Township
R: Range
No.: Number
Dia.: Diameter
LS: Land Surveyor
±: Plus or Minus

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

Seeley Lake

Lot C
RE-5061

Not A Part

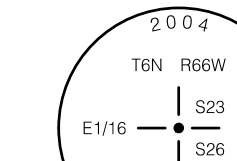
1757.42(R2)
S00°29'56"W 1757.39(C)

Lot B
RE-5061

Existing
Weld County
Zone: R-1

Edge of Water
September 2005

Flood Zone A
Flood Zone X



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

Lot C
RE-5061

Not A Part

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

Existing
Weld County
Zone: R-1

Lot D
RECX15-0012

SHEET 2.6
SHEET 2.10

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

TITLE:
EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:
Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.6

PAGE

OF

8

18

Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
- (R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- Property corner monument not found or set.
- Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- Found No. 4 Rebar

SYMBOL

Fire Hydrant

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Quarter Section Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION

N: North $\pm$: Plus or Minus
E: East Dia: Diameter
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec: T N R W:
Section Township Range

Colorado State Highway 392 / Weld County Road 68

Existing Weld County Zone: A

BASIS OF BEARINGS

S89°39'04"E 2702.03'(M)
S89°39'04"E 2702.03'(R1)
S89°39'04"E 2702.04'(R2)

South Right of Way
Colorado State Highway 392

Lot A
RE-3868

Not A Part

Lot B
RE-3868

Not A Part

Lot C
AMRE-3868

Not A Part

Lot C
RECX15-0012

Not A Part

Lot B
RECX15-0012

Not A Part

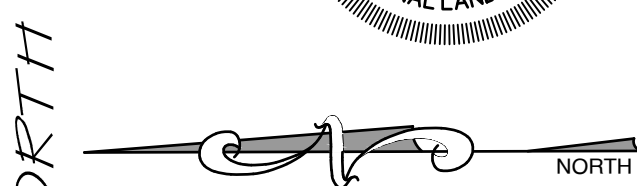
Lot A
RECX15-0012

Not A Part

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Total Project Boundary

$\pm 7,216,380$ Square Feet or
 ± 165.67 Acres

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE: 2022.09.02

SCALE: 1" = 50'

PROJECT NO:

P-22-9219

SHEET NO:

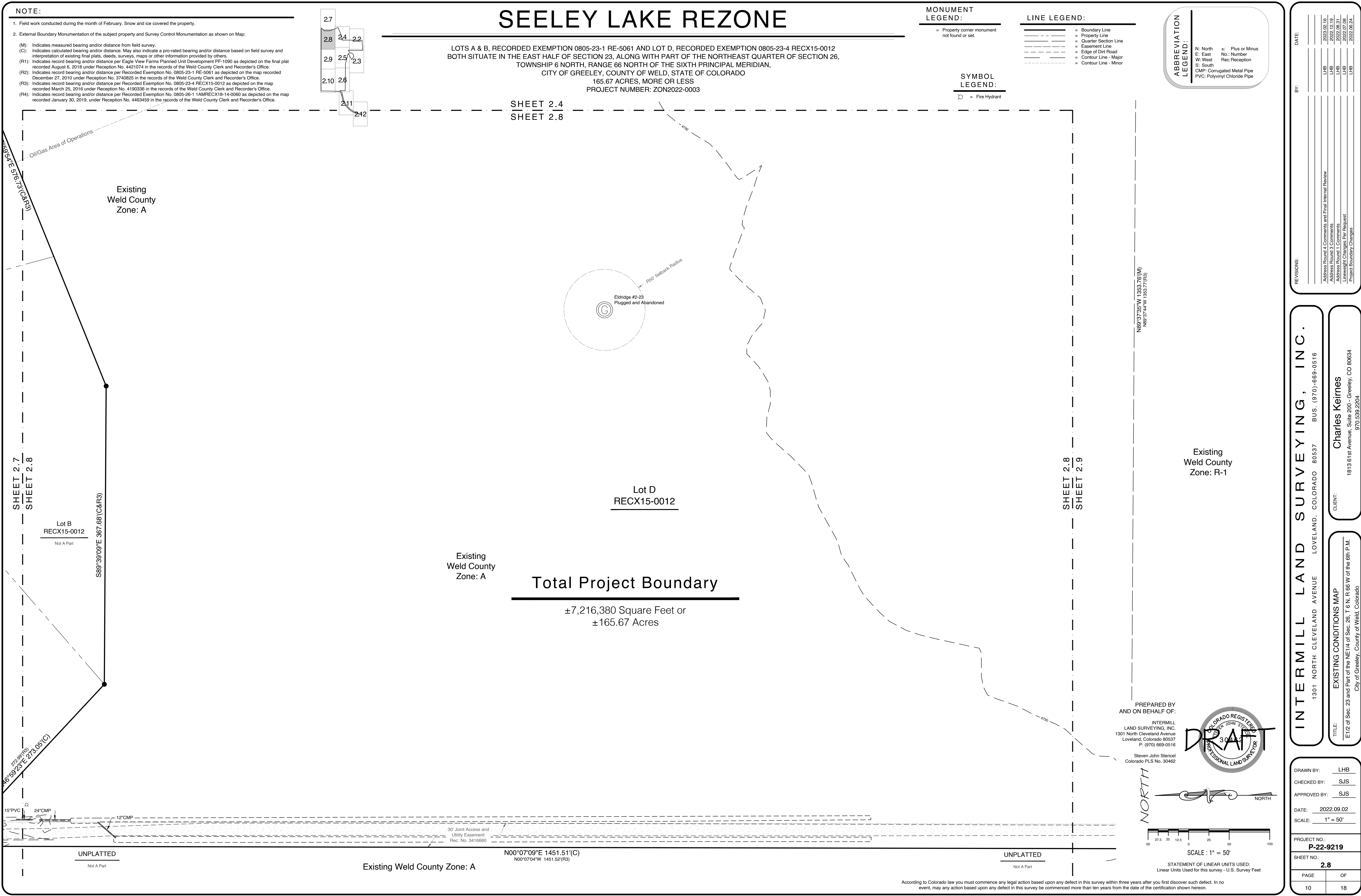
2.7

PAGE

9

OF

18



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.539.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.8

PAGE

OF

10

18

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.

2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LINE LEGEND:

- Boundary Line
- Easement Line
- Quarter Section Line
- Edge of Dirt Road
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West LS: Land Surveyor
S: South
Sec. T N R W:
Section Township Range

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2022.09.16
Address Round 3 Comments	2022.12.19
Address Round 1 Comments	2022.08.31
Line Weight Changes Per Request	2022.07.08
Project Boundary Changes	2022.06.24

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE: 2022.09.02

SCALE: 1" = 50'

PROJECT NO:

P-22-9219

SHEET NO:

2.9

PAGE

OF

11

18

Seeley Lake Rezoning ZON2022-0003

SHEET 2.8
SHEET 2.9

SHEET 2.9
SHEET 2.10

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

Existing
Weld County
Zone: R-1

Lot D
RECX15-0012

Existing
Weld County
Zone: R-1

N69°37'35"W 1353.76 (M)
N69°37'44"W 1353.77 (M)

T6N
C1/4
R66W
S23
1
2004
L.S. 30462

Center Quarter Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap
stamped as shown

Lot B, RECX18-0059

Not A Part

30' Joint Access and
Utility Easement
Rec. No. 3416860

Existing Weld County Zone: R-1

Lot B, RECX18-0059

Not A Part

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



NORTH



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Drawn by: JY-2022-KEIRNES (see Revision 5) PLS No. 30462
Checked by: SJS
Approved by: SJS
Date: Feb. 02, 2022 - PLS
Professional Land Surveyor
Professional Land Surveyor
Professional Land Surveyor

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pre-formed bearing and/or distance based on field survey and interpretation of the map. May also indicate a bearing and/or distance provided by the surveyor.

(R1): Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4214074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates recorded bearing and/or distance per recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2019 under Reception No. 4193036 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates recorded bearing and/or distance per recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded January 30, 2019 under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 REC15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 68 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

= Property corner monument
not found or set.

LEGEND:

 = Sign
 = Utility Pole

$$\text{---} = \text{Bo}$$

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = Edge of Dirt Road
- = Edge of Asphalt Surface
- = Overhead Utility Line
- = Gas Line
- = Contour Line - Major
- = Contour Line - Minor

TIC

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. T N R W:
Section Township Range

DATE:

BY:

REVISIONS:

Address Round 4 Comments and Final Internal Review
Address Round 3 Comments
Address Round 1 Comments
Lineweight Changes Per Request
Project Boundary Changes

INTERMILL LAND SURVEYING, INC.

COLORADO 80537

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.539.2204

TITLE: EXISTING CONDITIONS MAP

E 1/2 of Sec. 23 and Part of the NE 1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY

SJS

APPROVED

SJS

DATE: 2022.09.02

09.02

SCALE: 1" = 50'

50'

P-22-9219

P-22-9219

SHEET NO.:

NO.:

PAGE	OF
------	----

OE	OE
----	----

12	18
----	----

2	18
---	----

Rezone Rezoning ZON2022-0

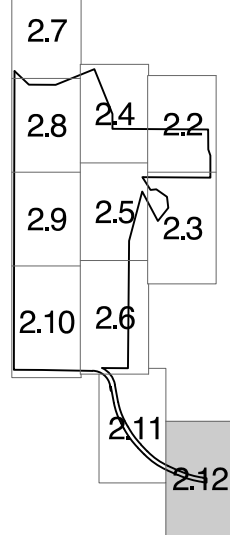
oning ZON2022-0

Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.



SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

= Property corner monument
not found or set.

SYMBOL

LEGEND:

"—" = Sign
"—" = Utility Pole

LINE LEGEND:

= Boundary Line
= Property Line
= Section Line
= Right of Way Line
= Future Right of Way Line
= Easement Line
= Edge of Dirt Road
= Edge of Asphalt Surface
= Overhead Utility Line
= Gas Line
= Contour Line - Major
= Contour Line - Minor

ABBREVIATION

N: North ±: Plus or Minus
E: East No: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GWS: Gas Warning Sign
Sec.: Right of Way
Section Township Range

Seeley Lake

Lot C

RE-5061

Not A Part

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

NW1/4
SEC. 25

UNPLATTED

Not A Part

NW1/4
SEC. 25

Weld County Road 35

60' Right of Way
BOCC File 100421 Doc. No. 18990004

S00°35'46"E
60.63'(C&R2)

S82°19'13"E
48.81'(C&R2)

N82°19'13"W
57.54'(C&R2)

UNPLATTED

Not A Part

Seeley Lake

Lot C

RE-5061

Not A Part

Seeley Lake

NE1/4
SEC. 26

Weld County Road 66 / AA Street

L=334.68' R=1170.00' D=16°23'22"
CH=S74°07'32"E 333.54'
BOCC File 10017 Doc. No. 18720368

CH=N74°07'32"W 350.64'
L=351.84' R=1230.00' D=16°23'22"

S88°55'51"E 174.76'(C&R2)

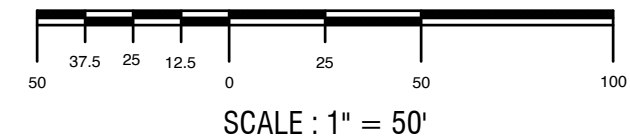
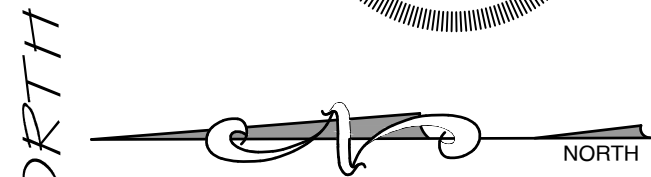
N65°55'51"W 174.76'(C&R2)

SHEET 2.12
SHEET 2.11

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE: 2022.09.02

SCALE: 1" = 50'

PROJECT NO:

P-22-9219

SHEET NO:

2.12

PAGE

OF

14

18

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.

2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMREC18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012 BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT LEGEND:

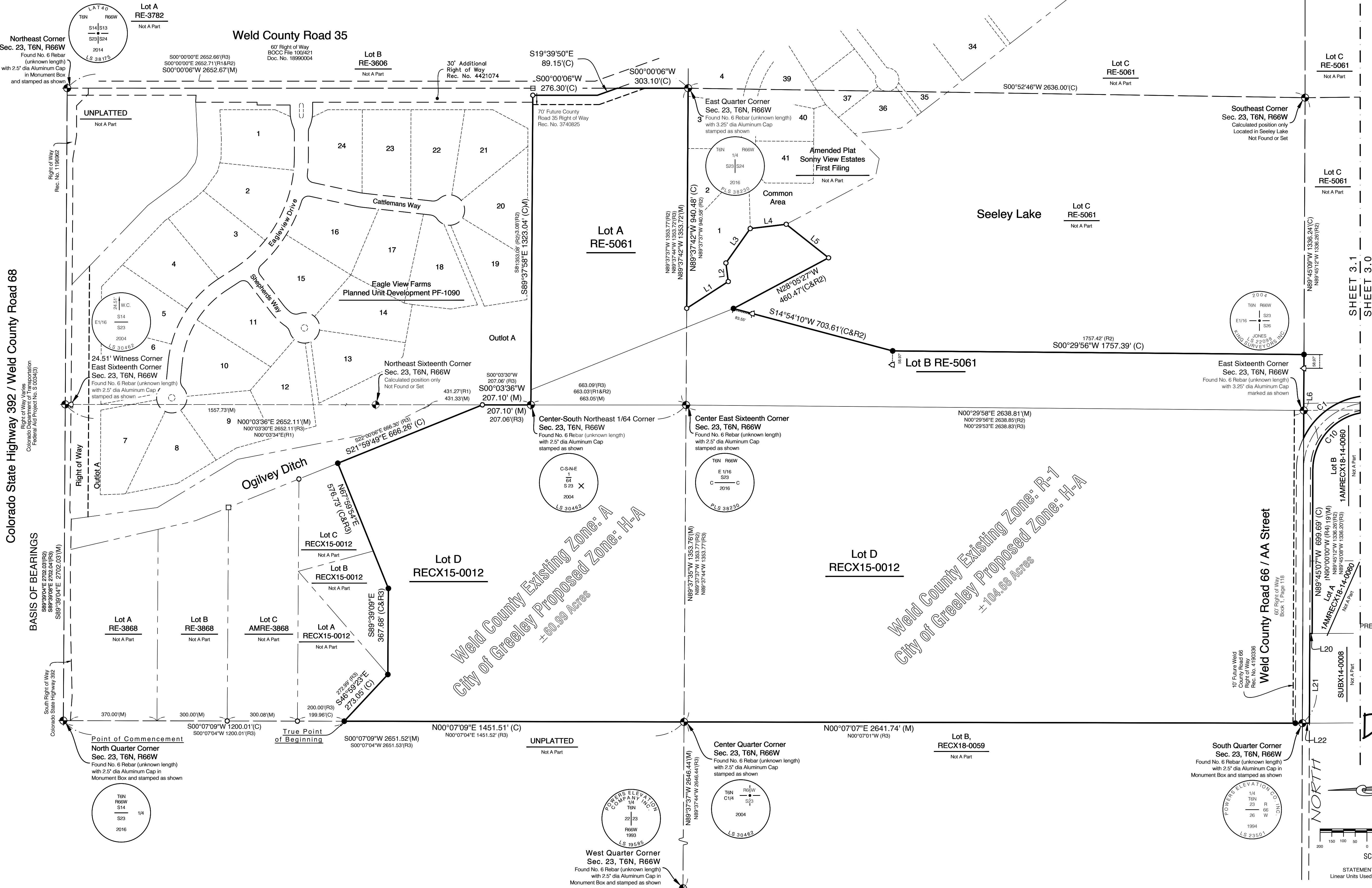
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Quarter Section Line
- = 1/16 Section Line
- = PUD or Subdivision Lot Line
- = Right of Way Line
- = Future Right of Way Line

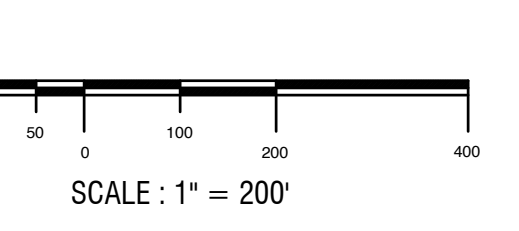
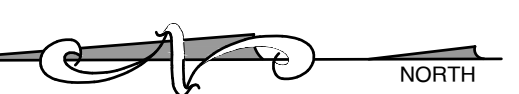
ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia.: Diameter
S: South LS.: Land Surveyor
PLS.: Land Surveyor
Rec.: Reception
Doc: Document
BOCC: Board of County Commissioners
Sec.: T, N, R, W:
Section Township Range



SHEET 3.1
SHEET 3.0

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stensel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2023.09.16
Address Round 3 Comments	2023.12.20
Address Round 1 Comments	2022.08.31
Line Weight Changes Per Request	2022.07.08
Project Boundary Changes	2022.06.24

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

TITLE:
ZONING SUITABILITY MAP
E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET NO.:	3.1
PAGE	OF
16	18

Drawn by: J. W. Verity - 2022-06-24
Checked by: S. J. Stensel - 2022-06-24
Approved by: S. J. Stensel - 2022-06-24
Date: Feb. 11, 2024 - 1649
Scale: 1" = 200'
Project: Seeley Lake Rezone
Sheet: 3.1 of 3
Title: Zoning Suitability Map
City of Greeley, County of Weld, Colorado

- NOTE:
- Field work conducted during the month of February. Show and ice covered the property.
 - External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:
- (M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

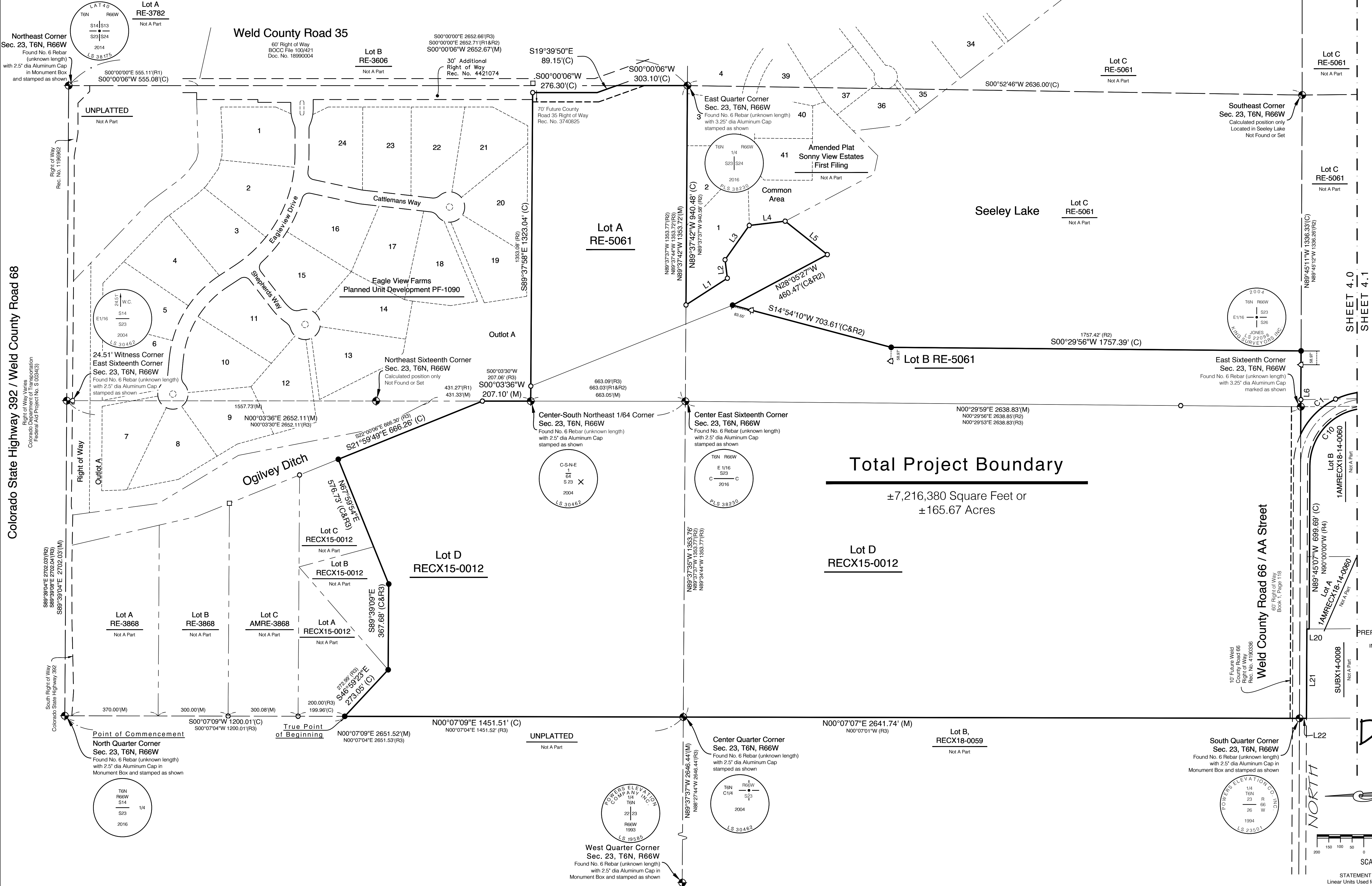
SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

- MONUMENT
LEGEND:
- = Property corner monument not found or set.
 - = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
 - = Found No. 4 Rebar
 - △ = Found Witness Corner

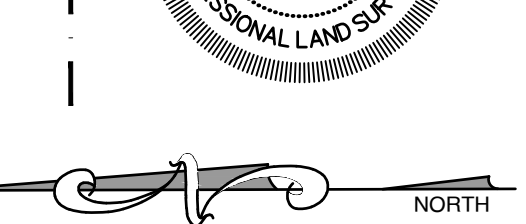
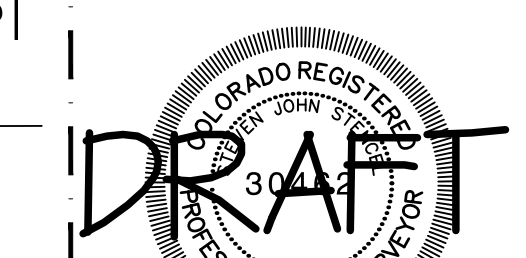
- LINE LEGEND:
- = Boundary Line
 - - - = Property Line
 - = Section Line
 - - - = Quarter Section Line
 - - - = 1/16 Section Line
 - - - = PUD or Subdivision Lot Line
 - - - = Right of Way Line
 - - - = Future Right of Way Line

- ABBREVIATION
LEGEND:
- N: North ±: Plus or Minus
E: East No.: Number
W: West Dia.: Diameter
S: South LS: Land Surveyor
PLS: Land Surveyor
Rec.: Reception
Doc: Document
BOCC: Board of County Commissioners
Sec.: T, N, R, W: Section Township Range



SHEET 4.0
SHEET 4.1

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



SCALE: 1" = 200'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

PROJECT BOUNDARY MAP
E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T. 6 N., R. 66 W. of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.06.29
SCALE: 1" = 200'
PROJECT NO.: P-22-9219
SHEET NO.: 4.0
PAGE: 17 OF 18

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

REVISIONS:	DATE:	BY:
Address Round 4 Comments and Final Internal Review	2022.08.16	LHB
Address Round 3 Comments	2022.12.20	LHB
Address Round 1 Comments	2022.08.31	LHB
Line Weight Changes Per Request	2022.07.08	LHB
Project Boundary Changes	2022.06.24	LHB

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
- (R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMREC18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT LEGEND:

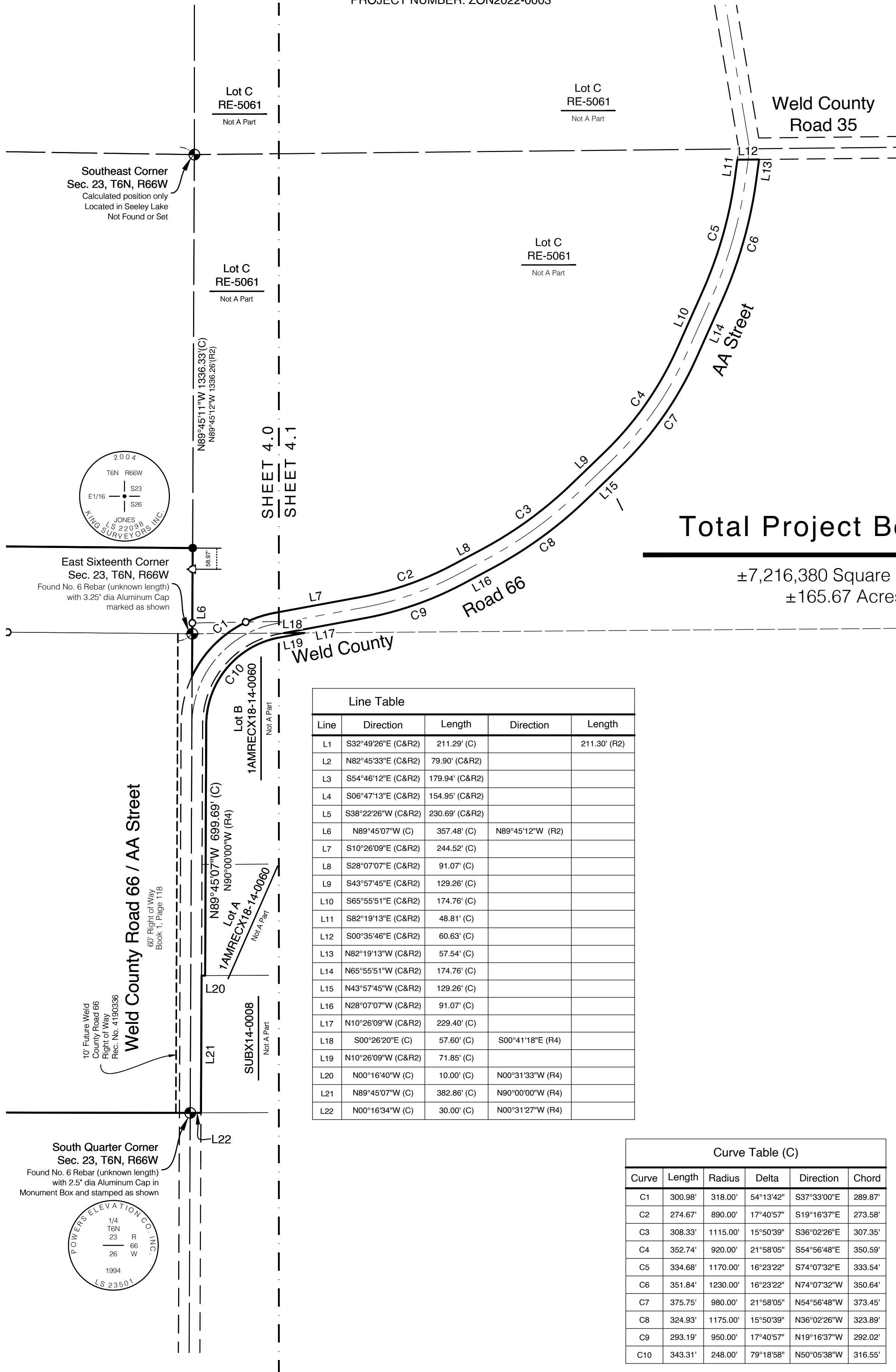
- = Property corner monument
not found or set.
- = Found No. 4 Rebar
(unknown length) with ±1"
diameter red plastic cap
stamped LS 30462
- = Found No. 4 Rebar
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- = Section Line
- - - = Quarter Section Line
- - - = 1/16 Section Line
- - - = PUB or Subdivision Lot Line
- - - = Right of Way Line
- - - = Future Right of Way Line

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia.: Diameter
S: South LS: Land Surveyor
PLS: Land Surveyor
Rec.: Reception
Doc: Document
BOCC: Board of County Commissioners
Sec.: T, N, R, W:
Section Township Range



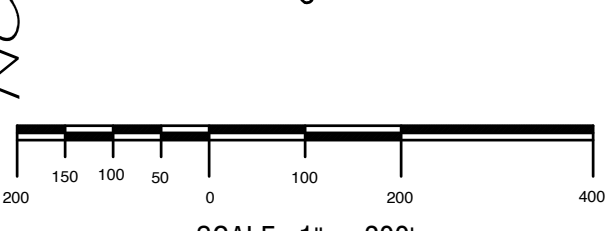
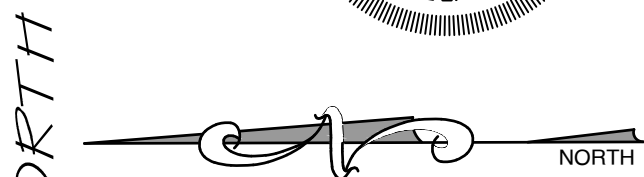
Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

PROJECT BOUNDARY MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.538.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.06.29

SCALE:

1" = 200'

PROJECT NO.:

P-22-9219

SHEET NO.:

4.1

PAGE

OF

18 18

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
- (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

MONUMENT LEGEND:

- = Property corner monument not found or set
- = Found No. 4 Rebar (unknown length) with a 1" diameter red plastic cap stamped LS 30462

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = PUD Lot Line
- = Edge of Dirt Road
- = Edge of Asphalt Surface
- = Fence Line
- = Overhead Utility Line
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION LEGEND:

- N: North ±: Plus or Minus
- E: East No.: Number
- W: West Dia: Diameter
- S: South PLS: Land Surveyor
- Type: Typical Rec.: Reception
- Doc: Document GMK: Gas Warning Sign
- ROW: Right of Way CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe BOCC: Board of County Commissioners
- Sec: Section T: N.R. W:
- Section Township Range

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

- ☐ = Box - Electrical
- ⊙ = Corp Stop
- ⊕ = Fire Hydrant
- ⊖ = Sewer Clean Out
- ⊗ = Sign
- ⚡ = Transformer
- ⚙ = Utility Pole
- ⚙ = Valve - Water
- ⚙ = Water Meter Pit

Weld County Zone: A

Weld County Road 35

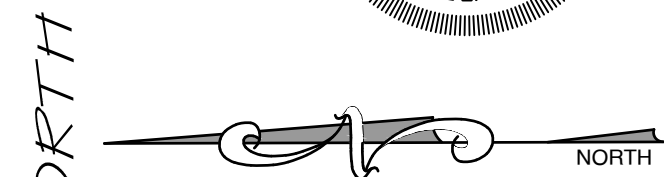
Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

Weld County Zone: R-1

Weld County Zone: A

Weld County Zone: PUD



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE:

SITE ANALYSIS MAP
East Hill Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.06.24

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET

OF

1

9

REVISIONS:

BY:

DATE:

LHB

2022.06.24

Project Boundary Changes

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

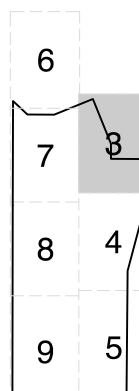
SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.
 (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by third parties.
 (R1): Indicates recording bearing and/or distance per *Edge View Farms Planned Unit Development* PF-1090 as depicted on the final plan recorded August 6, 2018 under Reception No. 4421074 in the records of the World County Clerk and Recorder's Office.
 (R2): Indicates recording bearing and/or distance per the *Records of the World County Clerk and Recorder's Office*, 0805-23-1 RE-5061 as depicted on the map recorded December 10, 2010 under Reception No. 4172023 in the records of the World County Clerk and Recorder's Office.
 (R3): Indicates recording bearing and/or distance per *Recorded Reception No. 0805-23-4 REC151-0012* as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the World County Clerk and Recorder's Office.



MONUMENT
LEGEND:

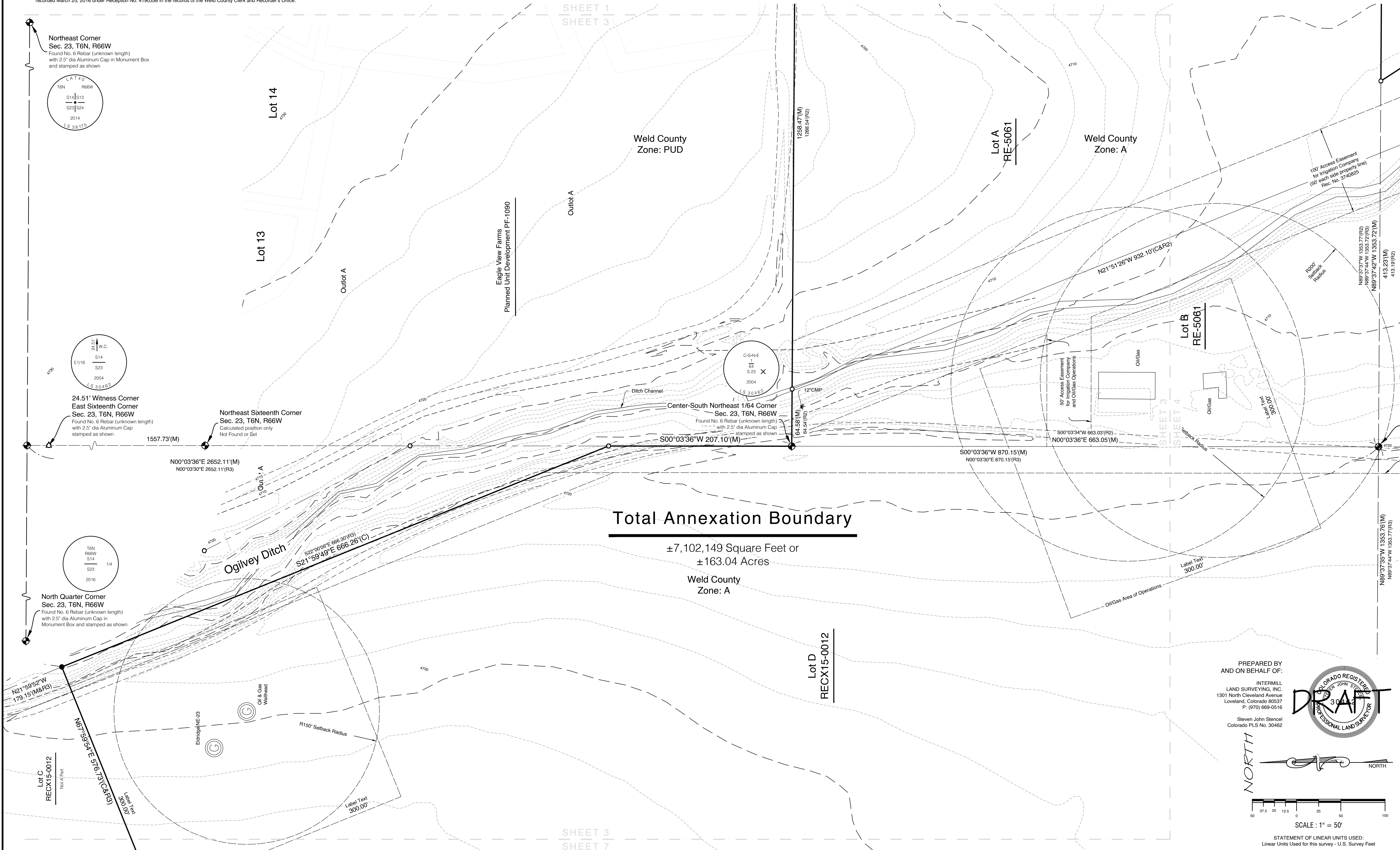
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462

LINE LEGEND:

- _____ = Boundary Line
 _____ = Property Line
 _____ = Quarter Section Line
 _____ = Easement Line
 _____ = PUD Lot Line
 _____ = 1/16 Section Line
 _____ x _____ = Fence Line
 _____ = Edge of Dirt Road
 _____ = Contour Line - Major
 _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range



PREPARED BY
AND ON BEHALF OF

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0511

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey = U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

CLIENT	DATE	TIME	LOCATION	REMARKS
1	2010	10:00	1000	1000
2	2010	10:00	1000	1000
3	2010	10:00	1000	1000
4	2010	10:00	1000	1000
5	2010	10:00	1000	1000
6	2010	10:00	1000	1000
7	2010	10:00	1000	1000
8	2010	10:00	1000	1000
9	2010	10:00	1000	1000
10	2010	10:00	1000	1000
11	2010	10:00	1000	1000
12	2010	10:00	1000	1000
13	2010	10:00	1000	1000
14	2010	10:00	1000	1000
15	2010	10:00	1000	1000
16	2010	10:00	1000	1000
17	2010	10:00	1000	1000
18	2010	10:00	1000	1000
19	2010	10:00	1000	1000
20	2010	10:00	1000	1000
21	2010	10:00	1000	1000
22	2010	10:00	1000	1000
23	2010	10:00	1000	1000
24	2010	10:00	1000	1000
25	2010	10:00	1000	1000
26	2010	10:00	1000	1000
27	2010	10:00	1000	1000
28	2010	10:00	1000	1000
29	2010	10:00	1000	1000
30	2010	10:00	1000	1000
31	2010	10:00	1000	1000
32	2010	10:00	1000	1000
33	2010	10:00	1000	1000
34	2010	10:00	1000	1000
35	2010	10:00	1000	1000
36	2010	10:00	1000	1000
37	2010	10:00	1000	1000
38	2010	10:00	1000	1000
39	2010	10:00	1000	1000
40	2010	10:00	1000	1000
41	2010	10:00	1000	1000
42	2010	10:00	1000	1000
43	2010	10:00	1000	1000
44	2010	10:00	1000	1000
45	2010	10:00	1000	1000
46	2010	10:00	1000	1000
47	2010	10:00	1000	1000
48	2010	10:00	1000	1000
49	2010	10:00	1000	1000
50	2010	10:00	1000	1000
51	2010	10:00	1000	1000
52	2010	10:00	1000	1000
53	2010	10:00	1000	1000
54	2010	10:00	1000	1000
55	2010	10:00	1000	1000
56	2010	10:00	1000	1000
57	2010	10:00	1000	1000
58	2010	10:00	1000	1000
59	2010	10:00	1000	1000
60	2010	10:00	1000	1000
61	2010	10:00	1000	1000
62	2010	10:00	1000	1000
63	2010	10:00	1000	1000
64	2010	10:00	1000	1000
65	2010	10:00	1000	1000
66	2010	10:00	1000	1000
67	2010	10:00	1000	1000
68	2010	10:00	1000	1000
69	2010	10:00	1000	1000
70	2010	10:00	1000	1000
71	2010	10:00	1000	1000
72	2010	10:00	1000	1000
73				

TITLE: SITE ANALYSIS MAP

CLIENT: Charles Keirnes

1912 East Avenue, Suite 200
East Half Sec. 23, Northeast Qtr. Sec. 26, T4N, R66W, 6th P.M.

כ

CLIENT:

INTERMILL

1301 NORTH CLEVELAND AVE

D. S. G. COOPER

FILE: SIE ANALYSIS MAP
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N.

DRAW

LHB

CHL

0.10

DATE _____

06.24

100

19

SH

OF

1

9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 44210714 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4RCX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

MONUMENT
LEGEND:

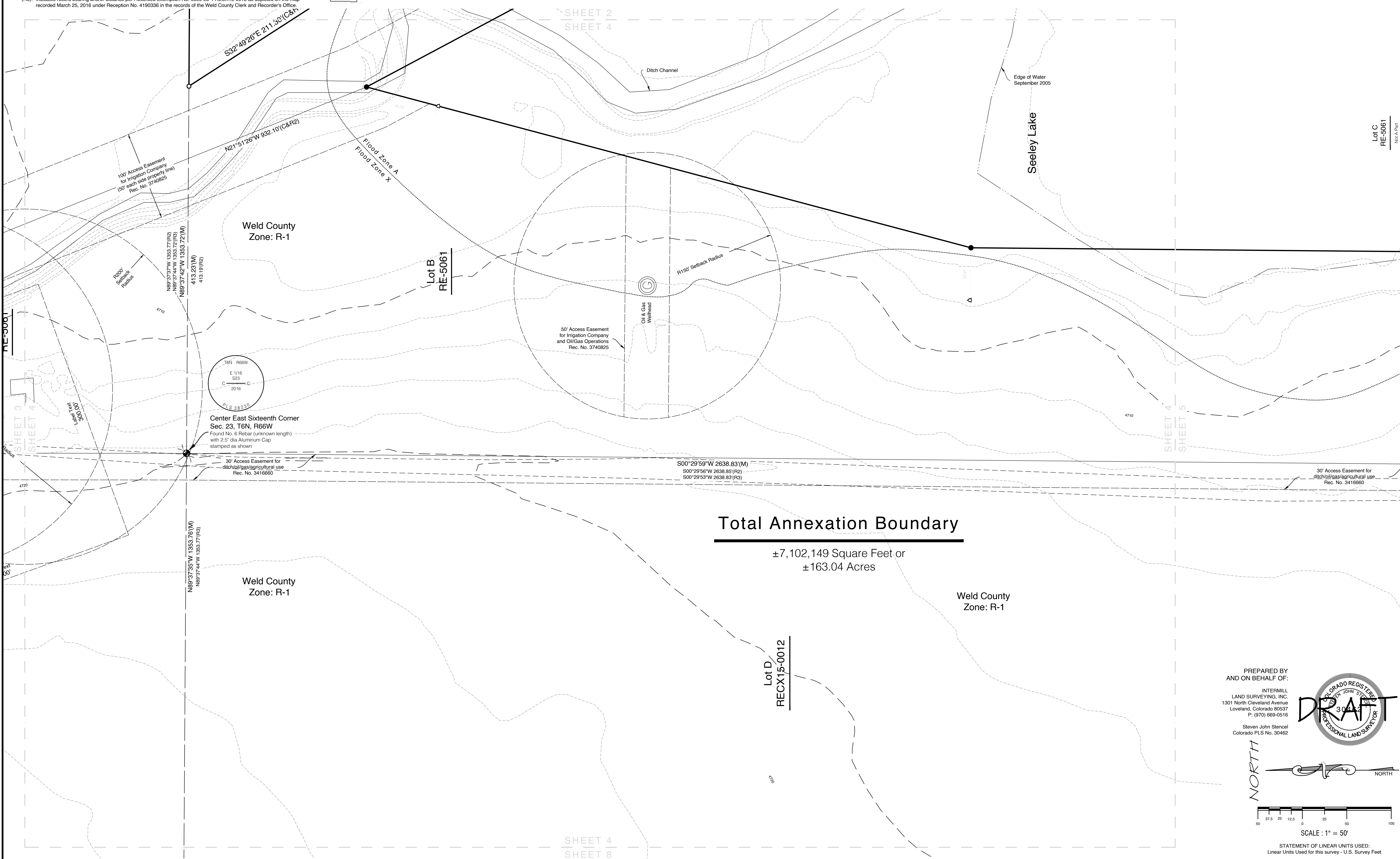
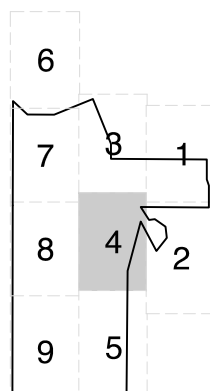
- = Property corner monument
not found or set.
⚡ = Found Witness Corner

LINE LEGEND:

- _____ = Boundary Line
- _____ = Property Line
- _____ = Quarter Section Line
- _____ = Easement Line
- _____ = 1/16 Section Line
- _____ x _____ = Fence Line
- _____ = Edge of Dirt Road
- _____ = Contour Line - Major
- _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range



Total Annexation Boundary

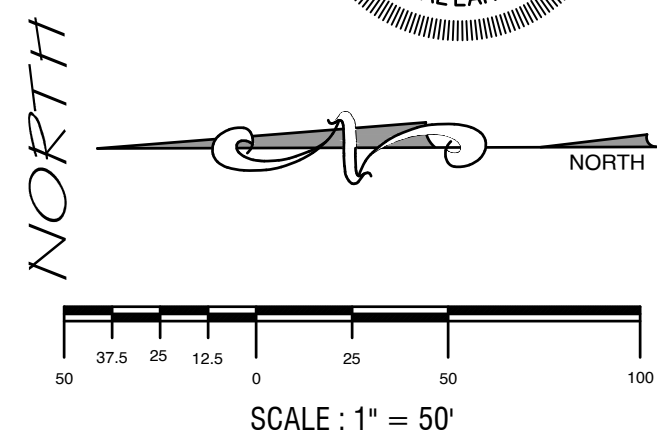
±7,102,149 Square Feet or
±163.04 Acres

Weld County
Zone: R-1

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

SITE ANALYSIS MAP

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.06.24

PROJECT NO.

P-22-9219

SHEET	OF
-------	----

4	9
---	---

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

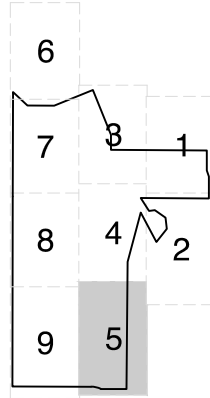
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Fence Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
ROW: Right of Way
Sec.: T N R W:
Section Township Range

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

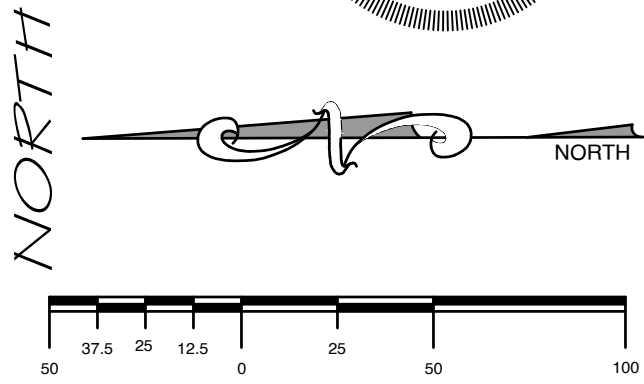
SYMBOL
LEGEND:

☐ = Utility Pole

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

Lot C
RE-5061
Not A Part

Lot C
RE-5061
Not A Part

Seeley Lake

S00°29'56"W 1757.39'(C&R1)

Weld County
Zone: R-1

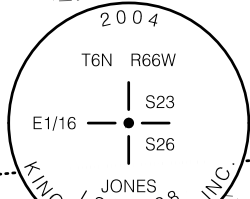
Lot B
RE-5061

Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

Flood Zone A
Flood Zone X

N89°45'07"W
208.97'(C&R1)



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

S01°00'00"E
30.01'(C&R1)

30' Access Easement for
ditch/oil/gas/agricultural use
Rec. No. 3416660

S00°29'59"W 2638.83'(M)
S00°29'56"W 2638.83'(R2)
S00°29'53"W 2638.83'(R3)

Weld County
Zone: R-1

Lot D
RECX15-0012

Lot A
1A1MRECX18-14-0060
Not A Part

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE

LOVELAND, COLORADO 80537

BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

CLIENT:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET 5 OF 9

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:
 - (M): Indicates measured bearing and/or distance from field survey.
 - (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpolation of existing final plots, deeds, surveys, maps or other information provided by the owner.
 - (R1): Indicates record bearing and/or distance from the Eagle View Planned Unit Development PG-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
 - (R2): Indicates record bearing and/or distance per Recordation No. 0805-231 RE-501 as depicted on the map recorded December 27, 2010 under Reception No. 3740826 in the records of the Weld County Clerk and Recorder's Office.
 - (R3): Indicates record bearing and/or distance per Recordation No. 0805-234 RE-0115-012 as depicted on the map recorded March 25, 2016 under Reception No. 4190386 in the records of the Weld County Clerk and Recorder's Office.

A 3D isometric drawing of a 3x3x3 cube. The top face is labeled with the number 6. The front face is labeled with the numbers 7, 8, and 9. The right face is labeled with the numbers 1, 2, and 3.

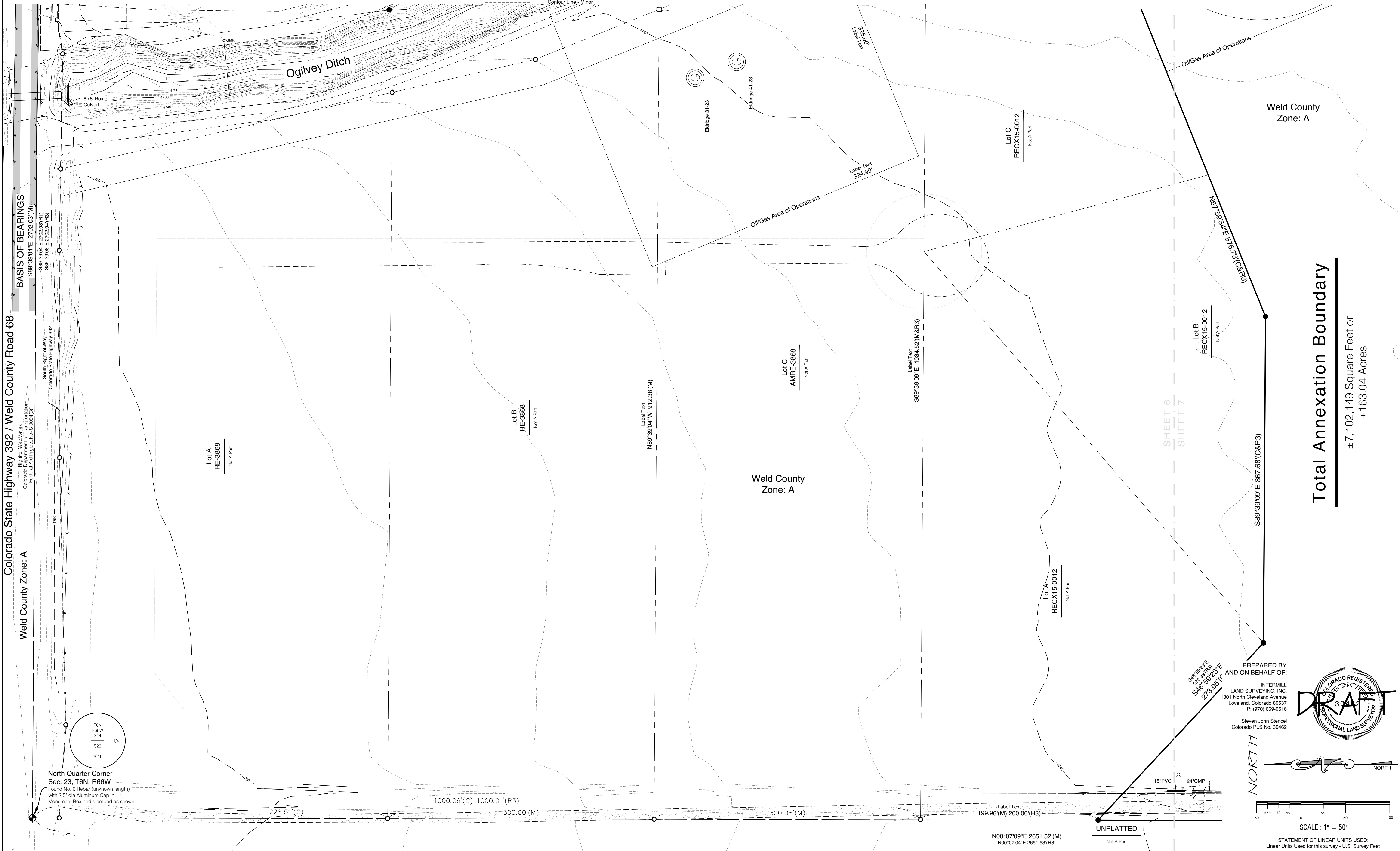
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= Quarter Section Line
	= Fence Line
	= Guardrail Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Gas Line
	= Contour Line - Major
	= Contour Line - Minor

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T __ N R __ W:
Section Township Range

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

 = Fire Hydrant



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-000

REVISIONS:	BV:	DATE:
<i>Project Boundary Changes</i>	LHB	2022-06-24

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-569-0516

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

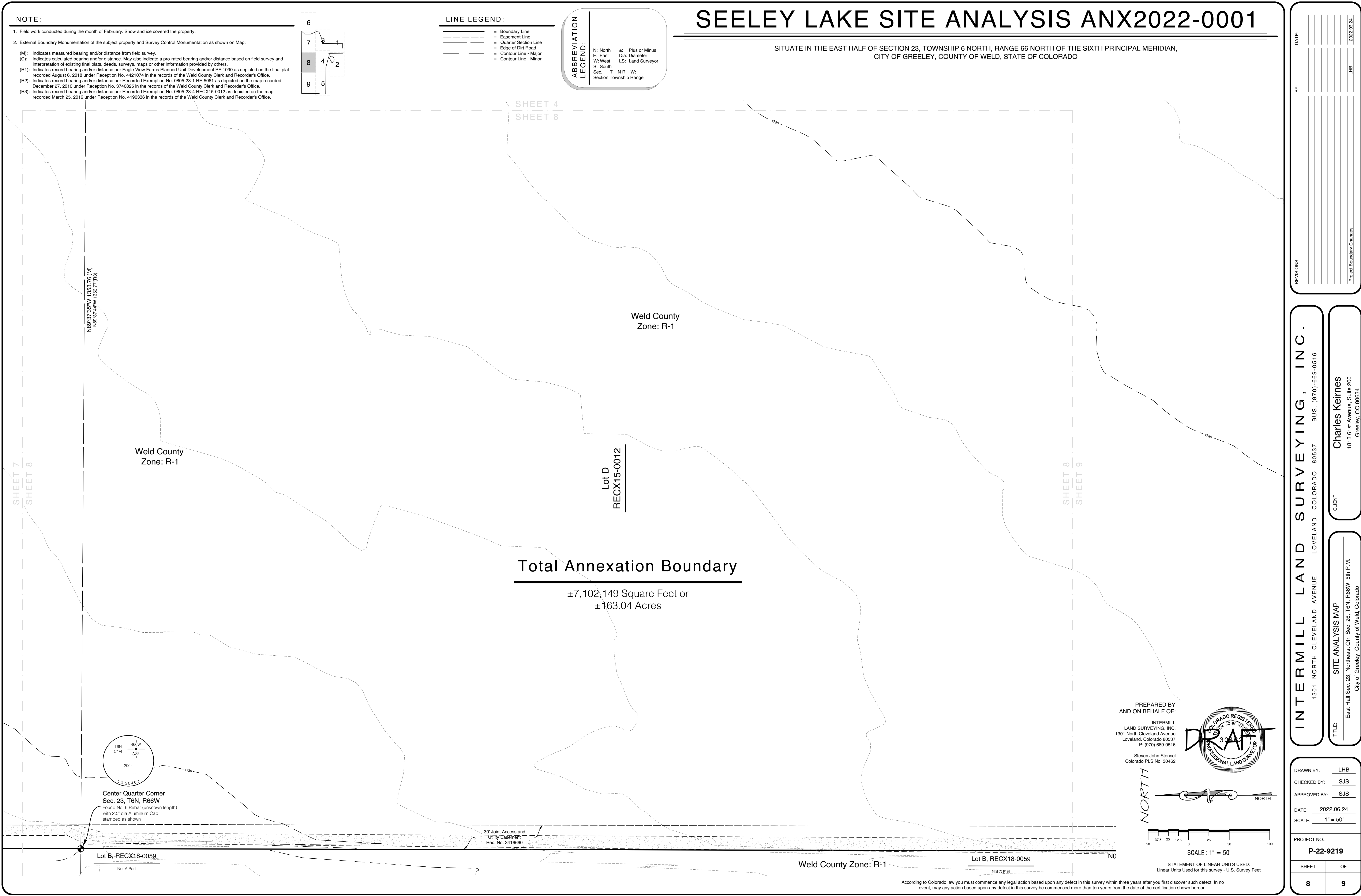
TITLE:

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.24
SCALE:	1" = 50'
PROJECT NO.: P-22-9219	
SHEET	OF
6	9



Attachment E



-  Multi-Modal Corridor
-  Special Multi-Modal Corridor Landscaping
-  Poudre River Greenway



Potential Fire Station Locations

- Airport Area
- Higher Education Hubs
- Employment, Industrial, and Commercial Areas
- North Annexation Area
- Mixed Use High Intensity
- Urban Reserve

- Bluffs
- Community Separator
- Entryway Character Corridor
- Riparian Land
- City Owned Natural Areas

 Town of Kersey

- Rural
- Suburban
- Legacy Urban
- Mixed Use
- Downtown



Date of Preparation 12/1/17

PLANNING COMMISSION SUMMARY

ITEM: Establishment of Zoning of 160.62 acres of land located north of AA Street and west of Seeley Lake to H-A, Holding Agriculture.

FILE NUMBER: ZON2022-0003

PROJECT: Seeley Lake Establishment of Zoning

LOCATION: Various Properties – North of AA Street and west of Seeley Lake

APPLICANT: Charles Keirnes

CASE PLANNER: Doug May, Planner III

PLANNING COMMISSION HEARING DATE: June 27, 2023

PLANNING COMMISSION FUNCTION:

Review the proposed annexation for compliance with Section 24-204 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Per Sec. 24-201.b.4. annexed areas shall be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been submitted in conjunction with two petitions to annex land to the City. The applicant proposes the establishment of H-A (Holding Agriculture) zoning.

A. REQUEST

The applicant is seeking approval for the Establishment of Zoning to H-A (Holding Agriculture) Zone District for property known as Seeley Lake Annexations 1 thru 5.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

North of AA Street and west of Seeley Lake (See Attachment A – Vicinity Map).

Current Zoning: Weld County R-1 (Residential)
Weld County A (Agriculture)

Proposed Zoning:	H-A (Holding Agriculture)
Abutting Zoning:	North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County) East: R-1 – Residential (Weld County) South: R-1 – Residential (Weld County) West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley)
Site Conditions:	The serial annexation area consists of five pieces totaling 160.62 acres of land. The site is generally flat, gradually sloping from the northwest to the southeast. The parcels are undeveloped agricultural land. There is a small barn/garage located on parcel #080523300028
Lot Size:	160.62 Acres
Abutting Land Uses:	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential

D. BACKGROUND

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property in a timely manner, as required by Colorado statute. The property is currently in the process of being annexed into the City of Greeley, with final reading of the annexation ordinance scheduled before City Council on August 1, 2023 (File Nos. ANX2022-0001 – ANX2022-0005). State law requires that zoning be established on all newly annexed parcels within 90 days. The final reading of the ordinance establishing the zoning for this property, as presented herein, is also scheduled before City Council on August 1, 2023.

The subject area, consisting of 160.62 acres, is composed of five pieces; three of which consist of the right-of-way of AA Street, one parcel containing a small barn/garage and two vacant parcels of land. The property is outside of the Cache la Poudre River floodway and floodplain (see Attachment C). The property is located inside the Long-Range Expected Growth Area (LREGA) (see Attachment E).

The applicant is proposing to zone the land to H-A (Holding Agriculture) zone district (see Attachments D). The H-A zone district is generally intended to hold undeveloped and agricultural land in

anticipation of a future rezoning to a zone that allows further development. No specific development plans for the site are proposed at this time.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the zoning amendment application.

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The Imagine Greeley Comprehensive Plan’s Land Use Guidance Map, adopted in 2018, envisions the subject area as a ‘Urban Reserve’. Urban Reserve is described as areas that are not anticipated to support urban development within the next twenty years. The Comprehensive Plan states “while it is not anticipated that urban reserve areas will support urban development in the next 20 years, the possibility for such development exists and is not precluded by this designation”. However, the plan goes on to state that before such development occurs sub-area plans should be created to detail how adequate public facilities will be provided and paid for as well as the land use types desired by property owners and Greeley residents.

Staff Comment: The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are.

The proposal complies with this criterion.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

According to the Development Code, the H-A (Holding Agriculture) zoning district is intended for properties that have been annexed to the City and are either being used for agricultural purposes or have little or no immediate development potential. Additionally, due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

Staff Comment: There is currently no development proposal for this area. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

The proposal complies with this criterion.

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment: The area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land.

The proposal complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment: The subject area is currently split-zoned within unincorporated Weld County, with the northern portion being zoned A (Agriculture) and the southern portion being zoned R-1 (Residential). However, because the property is proposed to be annexed into the City of Greeley, City zoning must be established as discussed above.

The proposal complies with this criterion.

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Staff Comment: The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

The proposal complies with this criterion.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Staff Comment: The H-A zone district does not allow urban development requiring additional services. Any proposed development would require a rezone of

the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal complies with this criterion.

- 7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land.

The proposal complies with this criterion.

- 8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The proposal complies with this criterion.

- 9. The recommendations of professional staff or advisory review bodies.**

Staff Comment: City staff recommends approval of this establishment of zoning request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property was created through recorded exemption plats in unincorporated Weld County, platted in 2010 (rec. no. 3740825), which created 'Lot A' and 'Lot B', presently parcel numbers 080523300029 and 080523300028. A second recorded exemption plat from 2016 created 'Lot D', presently parcel number 080523400008.

2. HAZARDS

There are no known hazards in the annexation area. It is not located within a mapped floodplain and the topography is mostly flat.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. This will need to be taken into considering with any proposed development in the area.

4. FLOODPLAIN

The subject properties are not in the floodway or floodplain as identified by Federal Emergency Management Administration (FEMA) flood data. No change is expected to this area as a result of this establishment of zoning request.

5. DRAINAGE AND EROSION

The existing drainage patterns are expected to continue to follow the existing lay of the land. Drainage patterns would be examined in greater detail through any future land use requests.

6. TRANSPORTATION

The proposed annexation is directly north of AA Street, which functions as a minor arterial, and directly west of North 35th Avenue/ WCR 35, which functions as a major arterial. Annexing these parcels would allow more effective planning and development of these corridors, by management of adjacent land uses.

H. PUBLIC NOTICE AND COMMENT:

Notices to surrounding property owners within 1000 ft. of the subject annexation area were mailed on May 30, 2022, per Development Code requirement. Four signs were posted on the site on June 5, 2023. A notice was posted to the City of Greeley website on June 12, 2023. To date, staff received 8 phone calls and 25 email from nearby residents who had concerns regarding potential development in the area and its impact on infrastructure, open space, wildlife, traffic concerns, crime and crime concerns.

I. PLANNING COMMISSION RECOMMENDED MOTION:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Establishment of Zoning, File number ZON2022-0003 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Seeley Lake Establishment of Zoning to the City Council.

J. ATTACHMENTS:

- Attachment A – Vicinity Map
- Attachment B – Surrounding Zoning Exhibit
- Attachment C – Establishment of Zoning Maps
- Attachment D – Site Analysis Map
- Attachment E – Land Use Guidance Map
- Attachment F – Neighbor Comments

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
June 27, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:18 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Briscoe
Commissioner Jeff Carlson
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Brian Franzen

3. Approval of Agenda

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

4. Approval of May 9, 2023, Minutes

Commissioner Anderson moved to approve the minutes dated May 9, 2023, contingent upon the statement that said "A discussion was then held between the Commissioners and the presenters from the water department" being changed to list the actual items that were discussed.

Commissioner Carlson seconded the motion. Motion carried 6-0. (Commissioner Franzen absent)

5. A public hearing to consider a request from Charles Keirnes to annex 160.62 acres of land located north of AA Street, west of County Road 35, and west of Seeley Lake, into the City of Greeley (ANX2022-0001 - ANX2022-0005).

Doug May began the presentation on both the Seeley Lake Annexation and Zoning requests with details about the request and background information. This is considered a serial annexation that includes 5 parcels totaling 160.62 acres combined. This annexation is permitted in accordance with Colorado State Statute C.R.S. 31-12-104(1)(a); 105(1)(e):

- not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley;
- a community of interest exists between the territory proposed to be annexed and the City of Greeley;
- the territory sought to be annexed is urban or will be urbanized in the near future, and;
- the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

Mr. May reported findings from the City Attorney's office--that determined the proposed request meets the State of Colorado Statutory requirements and that the City Council adopted a resolution

to consider this annexation request on June 6, 2023. The request includes establishment of zoning of HA (Holding Agriculture) in the proposal as well. Per state statutes, zoning must be established within 90 days of annexation. The proposed annexation parcels are located inside the Long-Range Expected Growth Area (LREGA). The H-A zone district is intended to hold undeveloped and agricultural land for future urban development. The location of the property is North of AA Street and West of Seeley Lake. The surrounding Zoning and Land Uses include:

- North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County) / Agriculture
- East: R-1 – Residential (Weld County) / Seeley Lake, Residential
- South: R-1 – Residential (Weld County) / Agriculture
- West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley) / Agriculture, Residential

Mr. May indicated that the property is currently zoned within unincorporated Weld County and that the proposed annexation fits within the City of Greeley Comprehensive Plan. This area is considered Urban Reserve and is not anticipated to support urban growth for the next 20 years, for development within 20 years the city should consult with property owners, developers and residents to complete sub-area plans. There is currently not an active development proposal for the parcels within the proposed annexation, and if a proposal for development was made the applicant would be required to meet with staff, provide documents such as traffic impact studies, utility development and other key items including recommendation for approval by the Planning Commission and approval by City Council before being approved to proceed with development. Community Development does recommend approval of the proposed annexation based on the approval criteria outlined in the staff report and proper notification has been made including;

- 75 notice letters
- Signs posted in two locations on the property.
- 31 emails, 6 phone calls in opposition.

Community Development also recommends approval for the proposed zoning based on the approval criteria outlined in the staff report and Mr. May indicated that the same proper notification has also been completed for the zoning if the annexation is approved. Mr. May presented the recommended motions for each of the parcel's annexation and zoning and concluded his presentation, opening it up for questions to the commission.

Commissioner Modlin began the questions by inquiring about nearby property to the east and how this annexation would be beneficial to the City. Mr. May deferred to the Engineering Development Review department for this question. Chair Yeater indicated it would be better for Mr. May to answer questions the board had for him before moving into questions for other staff.

Commissioner Andersen asked about the order cases are supposed to be presented to the Planning Commission and City Council because this case had been heard by City Council prior to being heard by Planning Commission. Mr. May responded by explaining that Annexations have specific timelines that are required to be met per state statute and are unique because they are required to be heard by City Council prior to Planning Commission. Commissioner Andersen expressed concern that the case was being heard out of order by going to the City Council prior to being heard by the Planning Commission, and concern for how and what public input is received because City Council has already heard and approved a resolution to hear the case prior to the Planning Commission having the opportunity to hear public comment and vote on the. Chair Yeater acknowledged Commissioner Andersen's concerns and recommended to keep the current discussion limited to questions about the proposed case and discuss procedural questions at another time.

Commissioner Schulte asked if staff was confident that proper mailing notification had been made because some of the public comment that had been received prior to the meeting indicated that

some property owners may not have received mailings. Mr. May responded by stating that the standard is to send out letters, acknowledging that he also received feedback regarding letters not being received. Commissioner Schulte wanted confirmation that the city maintains record and documentation of mailings, Mr. May and Mr. Threewitt confirmed the city does keep these records.

Commissioner Schulte inquired about this being a serial annexation and if these five parcels were designed in that fashion by the developer. Mr. May responded by explaining they were in fact created in that way and parcels 1-3 are intended for right of way use connecting existing parcels that are within city limits to parcels 4 and 5. Discussion continued between Mr. May, Chair Yeater and Commissioner Schulte discussing how serial annexations can be approved using right of way to create contiguity.

Commissioner Schulte asked about an area that is possibly a designated flood plain and Mr. May confirmed there is not an area designated as flood plain. Commissioner Schulte continued with asking about the State requiring some kind of urbanization, commenting that there is not a plan for that right now, he inquired about what the guidelines would need to be established for this and what the required timeline would be. Mr. May responded by sharing that the zoning that is being proposed does not require the urbanization plan and it would require a sub-area plan to be submitted. Commissioner Schulte continued seeking confirmation that a development is not currently proposed, and if or when it was to be developed it would be required through the city planning requirements, applications, and hearings. Mr. May confirmed this was true.

With no further questions for planning staff, Chair Yeater asked for the Engineering Review staff to address any commission questions. Commissioner Modlin inquired about why the applicant would want to annex into the city opposed to staying within the county and asked if it was due to issues regarding sewer and water infrastructure that would be needed to develop this area and if the future developer would be responsible. Thomas Gilbert city engineer introduced himself and answered by stating that typically it has to do with zoning and if it were to stay zoned within the county what requirements would be for septic and the benefit to be annexed and zoned into the city. Mr. Gilbert proceeded with discussing possible future plans between the county and the city in this area indicating that if or when this area was to be developed the developer would be responsible for the infrastructure needed. Discussion between Mr. Gilbert and the Commissioners continued regarding zoning, needed infrastructure for development, as well as surrounding oil and gas in the area.

With no further questions from the Commission Chair Yeater asked the applicant if they had any comments. Charles Keirnes came to the podium and introduced himself then proceeded to introduce his planner Heather Vidlock with Galloway. Ms. Galloway began her presentation with summarizing the size of the proposed annexation and zoning. She presented a brief presentation reiterating the facts of the application that Mr. May had previously presented to the commission and outlined how the proposed annexation and zoning fits within the City of Greeley comprehensive plan and City Code Review criteria. She invited the commission to ask her team any questions they may have.

Commissioner Andersen asked what the applicant's position was and what prompted this annexation and zoning request at this time, because so much time has passed since the original Seeley Lake development was completed. Mr. Keirnes replied, indicating that 2 years ago the North Weld County Water District put out a moratorium, and they started looking at annexing into the City of Greeley at that time. Commissioner Schulte clarified that current intent would be for the property owner to continue to farm the land that that there is not a plan for development at this

time. Discussion continued between Mr. Keirnes and the commission regarding the zoning and intended use of the parcels at this time.

Chair Yeater opened the public hearing at 1:52 p.m.

William Owens came before the commission to speak. He introduced himself as a retired engineer. Mr. Owens stated he was neither for nor against the proposed development, he did not understand how the Planning Commission could approve an annexation without a plan for development proposed as well and he stated that usually a plan is proposed for this kind of application that outlines long term growth. He shared that agriculture would not make any money after a year and voiced concerns on what the long-term plan be? He would like to see what the plan would be long term in terms of development as he has concerns about where sewage and effluent water would go if the parcels were to be developed. He reiterated he is not for nor against this proposal, but he does feel that it needs a plan that shows the long-term growth for the parcels.

Stephanie Arries came to the podium and stated she had lived in the current Seeley Lake development since 1981. She found the proposal surprising, and it spurs speculation about what is going to be proposed for development regarding basic services, traffic in particular. She stated that there is a lot of heavy truck traffic that use the routes already and shared concerns on adding more traffic to that. She also shared with Mr. Owens concerns as well.

Sandy Gantz lives in Eagle View Ranch. She stated she had some questions. Her first question was what is the purpose of this, and she wanted to know about the 1/6 continuity and what happens to the rest of the land, would it too be annexed as well? Chair Yeater informed Mrs. Gantz that the Public Hearing section was for testimony. She stated that her question is her concern.

Ken Adams introduced himself. He shared that he is concerned about the water and the sewer and who is going to pay for these services to be brought to the parcels if developed. He would hate to see 160 acres of houses. He thinks the applicants are good people. He just does not want to see 160 acres of houses.

Tyler Kennedy introduced himself next. He stated he thinks that there is a disconnect between the proposed application and many people are present in opposition because of this disconnect. He shared his feelings that he finds that it is evident that this area will end up being developed, he has seen the old plans for this area, and it had development planned previously. He does not feel that it is going to stay an agricultural property. He stated that the concerns are based around what is really going to happen to this land if it is annexed.

Gloria Myers came to the podium. She is concerned that it is stated that notifications were sent out, however she did not receive it. She is concerned on what the lot sizes would be if the area was developed and if 75 notifications were really sent to surrounding property owners.

Maggie Harms came to the podium and is concerned that she did not receive notification and did not know what was going on.

Chair Yeater closed the public hearing portion of the meeting at 2:04 p.m., he provided the applicant to provide any further comments, there were none. He asked staff to address any further questions.

Chair Yeater asked how mailing notifications are completed for the city, Mr. May explained how GIS Mapping is used to capture the property owners within 1000 feet to compile a list of addresses, he is unaware of any issues the postal service may have once a notification letter leaves the city office.

Commissioner Schulte commented that the proposed annexation motion satisfies the approval criteria at this time but if a development plan was submitted in the future would it still comply and how does that work now because there is not a proposed development plan. Mr. May deferred the question to the City Attorney, Michael Axelrad confirmed it was within the criteria and there is not a reason to hold up the application. Mr. Axelrad stated the city attorney's office is very confident in the legality of the application and approval criteria being met.

Discussion continued regarding the proposed annexation and how it fit into the Long-Term growth area between Commissioner Andersen, Mr. May, and Chair Yeater.

Commissioner Briscoe asked about what the North Weld Water District and City of Greeley water agreement includes. Mr. Gilbert provided brief explanation and the requirements would be to get a water tap from the district, and the criteria that would potentially need to be made. They discussed who owned the water and who would be billing the water usage as well as the responsible entity for the infrastructure.

With no further questions Chair Yeater turned it to the commission for action. Commissioner Andersen motioned to approve the annexation motions;

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #1, File number ANX2022-0001 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #1 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #2, File number ANX2022-0002 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #2 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #3, File number ANX2022-0003 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #3 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #4, File number ANX2022-0004 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #4 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #5, File number ANX2022-0005 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #5 to the City Council

Chair Briscoe motioned to second. Motions carried 5-1

6. A public hearing to considering a request from Charles Keirnes to establish zoning of approximately 160.62 acres of newly annexed land located north of AA street, west of County Road 35, and west of Seeley Lake (ZON2022-0008).

This item was presented by Doug May concurrently with the annexation request for the same parcels. Chair Yeater opened the public hearing at 2:31.

Ken Adams came to the podium and stated concerns with the letter notifications that went out, stating some of the neighboring property owners received the notification letters on various days and

that they did not all meet the deadline for notification timeframe requirements.

Chair Yeater closed the public hearing portion of the hearing at 2:32. Commissioner Carlson proposed the motion:based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Establishment of Zoning, File number ZON2022-0003 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Seeley Lake Establishment of Zoning to the City Council. Commissioner Briscoe 2nded the motion. Motion carries 5-1

7. Discussion: Planning Commission Meeting Times

Don Threewitt (Interim Community Development Director) followed up on an item that had come before the commission in the past, regarding the time that Planning Commission is held. The commission discussed the issue, key discussion points being:

- The existing time and starting at 1:15 accommodates people getting back from lunch breaks.
- An evening meeting would cost the city and department additional costs because of increased staff time.
- Many of the applicants that come before the board do this as their job and the afternoon time works well because it is within normal business hours.
- Planning Commission meetings in the afternoon accommodates potential public hearing attendees who need to attend during daytime hours, however attendees who prefer to attend in the evening get the opportunity do in the first and second readings that are presented to City Council.
- Continuity should be maintained—applicants, staff, and commissioners build their schedules around this meeting time, and all would have to adjust.
- There's not a shortage of Commissioner applicants with the current time, and most employers encourage participation and provide time off for civic/volunteer work like this.

8. Staff Report

Don Threewitt introduced Robert and Eli new summer high school interns. Mr. Threewitt also introduced Brian McBroom, the new Community Development Director. Mr. McBroom proceeded to share a little bit with the commission about himself. He included some of his career history and his excitement to now be with the City of Greeley.

Chair Yeater asked for staff input about annexation procedures. Mr. Threewitt responded highlighting how the resolution timeframes work out and explained why the annexation proposed in this meeting did have to be heard by City Council prior to Planning Commission. State statues are very tight, and the normal procedural timeframes would make the resolution not be heard by City Council appropriately. Commissioners and staff continued this discussion clarifying the process and procedures.

Chair Yeater did ask Mr. Gilbert about specifics regarding the IGA between the City and North Weld Water District, they continued to discuss this matter back and forth regarding county versus city parcels and reasoning for annexation into the city for general information not necessarily regarding the proposed case from this meeting specifically. Discussion was also held regarding mailed notifications and what staff does to obtain addresses and send out mailings to properties that are within area to a proposed land use case that is coming before the commission.

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:56 PM.

Justin Yeater, Chair

Don Threewitt, Interim Community Development Director

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:33 AM
To: Doug May
Subject: FW: Annexation of land surrounding Seeley Lake

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c:970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:54 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Annexation of land surrounding Seeley Lake

I have received about 6 emails referencing the Seeley Lake annexations. It doesn't look like they sent to you or planning or all council. I will send them individually to for the record.

Dale Hall

Greeley City Councilmember
Ward 4

From: Nicholas Pringle <npringleco@gmail.com>
Sent: Tuesday, June 20, 2023 7:46 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Edward Clark <Edward.Clark@Greeleygov.com>
Subject: Annexation of land surrounding Seeley Lake

Some people who received this message don't often get email from npringleco@gmail.com. [Learn why this is important](#)

I am writing this letter to express my strong opposition to Case #ANX2022-0001-0005, which pertains to the proposed annexation and rezoning of the land surrounding Seeley Lake. As a concerned resident and stakeholder in this community, I believe that the proposed annexation and rezoning plans are fundamentally flawed and would have

detrimental consequences for our cherished natural environment and the quality of life of our residents. The way this is happening by separating the land into five different parts to avoid the 'Annexation Application Requirements' is a very underhanded way to go about it.

Firstly, the proposed annexation of the land around Seeley Lake would result in the loss of crucial open spaces and green areas that are integral to the ecological balance and overall health of our community. Seeley Lake is a vital natural resource that provides recreational opportunities, wildlife habitats, and aesthetic value to our residents. Annexing and potentially developing this land would disrupt this delicate ecosystem, leading to the destruction of flora and fauna, as well as increased pollution and strain on existing infrastructure.

Furthermore, rezoning the area for potential development would introduce additional burdens on our community, including increased traffic congestion, noise pollution, and strain on public services such as schools, healthcare facilities, and emergency response systems. The current infrastructure in our town is already struggling to meet the needs of its residents, and any further development without adequate provisions in place would exacerbate these issues and diminish our quality of life.

Moreover, the proposed annexation and rezoning plans disregard the wishes and concerns of the local residents. The community has consistently voiced its opposition to any such development, citing the importance of preserving our natural heritage, maintaining the rural character of our town, and safeguarding our collective well-being. Ignoring the concerns and desires of the people who call this place home undermines the principles of democracy and community participation.

I urge the board/committee to carefully consider the long-term implications of Case #ANX2022-0001-0005 and remove the proposed annexation and rezoning plans from tonight's agenda. It is essential to prioritize the preservation of our natural resources, protect our environment, and respect the wishes of the community members who are directly impacted by these decisions. Instead, let us focus our efforts on sustainable growth, responsible development, and the enhancement of existing infrastructure to ensure a prosperous and harmonious future for our town.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns expressed in this letter and make a decision that reflects the best interests of the community. I am a lifetime resident of Greeley.

Nicholas Pringle

970-405-4026

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:32 AM
To: Doug May
Subject: FW: Seeley Lake annexation #1, #2, #3, #4, #5

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c:970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:54 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Seeley Lake annexation #1, #2, #3, #4, #5

Dale Hall

Greeley City Councilmember
Ward 4

From: Lois Pringle <lois.firegirl@gmail.com>
Sent: Tuesday, June 20, 2023 6:42 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Edward Clark <Edward.Clark@Greeleygov.com>
Subject: Seeley Lake annexation #1, #2, #3, #4, #5

Some people who received this message don't often get email from lois.firegirl@gmail.com. [Learn why this is important](#)

Mr Hall, Mr. Payton & Mr. Clark:

We respectfully ask you to pull the Seeley Lake Annexations #1, #2, #3, #4, #5 from the agenda. It appears this may be a tactic to get around the criteria for Annexation Application Requirements which states: 'Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley'.

We are concerned about the increased traffic in an already busy agriculture, freight and residential area and its subsequent safety issues.

We have been residents of Greeley since 1969 and 1994, and have owned a home in Sonny View Estates since 2005. Thank you for your time and consideration.

Lois & Bill Pringle
3204 Grand View Dr
Greeley, CO 80631
970-590-9153

We (Terry and Gloria Myers) are Seeley Lake homeowners, and like all the Seeley Lake homeowners that I know are NOT in favor of annexing property west side of lake, to be the beginning of 100+ homes changing the agricultural environment AND HOME VALUE which is the only reason we invested at this location.
PLEASE REMOVE THIS FROM YOUR AGENDA

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:32 AM
To: Doug May
Subject: FW: Seeley Lake Annexation

FYI.
Thanks,
Heidi

Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

-----Original Message-----

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:55 AM
To: Heidi Leatherwood <Heidi.Leatherwood@Greeleygov.com>
Subject: FW: Seeley Lake Annexation

Dale Hall
Greeley City Councilmember
Ward 4

-----Original Message-----

From: Cindy Wolach <urodocjr@aol.com>
Sent: Monday, June 19, 2023 9:24 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Seeley Lake Annexation

[You don't often get email from urodocjr@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a homeowner and 50 year resident of Sonnyview Estates at Seeley's Lake, I am writing to ask that the application for annexation on the west side of Seeley Lake which includes 5 separate parcels, agenda items 11-15 on the June 20th, 2023 City Council meeting, be pulled from consideration for any further approval. The City of Greeley Annexation application eligibility criteria states in the first requirement that "Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley". This application is trying to circumvent this requirement by annexing a tiny parcel first with larger and larger parcels following. This should be illegal and is an underhanded way of trying to annex land into the City of Greeley. This annexation will be vehemently opposed by surrounding property owners.

In addition, not all of the property owners in proximity to this application received an official notice of the planning commission and city council hearings regarding this proposed annexation. This is also very concerning.

Thank you for your consideration in this matter.

Best Regards,
Cindy Wolach

Sent from my iPad

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:31 AM
To: Doug May
Subject: FW: Zoning Change Seeley Lake Area

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:55 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Zoning Change Seeley Lake Area

Dale Hall

Greeley City Councilmember
Ward 4

From: Anita Eley <eleyanita@gmail.com>
Sent: Monday, June 19, 2023 4:39 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Zoning Change Seeley Lake Area

You don't often get email from eleyanita@gmail.com. [Learn why this is important](#)

Dear Mr Hall,

I am against the annexation of additional land in the area north and west of Seeley Lake. Building more homes in this rural area goes against my reasons for purchasing a home in this beautiful open area. I want to live in the country, yet be within a short driving distance of town amenities. Adding more homes will substantially increase traffic on County

Roads 35 and 33, roads that are already inadequate for the current amount of vehicles. Additional homes will increase the noise and light pollution in this area and will decrease the property values of the existing homes.

--

Sincerely, a concerned Seeley Lake Homeowner,

Anita Eley
3506 Holman Ct
Greeley CO 80631

--

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:31 AM
To: Doug May
Subject: FW: Annex near Seeley Lake

FYI.
Thanks,
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 7:55 AM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: FW: Annex near Seeley Lake

Dale Hall

Greeley City Councilmember
Ward 4

From: Barb Stork <storkbarb@gmail.com>
Sent: Monday, June 19, 2023 2:34 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Annex near Seeley Lake

You don't often get email from storkbarb@gmail.com. [Learn why this is important](#)

Dale,
Please pull this annexation consideration from the agenda. Several home owners in our little community are opposed to it.
Thank you.
Barb Stork

Doug May

From: Heidi Leatherwood
Sent: Wednesday, June 21, 2023 10:30 AM
To: Doug May
Subject: FW: Seeley Annexation

Hi,
FYI.
Heidi



Heidi J. N. Leatherwood, CMC
City Clerk | City Clerk's Office
1000 10th Street
Greeley, CO 80631
o: 970-350-9742 | heidi.leatherwood@greeleygov.com
c: 970-573-0116
www.greeleygov.com

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Tuesday, June 20, 2023 12:09 PM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: Fwd: Seeley Annexation

Dale K Hall
Greeley Councilmember
Ward IV

From: Cindi Shupe <ladybugg66@gmail.com>
Sent: Tuesday, June 20, 2023 11:33:24 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Seeley Annexation

You don't often get email from ladybugg66@gmail.com. [Learn why this is important](#)

Dear Mr. Hall,

As concerned homeowners and longtime residents at Seeley Lake we are asking that you remove the Seeley Lake Annexations 1, 2, 3, 4, and 5 from tonight's agenda. We are concerned about the way the annexation is being handled. It may be a legal way to annex land into the city, but it does not seem very ethical. We are counting on you as a representative of the people to do the right thing.

We know that the end goal is to add numerous homes to our area. This is very concerning to people in our neighborhood who built lives for themselves 'in the country'. The increased traffic on roads that are already inadequate to safely handle the current number of vehicles, the increased noise and light pollution caused by more homes, the destruction of farmland, birds and wildlife, and the possible decrease in property values will negatively impact us in every way.

Thank you for your consideration in this matter,

Gregg & Cindi Shupe
3234 Grand View Drive
Greeley, CO

Doug May

From: Brenda Frank <brenda@brendafrank.com>
Sent: Saturday, June 24, 2023 5:49 PM
To: Dale Hall; Brett Payton; Edward Clark; Doug May
Subject: Annexation proposal ANX2022-0001 - 0005

Some people who received this message don't often get email from brenda@brendafrank.com. [Learn why this is important](#)

Dear Council Members:

I received the information only last week regarding the land annexation referenced in Case Number: ANX2022-0001 - 0005, so please accept my apologies for my late comments. I sincerely hope you will be able to consider my comments.

While there are many obvious concerns related to this annexation, regarding further decline in Weld County's farmable acres, increased traffic strain on existing infrastructure and quality of life, I feel compelled to address an additional concern I have as outlined below.

I would respectfully request that you consider the impact this subdivision will have on the wildlife and ecosystem of Seeley Lake. This lake is home to many birds, on the migration route for some and is year around home for others, which include Blue Heron, Bald Eagles, Pelicans and other fowl who are able to sustain life from the lake.

The subdivision recently developed, known as Eagle View Farms at Seeley Lake will add 14 more homes to the immediate vicinity. I am requesting that this impact be measured before adding even more people and traffic surrounding Seeley Lake.

Please withhold approval of this new subdivision.

Please feel free to contact me with questions or comments.

Brenda Frank
3524 Seeley Court

Greeley, CO 80631
(970) 690-6461

Doug May

From: stephaniearries@aol.com
Sent: Friday, June 23, 2023 4:29 PM
To: Doug May
Subject: Proposed Seeley Lake Annexation

You don't often get email from stephaniearries@aol.com. [Learn why this is important](#)

Dear Doug:

My Husband, Bill Arries and I are writing to express our strong opposition to the Proposed Annexation by the developer, Mr. Charles Keirnes, of 160.62 acres located North of AA Street and West of Seeley Lake.

The proposed annexation is not truly in compliance with the requirement that one-sixth of the property is contiguous with the City of Greeley. The proposed method of annexation, i.e., that the property be annexed in 5 separate pieces clearly demonstrates that the only one tenth of one acre of the subject property is contiguous to the City of Greeley. The use of a succession of annexations to achieve the annexation of the total 160.62 acres is inconsistent with the spirit of the annexation statute.

The intent of the statute is to insure that the property to be annexed has something in common with the City seeking to annex it. This is clearly not the case here. The property to be annexed is rural and largely agricultural. The City consists of developed property.

There is no community of interest between the property to be annexed and the City of Greeley. The subject property is agricultural and has nothing in common with the City of Greeley. If the property was actually developed already, then the community of interest might exist. However, at this time, it does not. As a point of interest, it seems interesting that the developer did not develop the property as it sits within the County. Was it because there were determinations made that the infrastructure for a development of 100+ homes does not exist?

The property sought to be annexed is NOT urban. The fact that a developer is hoping for a development approval by the City of Greeley concurrent with the approval of this annexation does not rally satisfy this element of the City of Greeley's criteria for annexation.

The territory sought to be annexed is not integrated with the City of Greeley, and, in our opinion, is not capable of being integrated with the City of Greeley. There is nothing to indicate that access roads are sufficient. Clearly, AA Street and WCR 35 are inadequate to support the additional traffic generated by the development of such a large housing area, even assuming that each home adds only 2 additional vehicles. If the children living in the development attend Eaton Schools, the burden on WCR 35 will be insupportable. Additionally, the crossing of Highway 392, and WCR 35 is already unsafe, and adding that level of additional traffic would make it absolutely treacherous.

Our opposition to this annexation and development is also based upon the impact it will have on the natural resources in this part of Weld County.

The existence of wildlife will be threatened. We have seen the existence of the foxes, eagles, wild turkeys, birds, rabbits, frogs, and coyotes diminish significantly with the development of the property adjacent to WCR 35 and Highway 392, Eagle View Farms. It stands to reason that these animals will all but disappear following the construction of 100 houses. The current traffic on WCR 35 is very heavy, and there does not appear to be any plan on the part of the County to expand that road. Additionally, the State of Colorado would have to be involved in any changes, such as a stoplight at the intersection of Highway 392 and WCR 35, and there is NO indication that these entities have been involved in this action. The current traffic on AA Street is also very heavy and the street itself is in VERY poor condition. Again, there does not appear to be any consideration of the changes needed there. The City has not budgeted money this year to re-pave or widen the street, which would involve condemning the property of adjacent landowners.

Finally, it is difficult to imagine that the natural resources for the proposed annexation and development really exist. We have seen the increasing problem of water availability in our area of Seeley Lake. Many of the Seeley Lake residents have had to replace their lawns with rock and other non-grass landscaping. Where would the water for the 100 home development come from? The City of Greeley has had to impose water restrictions on its residents for the last 15+ years. The news reports that the police and fire departments are stretched. The hospitals - Banner and UCH - are both located

some distance from this development, and there are inadequate roads for fire, police or ambulances to access the residents of this development.

We have lived in the Seeley Lake development since 1989. We have raised our family here and have seen many changes over the years. However, the ambiance of our area will be significantly negatively impacted by the proposed annexation and development. We have seen numerous accidents on WCR 35 and will see more with this development. We will lose our enjoyment of the natural wildlife even more than we already have. Even 10 years ago we had deer in the yards. Our home value will definitely decrease with the addition of the housing development.

At this time, I am unaware of one single resident of the Seeley Lake Subdivision (aka Sunny View Estates), except perhaps the Petitioner, Mr. Keirnes, who supports the application for the annexation and development of the 160.62 acres. I am also aware that there were several residents who did not receive any notice of this process, and would expect that they would also oppose the petition.

I would add that as a former Assistant Weld County Attorney, I dealt with annexations by various municipal entities, and in my experience, this proposed annexation is based upon very flimsy circumstances, and believe the property in question is simply not, at this time, ready for annexation.

Bill and Stephanie Arries
3521 Diane Place
970-405-4163
970-405-4153

Doug May

From: Jeffrey, Sendy <Sendy.Jeffrey@bestbuy.com>
Sent: Tuesday, June 20, 2023 10:47 AM
To: Doug May
Subject: Opposition to Land Annexation and Rezoning Surrounding Seeley Lake

You don't often get email from sendy.jeffrey@bestbuy.com. [Learn why this is important](#)

Sendy Jeffrey
3007 Grandview Dr
Greeley, CO 80631
06/20/2023

City of Greeley
Department of Planning and Development
1100 10th Street
Greeley, CO 80631

Subject: Opposition to Land Annexation Surrounding Seeley Lake

Dear Planning Commission and City Council Members,

I hope this letter finds you well. I am writing as a concerned resident of Seeley Lake regarding the proposed land annexation and rezoning of the 160 acres west and north of our community. I urge you to consider my opposition to this development and carefully evaluate the potential consequences it may have on our neighborhood and quality of life.

First and foremost, I would like to emphasize that the majority of residents in our community are strongly against the idea of introducing over 100 new homes into our area. We value the serene and rural nature of our neighborhood and wish for it to remain as such. The proposed development would significantly alter the character and ambiance of Seeley Lake, which is a major concern for all of us.

One of the primary issues that arises with this annexation is the impact on our already inadequate road infrastructure. The addition of a substantial number of vehicles would undoubtedly exacerbate the existing traffic problems, posing risks to both residents and commuters. Moreover, the increased noise and light pollution resulting from this development would disturb the peaceful atmosphere we currently enjoy.

Furthermore, there is legitimate concern about the potential decrease in property values if this annexation is approved. The introduction of a large housing development in close proximity to our homes could adversely affect the market value of our properties. Preserving the desirability and attractiveness of Seeley Lake is vital for all residents, as it directly impacts our long-term investments and financial well-being.

Another crucial aspect we should not overlook is the loss of agricultural land and open space. The proposed development would encroach upon the valuable agricultural grounds surrounding our community, diminishing the natural beauty and environmental benefits they provide. As stewards of this area, it is our responsibility to protect and preserve these open spaces for the benefit of current and future generations.

In light of these concerns, I strongly urge the Planning Commission and City Council to carefully consider the long-term implications of this land annexation. I implore you to take into account the sentiments of the Seeley Lake community

and the adverse effects this development would have on our cherished neighborhood. I respectfully request that you reject this proposal and work towards maintaining the integrity and tranquility of our area.

Please be aware that the content of this letter may be shared publicly, as it is essential to foster transparency and open dialogue. I trust that you will give due consideration to the concerns expressed by the Seeley Lake community and act in the best interest of all residents involved.

Thank you for your attention to this matter. I appreciate your commitment to serving our city and community.

Sincerely,

Sendy Jeffrey

Doug May

From: Wendy Shupe <wshupe@tsctrux.com>
Sent: Tuesday, June 20, 2023 9:44 AM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: Rezoning of 160 acres west and north of Seeley Lake

Some people who received this message don't often get email from wshupe@tsctrux.com. [Learn why this is important](#)

To Whom It May Concern:

We would like to voice our concern regarding the above mentioned rezoning. It is our belief that the passage of this proposal will change our quality of life from a "country" setting to a more of a "city" setting, much less desirable for existing residents . . . it would change the light and noise pollution compared to what we are currently experiencing. The rezoning would have to cause a lot of extra traffic on roads that are already inadequate for the current amount of vehicles, already experiencing MANY traffic accidents at intersections and otherwise, surrounding our neighborhood. We feel that if this passes it would decrease our property value, as well as others in our neighborhood (Sonnyview Estates), as it would change the overall "feel" our of current living situation and surely negatively affect the view to the west that we and many others presently have. Northern Colorado is so steeped in agriculture it seems like a real shame to lose agricultural ground and open space, these areas are becoming so very rare.

Some residents received a letter via mail to alert them to the proposed annexation, we did not receive the mailing so were taken quite by surprise. This annexation would really have a huge impact on us.

We have lived in Greeley all of our lives and have lived at Seeley Lake (Sonnyview Estates) for 28 years and really wish for things to stay as they presently are.

Thanking you, in advance, for your consideration.

Grant and Wendy Shupe
3530 Lynn Street
Greeley, CO 80631

Doug May

From: Ray Middleton <dutchman3600@gmail.com>
Sent: Tuesday, June 20, 2023 9:33 AM
To: Doug May
Subject: Seeley Annexing case#ZON2022-003

You don't often get email from dutchman3600@gmail.com. [Learn why this is important](#)

Good morning Sir. My name is Raymond J Middleton. I reside at 16780 Shepherds Way, Greeley, CO 80631. This is in the Eagle View Farms at Seeley Lake.

I did not receive the original notice but my wife did, Rebecca R Middleton.

I would like to voice my objection to this re-zoning annexation of the 160 acres in question.

Our house is close to this development and will impact us negatively.

The views we have of the western mountains is already been impacted by new homes in the Eagle View Ranch area.

This is just northwest of the planned annexation property. I assume it will become part of this future development.

Increased noise, traffic will do nothing but reduce our property values.

We where assured by both developer and real estate agent, when we purchased our home, this land would remain agricultural and no homes would be built.

I am a bicyclist and the traffic on CR 35 is already like an interstate and drag strip. It requires I ride 2 miles to reach the trail on this highway. More

traffic makes this less safe for me and others that love the trail.

Thanks you for your consideration in this matter

Sincerely

Ray Middleton

<http://www.USMES.org>

Master Diver

Still chasing the dream at 73

Doug May

From: Cindi Shupe <ladybugg66@gmail.com>
Sent: Tuesday, June 20, 2023 11:32 AM
To: Doug May
Subject: Seeley Annexation

You don't often get email from ladybugg66@gmail.com. [Learn why this is important](#)

Dear Mr. May,

We are writing in regards to the letter we received about Seeley Annexation (ANX2022-0001-0005 and ZON2022-0003). We are long time residents of Seeley Lake and strongly oppose the annexation and proposal to add more homes to our area. It is very concerning to us, the people of our neighborhood and those in the surrounding area who have built lives for themselves to be 'out in the country'.

The increased traffic on roads that are already inadequate to safely handle the current number of vehicles, the increased noise and light pollution caused by more homes, the destruction of farmland, birds and wildlife, and the possible decrease in property values will negatively impact all of us in every way. We are counting on you, the Planning Commission and the County Commissioners to listen to the voices of the people and do what's best for the existing community.

Thank you for your consideration,

Gregg & Cindi Shupe
3234 Grand View Drive
Greeley, CO

Doug May

From: elkep1@comcast.net
Sent: Tuesday, June 20, 2023 8:38 AM
To: Doug May
Subject: Letter

You don't often get email from elkep1@comcast.net. [Learn why this is important](#)

Apparently a letter was sent to residents of Seeley Lake (Sonny View Estates) the first of June re annexation of portion of properties around the lake.

I received no such letter.

I've lived at this property for 45 years. I wondered why

I wasn't privileged to this information.

Is it possible to email this letter to Elkep1@ comcast .net or tell me how I might obtain a copy of this letter.

Thank you Leona Kepler

3112 Grandview Dr. Greeley 80631

Doug May

From: Wade Stroh <wadestroh1@gmail.com>
Sent: Tuesday, June 20, 2023 7:27 AM
To: Doug May
Cc: Wade Stroh; Shane Powell
Subject: Fwd: Seeley Annexation Case NumberANX2022-0001-0005

[You don't often get email from wadestroh1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>
> As current residents of the Seeley Lake neighborhood we have great concerns regarding the proposed land annexation and rezoning of the land north of AA Street, west of County Road 35 and west of Seeley Lake.
> We are strongly against this annexation proposal as it would have multiple negative impacts on our neighborhood. As a note, we never received the letter that was mailed on June 8, 2023.
>
> The infrastructure of the area is already over burdened with the development in Eaton and other communities to the north. The traffic is extremely heavy on County Road 35 already and another development would increase the congestion even more. What should be at the top of our list of concerns to be considered is the impact of water which we're already seeing constraints on. Why would we continue to build more residential areas if water is at the top of our state issues? Then there is the impact on property taxes which are on the rise and the affect it would have on our existing neighborhood. There is also the lake itself and the environmental impact of having more homes near it. More septic systems with high water table, or would there be sewer lines? At what point would we see the city limits be moved further north to our area? No thanks, that's why we have our home out here for over 30 years.
>
> Please stop this proposal. We want to keep our neighborhood as it is without the negative impacts as voiced above. We don't want this type of growth out here just to satisfy the financial gains of a developer.
>
> Thank you for taking the time to hear our concerns.
>
> Wade and Tracy Stroh
>
> Sent from my iPhone

Doug May

From: Natasha De Jager <natashaajager@gmail.com>
Sent: Tuesday, June 20, 2023 7:08 AM
To: Doug May
Subject: Seeley annexation

You don't often get email from natashaajager@gmail.com. [Learn why this is important](#)

Hello-

Please do not move forward with the Seeley Annexation project. We do not want these homes in our area. This is a rural area and would decrease our home value as it supposed to be "where luxury meets country", as well as loss of agricultural area, increase road congestion and light pollution. Among so many other things!

Thank you!

--

Natasha De Jager
970.576.4436

Doug May

From: Cindy Wolach <urodocjr@aol.com>
Sent: Monday, June 19, 2023 10:48 PM
To: Doug May
Subject: Seeley Lake Annexation

You don't often get email from urodocjr@aol.com. [Learn why this is important](#)

Dear Planning Commission,

As a 50 year resident of Sonnyview Estates at Seeley's Lake, I am submitting concerns regarding the Annexation Application for the west side of Seeley's Lake (Case Number: ANX2022-0001-0005).

To begin, the application does not meet the first requirement for eligibility that "Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley". The applicant is trying to circumvent this requirement by annexing a tiny parcel first with larger and larger parcels following. This legal maneuvering around the criteria should be considered nothing less than unethical

The area in question is agricultural, which is what Weld County was built on. There are no dense housing developments anywhere near this proposed parcel, therefore no city utilities nearby nor the infrastructure in roads to accommodate a large development. The existing roads, 35th avenue, 59th avenue and AA street are inadequate for any heavier traffic than already exists. The safety issue would be very concerning and completely disrupt this rural area of quiet country living, which is the reason we are homeowners in Sonnyview Estates.

Our property values declining is also a concern with this kind of development virtually in our backyards. Not to mention the loss of the habitat for wildlife that exists on the west side of the lake and the loss of fertile agricultural ground.

The noise and light pollution that this annexation would create will ruin the country living that exists in this area.

As a lifelong resident of Weld County and 50 year resident of Sonnyview Estates at Seeley's lake, I vehemently oppose this annexation application.

Lastly, not all of the property owners in proximity to this annexation application have received an official notice of the planning commission and city council hearings regarding this proposal. This is also very concerning.

Thank you for your consideration in this matter.

Best Regards,
Cindy Wolach

Sent from my iPad

Doug May

From: kyliewylie@aol.com
Sent: Monday, June 19, 2023 10:03 PM
To: Doug May
Subject: Annexation

You don't often get email from kyliewylie@aol.com. [Learn why this is important](#)

To whom it may concern,

I am a Seeley Lake resident that has lived in the neighborhood for over 20 years. I am voicing my opposition to the proposed Annexation of the land west of the subdivision. The Infrastructure around the lake and on the County roads is not suitable for the traffic that a neighborhood of this size would produce. This area is and has always been a country feel and the Annexation would take away from that. 25 years ago there was a study on this very land that showed it not to be Developable because it's in a flood plane, why now is it being considered for Development?

Thank you for your time and consideration in reading my email.

Kyle Sheaffer

[Sent from the all new AOL app for iOS](#)

Doug May

From: James Wolach <ncupc@aol.com>
Sent: Monday, June 19, 2023 8:47 PM
To: Doug May
Subject: Annexation of land north of AA

You don't often get email from ncupc@aol.com. [Learn why this is important](#)

I just received information on the proposal for annexation of the land west of Seeley lake. Reviewing the requirements for Annexation I do not see how this qualifies. It looks to me that by trying to divide the land into five separate plots they are trying to avoid the 1/6 requirement. I also do see how AA street will have the infrastructure to handle the proposed development.

My family and I have lived out by Seeley lake and now on the lake for 20 years. We live out here because of the low density of housing and traffic. Being a native of Greeley I have seen what poor development planning can do to a town.

Thanks for you time

James Wolach.

[Sent from the all new AOL app for iOS](#)

Doug May

From: Anita Eley <eleyanita@gmail.com>
Sent: Monday, June 19, 2023 4:37 PM
To: Doug May
Cc: Anita Eley
Subject: Zoning Change North & West of Seeley Lake

You don't often get email from eleyanita@gmail.com. [Learn why this is important](#)

Mr May,

I am against the annexation of additional land in the area north and west of Seeley Lake. Building more homes in this rural area goes against my reasons for purchasing a home in this beautiful open area. I want to live in the country, yet be within a short driving distance of town amenities. Adding more homes will substantially increase traffic on County Roads 35 and 33, roads that are already inadequate for the current amount of vehicles. Additional homes will increase the noise and light pollution in this area and will decrease the property values of the existing homes.

--

Sincerely, a concerned Seeley Lake Homeowner,

Anita Eley
3506 Holman Ct
Greeley CO 80631

Doug May

From: Maggie Harms <tlharms@comcast.net>
Sent: Monday, June 19, 2023 2:56 PM
To: Doug May
Subject: Re-Zoning Land West and North of Seeley Lake

[You don't often get email from tlharms@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Doug,

I have lived at Seeley Lake since 1992 and intend to stay here for many more years. I was concerned when my neighbour told me of the Land Annexation and rezoning plan that is before council. Some neighbours received information notifying them of this - I did not and am disturbed by this and wonder how many other neighbours were not informed. I do intend to attend the meetings coming up to hear all about this proposal but do wish to let you know of my great concern over the potential loss of countryside living which I have purposefully chosen, roading issues and safety, and many other issues I have.

Yours sincerely
Maggie and Tom Harms
3528 Cindy Place
Greeley CO 80631

970 381 3254

Doug May

From: Barb Stork <storkbarb@gmail.com>
Sent: Monday, June 19, 2023 1:39 PM
To: Doug May
Subject: Annexation consideration of 160 acres near Seeley Lake

You don't often get email from storkbarb@gmail.com. [Learn why this is important](#)

To whom it concerns in Greeley city Planning;

Please know we searched for months to find a home in a quiet safe neighborhood and found it in Sonny View Estates on Grand View Drive. Please DO NOT consider annexing another 160 acres. We currently have a quiet safe neighborhood to walk in with children and pets. In the past months we have seen increased traffic and speed on 35th street - the too many accidents and rollovers already. We don't need more potential accidents. The additional building going on in Eagle View Estates is more than enough extra noise pollution and traffic.

I'm concerned about the pollution and crime this increased population will bring.

Thank you for hearing me out.

Barb Stork
3228 Grand View Drive
Greeley, CO 80631

Doug May

From: Adam James Wickam <adamjames.wickam@gmail.com>
Sent: Monday, June 19, 2023 1:29 PM
To: Doug May
Subject: Proposed Homes North East of Seeley Lake

You don't often get email from adamjames.wickam@gmail.com. [Learn why this is important](#)

Hi Doug,

As the President of Riverview Estates HOA, I wanted to reach out to you about the potential development on the West side of Seeley Lake.

On behalf of our nine households, just South of Seeley, we strongly oppose this potential development. We did not receive notice of the project, which I consider to be a lack of communication, since our families that would be impacted by this approval.

The small lot size does not fit the building that has been approved in the past. Plots less than one acre is one concern that the families have brought up. Recent projects to the West, North, and East of the proposed site are all 3-5 acres, which is what we would expect for development in this area.

Our HOA is also a shareholder in the Nauman Lake Reservoir Company just west of the proposed site. This group will be impacted by the development, as well. I will inform the rest of that board, although they likely won't have time today to comment, as they were not made aware either.

Thanks,

Adam Wickam
1631 N 35th Avenue Ct
Greeley, CO 80631
970-515-2352

Doug May

From: Lois Pringle <lois.firegirl@gmail.com>
Sent: Monday, June 19, 2023 11:41 AM
To: Doug May
Cc: Bill Pringle; Nicholas Pringle; David Pringle; jkenedy1984@gmail.com; ladybugg66@gmail.com; bigredtruck86@gmail.com
Subject: Seeley Annexation #ANX2022-0001-0005

You don't often get email from lois.firegirl@gmail.com. [Learn why this is important](#)

Dear Doug May, Greeley City Council Board Members, Mayor and Council:

We are writing to express our strong opposition of Case #ANX2022-0001-0005, the proposed annexation and rezoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake.

This proposal does not give many details, but if it is anything like Eagle View Farms, then this development will be detrimental to the entire area, cause traffic and safety problems, destroy local wildlife and wetland habitat, which in turn will remove agricultural land which is supposed to be prioritized in Weld County.

After living in the existing subdivision on the east side of Seeley for almost 20 years, and watching prior development by the petitioner in the South West corner of Highway 392 and CR 35 (Eagle View Farms), I can definitively say, any development to this land will cause great harm to the environment, decrease safety of pedestrians and bicyclists, cause major traffic issues and is not necessary.

The roads surrounding this area will have a disproportionate surge during critical times. When my children started driving in 2013, I asked the Sheriff to forward me a report listing the serious and fatal accidents between CR 29 and Highway 85 along Highway 392. I was alarmed. I cannot imagine the upsurge of use this deadly stretch will have to endure if this project is approved. My son and I have personally witnessed a traffic death at CR 35 and AA Street. AA Street and adjoining county roads are not adequate for the influx of travels per day this project will cause. Crossing existing agricultural ditches supplying both needed reservoirs and fields to meet civil engineering requirements will destroy all existing wildlife and land. The infrastructure needed to provide roadways and housing for any future subdivision will increase the impervious area on an already flood plain delicate area.

The wildlife that have homes in this area including owls, eagles, hawks, bats, pelicans in the summer and geese in the winter, ducks, and red tipped blackbirds to name a few, would be destroyed. The fish in Seeley Lake would be negatively impacted by all the pesticides and fertilizers draining from manicured lawns where no governance is made over who may use what. The existing delicate ecosystem would forever be destroyed. With the addition of Eagle View Farms at Seeley Lake, we have already noticed an increase in the algae bloom, an increase in fish death and personally, I have noticed a dramatic increase in my allergies and asthma only after the new homes north of the lake have been added. We have heard there may be protected flora/fauna in and surrounding Seeley Lake.

Weld County prioritizes agriculture. I hope this continues to be the case. I urge you to disapprove the proposed Land Use Annexation, Seeley Annexation #ANX2022-0001-0005. I know my opinions are shared by many who have not managed to attend the hearing nor write letters and emails. Thank you for your continued service and support of our communities.

I appreciate your time and please do not hesitate to contact us with any questions or concerns.

Lois & Bill Pringle
Nicholas & David Pringle
3204 Grand View Dr
Greeley, CO 80631

Doug May

From: SHANE POWELL <shanepowell2000@yahoo.com>
Sent: Monday, June 19, 2023 11:29 AM
To: Doug May
Subject: Concern - seeley lake development

You don't often get email from shanepowell2000@yahoo.com. [Learn why this is important](#)

Hi Doug,

I wanted to reach out to you about a notification we have received about a potential development on the west side of seeley lake .

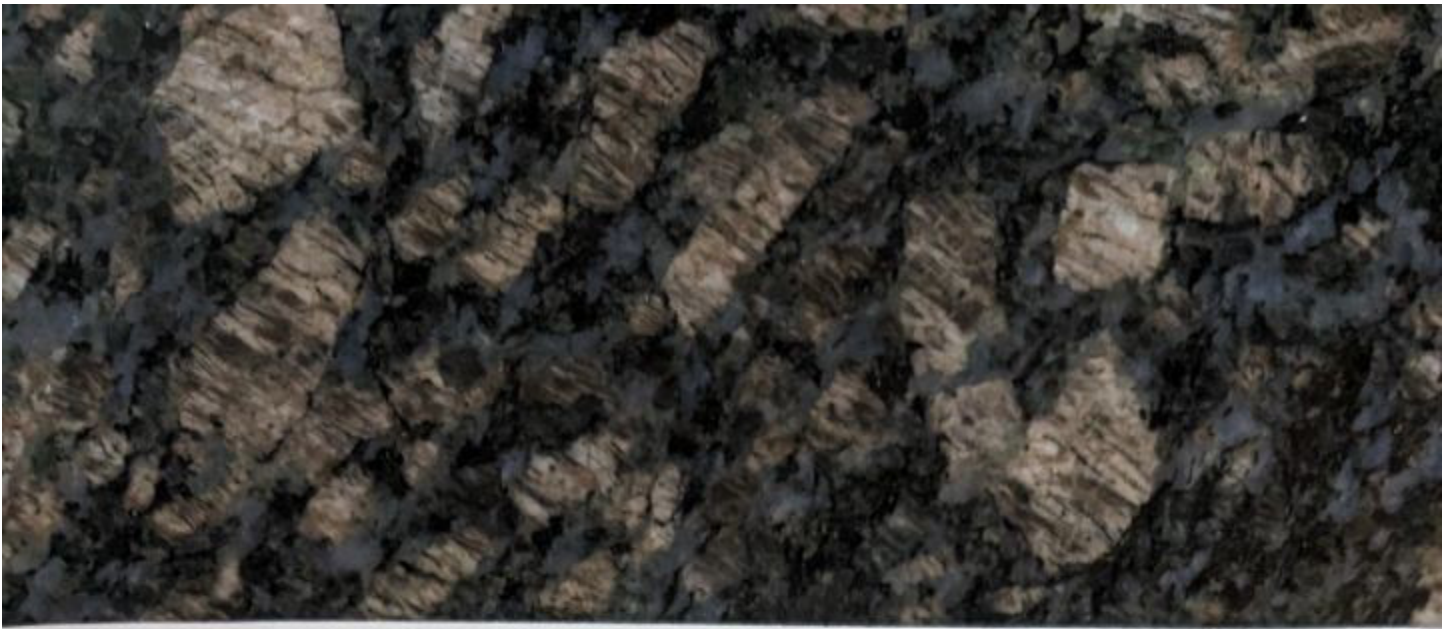
There is some major concern myself and many other residents have that live at Seeley and strongly oppose what is being talked about with a potential development .

We have met with at least 10 other house holds that this would impact and we are greatly concerned about this. We will fight this to the full extent, and we are even more alarmed that the lack of communication with all those families that would be impacted by this .

Many families want to know WHY they have received no notice of this and want some explaining ? There are many of us that live on the lake of seeley and others who are impacted all within that proposed area that are extremely upset right now.

We will not be in town for the hearing as we already had another event scheduled out of town. However this is something that MANY neighbors had not known about and the we will all fight this to the full extent. Please reach out to me directly when you have time and I think you need to understand the concerns all the families have brought up concerning this matter. This would be a complete disaster and I can go into details when we speak.

Shane Powell
President
Powell Properties, Inc.
970-302-9737



Seeley Lake Annexation Vicinity Map



**PLANNING COMMISSION HEARING
CITY COUNCIL HEARING
CORRECTED**

Mailing Date: June 8, 2023

This is a courtesy letter to advise you that a public hearing is scheduled regarding a land use proposal in your neighborhood.

Planning Commission Hearing Information

**Planning Commission: June 27, 2023, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

City Council Hearing Information

**City Council: August 1, 2023, 6:00 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

Project Name: Seeley Annexation	Case Number: ANX2022-0001 - 00
Applicant: Charles Keirnes	Applicant Phone: (970)539-220
Property Address: N/A	Property Location (CORRECTED): north of AA street, west of County 35, and west of Seeley Lake.
Description: The City of Greeley is considering a request from Charles Keirnes to an	

[Sent from Yahoo Mail for iPhone](#)

Doug May

From: andradegrl@skybeam.com
Sent: Tuesday, June 20, 2023 3:28 PM
To: Doug May
Cc: andradegrl@skybeam.com
Subject: Seeley Annexation

You don't often get email from andradegrl@skybeam.com. [Learn why this is important](#)

Dear Mr. May,

This letter is in addition to our conversation on June 20 regarding the The City of Greeley's consideration of a request from Charles Keirnes to annex 160.2 acres of land adjacent to Seeley Lake. As 23 years residents of 4167 AA St. we are opposed to this annexation.

We are long time residents of Greeley and have been witnesses to the the many changes to the City of Greeley over the last 45+ years. Our concerns lie the with the explosion of apartment complexes and densely populated single family residences in areas that were previously zoned for agriculture. Since the area being considered for annexation is currently zoned for agriculture and is being utilized as such we see the potential for zoning changes soon after annexation takes place and therefore oppose the annexation.

Additionally, we will attend the Planning Commission Hearing on June 27. Please include our letter in the packet of materials provided to the Greeley Planning Division.

Sincereley,

Ernest and Joanne Andrade

Doug May

From: Jennifer Kennedy <jkennedy1984@gmail.com>
Sent: Tuesday, June 20, 2023 2:36 PM
To: Doug May
Subject: Seeley Annexation and Rezoning #ANX2022-0001-0005

Dear Doug May, Greeley Planning Commission, and City Council Members,

I am writing to express my sincere opposition to the proposed annexation and re-zoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake. I do not believe this proposal serves the best interests of the community, and would have adverse effects both for public safety for those who live nearby.

Re-zoning is in opposition to Weld County's commitment to prioritize farm and agricultural land. The zoning document attached to this property's entry in the Weld County Property Portal describes Agricultural Zoning, stating in section 31.1, "The [Agricultural] District is established to maintain and promote agriculture as an essential feature of Weld County. The A District is intended to provide areas for the conduct of agricultural activities and activities related to agriculture and agricultural production without the interference of other, incompatible land uses...The A District regulations are established to promote the health, safety, and general welfare of the present and future residents of Weld County."

While a housing development is not a part of this specific proposal, it seems this is likely the first step. The proposed H-A zoning is still technically agricultural, but it is a significant departure from the current Agricultural zoning, as the City of Greeley's definition of H-A makes it clear that these properties are intended for future development. To that end, I have serious concerns.

My primary concern is one of safety: the county roads surrounding this property are not sufficient to handle the increase in traffic that will come with future development. These roads are already ill-equipped to handle the current level of commuters and trucks. I am particularly concerned about increased congestion at the CR 33 and CR 35 intersections with Highway 392, as these are already dangerous crossings, as well as the effects of significantly more traffic on AA street.

Additionally, many of us moved or built in this neighborhood specifically to avoid the noise and light pollution that comes with neighboring developments. In fact, we specifically researched how the adjacent land was zoned before moving here. Re-zoning to allow future development will bring with it an end to the quiet and rural feeling of this neighborhood.

The property in question is also uniquely hospitable to wildlife in the area, being located near a body of water. The eagles, foxes, pelicans, geese, frogs, deer, turkeys, and many other animals will have their habitats destroyed and be driven out by future development.

I also have concerns with annexation, in general. Annexation can create inconsistent boundaries for public service providers. As a small example, there is already inconsistency in the jurisdiction of the O St and County Rd 35 roundabout. Last month, we found a stray dog there, and in trying to contact animal control, we were told if the dog was in the street when we found it, it was one jurisdiction, but if it was on the center of the roundabout, it was a different jurisdiction. Such inconsistencies on an even larger scale create inefficiency and can delay responses.

I am also highly concerned that if the property in question is annexed into the City of Greeley, it could increase the likelihood of the adjacent Sonny View Estates neighborhood being annexed into the city in the future, which I and many other property owners would strongly oppose.

As referenced earlier, the Weld County agricultural district was established "to promote the health, safety, and general welfare of the present and future residents of Weld County." I do not believe the current proposal to annex and re-zone land aligns with this same goal, and so I ask you to disallow the proposal.

Thank you for your time and consideration,
Jennifer and Tyler Kennedy
3213 Grand View Drive
Greeley, CO 80631

Doug May

From: Amy Lynn <lynnamy80@gmail.com>
Sent: Tuesday, June 20, 2023 4:21 PM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: proposed Seeley Annexation, Case no. ZON-2022-0003

[Some people who received this message don't often get email from lynnamy80@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom it may concern:

Please be advised that I am not in favor of the proposed annexation and potential development as a result of the Seeley Annexation project. The possible development will increase traffic on CR 35 and access to the development will be limited. The road and turn onto Hwy 392 from CR35 can not support the traffic increase safely. Also, property values at Eagle View Farms at Seeley Lake may be negatively impacted by the increased traffic, noise pollution and congestion.

The area is largely agricultural. Re-zoning as a "holding Agriculture zone" may be considered "spot zoning" upon further research if the area is developed for housing on down the line.

Respectfully,
Amy Lynn

Sent from my iPad

Doug May

From: Marcos Sanchez <sanchezbrosinc@gmail.com>
Sent: Tuesday, June 20, 2023 4:37 PM
To: Doug May
Cc: D Sanc
Subject: Proposed Seeley Annexation case: anx2022-0001-0005

You don't often get email from sanchezbrosinc@gmail.com. [Learn why this is important](#)

Hello Doug, we are writing to oppose this annexation Proposal, and want our email to be part of included comments to the planning commission.

We moved out here to live in the country 1.5 years ago. It is beautiful and peaceful out here. We don't believe that this annexation which will lead to city growth out here in the country, is good for our tax payers and/or neighbors. This growth will create more traffic and will put an additional strain on already inadequate roads, and will definitely create more noise pollution., and will decrease our values of homes and we'll lose agricultural open space.

We built out here to be away from the city, and don't want our country living to be invaded be city sprawling, just for the all mighty dollar. We believe it is a bad move for everyone that is affected in so many ways.

Marcos/Diandra Sanchez
16790 Shepherds Way
Greeley CO. 80631

Doug May

From: kyra.sneddon@yahoo.com
Sent: Tuesday, June 20, 2023 5:03 PM
To: Doug May; Dale Hall; Brett Payton; Edward Clark
Subject: Seeley annexation

You don't often get email from kyra.sneddon@yahoo.com. [Learn why this is important](#)

Good afternoon,

I have some concerns about this application for 100 homes trying to be fit in around a lakeside view. You are looking to add over 100 families on a corner that is quite dangerous already for its traffic load especially during the winter storms. The road never gets cleaned up nor does it get any attention from law enforcement to watch speed because we cannot decide whether city of greeley or sherif department has the jurisdiction. Now you want to bring all this attention to our area again and yet we can't even take care of the potholes in our road? This seems like a massive tax grab and not prioritizing other things nor bringing into account any other sort of safety issues. Crime was bad enough for our home at 4510 AA st when we were trying to build 1 house and 1 shop. Now you are trying to bring in 100 homes into a farm community and give up on little farms. I hope you can take into consideration the surrounding people and understand the headache and hurt it impacts in surrounding areas.

The Sneddon

[Sent from Yahoo Mail for iPhone](#)



Council Agenda Summary

August 15, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards & Commissions

Summary:

Council appointment is needed to the Commission on Disabilities, Union Colony Civic Center Advisory Board, and the Youth Commission due to vacancies and term expirations. City staff continues to actively recruit to fill all other vacant positions.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply recuses themselves from that particular item. Such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Appoint or reappoint the individuals to serve on an applicable board or commission
- 2) Direct staff to re-advertise applicable vacancy

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

1. Boards & Commissions Transmittal Cover Page Signed
2. Sample Ballot

Boards & Commissions Transmittal

July 6, 2023

Key Staff Contact: Allie Powell, Senior Assistant City Clerk, 350-9746

Interview Date

August 9, 2023

Council Interview Team

Councilmembers Payton & Butler

Council Appointment Date

August 15, 2023

Boards and Commissions Being Interviewed

- **Commission on Disabilities**
- **Union Colony Civic Center Advisory Board**
- **Youth Commission**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:  Raymond Lee, City Manager  Heidi Leatherwood, City Clerk



Applicants for the boards and/or commissions listed below are in alphabetical order
and recommendations from the interview team are shown in bold.

***** BALLOT *****

Commission on Disabilities	
<i>3 Positions: 3 Year Term, 2 Term Limit</i>	
☐	William Pratt
☐	(Recruit for Additional Applicants)

Youth Commission	
<i>1 Position: 2 Year Term, 2 Term Limit</i>	
☐	Molly Shawcross
☐	(Recruit for Additional Applicants)

Union Colony Civic Center Advisory Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
☐	Daniel Knopf
☐	Omar Contreras
☐	(Recruit for Additional Applicants)

(I) = Incumbent



Council Agenda Summary

Title:

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Council's Recommended Action:

A motion to approve the above authorizations.



Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Events Calendar

Council Meeting and Work Session Schedule/Planning Calendar

Status of Initiatives

August 14, 2023 - August 20, 2023

August 2023							September 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

Monday, August 14

Tuesday, August 15

- 4:00pm - 4:30pm Jefferson High School Career and Technical Education Center Ribbon Cutting Ceremony (235 14th Avenue, Greeley CO 80631) - Council Master Calendar
- 6:00pm - City Council Meeting (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar ↻



Wednesday, August 16

- 7:30am - Visit Greeley (Butler) (902 7th Ave Greeley) ↻
- 2:00pm - 5:00pm Water & Sewer Board (Gates) ↻

Thursday, August 17

- 7:30am - 8:30am Downtown Development Authority (DeBoutez/Butler) (802 9th St #100, Greeley, CO 80631) ↻
- 3:30pm - 4:30pm Airport Authority (Clark/Payton) ↻

Friday, August 18

Saturday, August 19

Sunday, August 20

August 21, 2023 - August 27, 2023

August 2023						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2023						
Su	Mo	Tu	We	Th	Fr	Sa
						1 2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Monday, August 21

Tuesday, August 22

 **6:00pm - City Council Work Session Meeting** (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar 



Wednesday, August 23

Thursday, August 24

Friday, August 25

Saturday, August 26

Sunday, August 27

August 28, 2023 - September 3, 2023

August 2023							September 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4	5					1	2
6	7	8	9	10	11	12		3	4	5	6	7	8
13	14	15	16	17	18	19		10	11	12	13	14	15
20	21	22	23	24	25	26		17	18	19	20	21	22
27	28	29	30	31				24	25	26	27	28	29

Monday, August 28

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall) 
- 6:00pm - 7:00pm Youth Commission (Clark) 

Tuesday, August 29

- 6:00pm - 6:30pm (No Council Meeting - 5th Tuesday)

Wednesday, August 30

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar 

Thursday, August 31

Friday, September 1

Saturday, September 2

Sunday, September 3

September 4, 2023 - September 10, 2023

September 2023						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2023						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Monday, September 4

Tuesday, September 5

 **6:00pm - 6:30pm City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar 



Wednesday, September 6

 **4:00pm - 4:30pm Lottery for Order of Candidate Names as they appear on the Ballot** (Council Chambers, 4 p.m.) - Council Master Calendar

Thursday, September 7

 **7:30am - Poudre River Trail (Hall)** 
 **3:30pm - IG Adv. Board (Butler)** 
 **6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)** 

Friday, September 8

Saturday, September 9

 **4:00pm - 7:00pm Save the Date Sunrise Community Health 50th Anniversary Celebration** (Monfort Family Clinic Parking Lot (2930 11th Ave Evans, CO)) - Council Master Calendar

Sunday, September 10

City Council Meeting Scheduling 2023			
	8/1/2023		
	This schedule is subject to change		
Date/Type	Description	Sponsor	Placement/Time
August 15, 2023 Council Meeting	Minutes Approval (July 11 Special Meeting; July 25 Work Session; Aug 1 Council meeting)	Heidi Leatherwood	Consent
	Resolution - Authorizing the Mayor to enter into a Memorandum of Understanding (MOU) between he City of Greeley's Police Department and the Weld County Sheriff's Office regarding distribution of joint funding provided by the Bureau of Justice Assistance	Adam Turk	Consent
	Resolution- Wake Annexation No. 1-3	Doug May	Consent
	Resolution -Support for the MERGE Project and Grant Application	Paul Trombino	Consent
	Intro & 1st Rdg Ord- Amendment to GMC re Shared Micromobility	Paul Trombino	Consent
	Intro & 1st Rdg Ord- Appropriation #4 for Ice Haus	John Dargle	Consent
	PH & 2nd Rdg Ord - Ballot Item - Fire Rank Title Changes	Chris Ellmer/Noel Mink	Regular
	PH & 2nd Rdg Ord - Ballot Item - Collective Bargaining for Sergeants	Noel Mink	Regular
	Ph & 2nd Rdg Ord- Amendments for Electrical Code	Ken Haring/Brian McBroom	Regular
	PH & 2nd Rdg -Amendments Mechanical Code	Ken Haring/Brian McBroom	Regular
	PH & 2nd Rdg Ord - Seeley 1 Annexation	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 2 Annexation	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 3 Annexation	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 4 Annexation	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 5 Annexation	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 1-5 Zoning	Doug May	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
August 22, 2023 Council Work Session	At Home in Greeley Subarea Plan	Betsy Kellums	WS
	2037 Vision Priority Development Standards - Landscape Maintenance	Eric Bloomer	WS
	Water & Sewer Customer Service	Sean Chambers	WS
	Larimer County Humane Society Update	Kelli Johnson/ Adam Turk	WS
September 05, 2023 Council Meeting	Proclamation 1 - Suicide Awareness and Prevention Month	Mayor	Intro
	Proclamation 2 - Hispanic Heritage Month	Mayor	Intro
	Proclamation 3 - Sunrise Community Health 50th Anniversary (Deb DeBoutez)	Mayor	Intro
	Proclamation 4 - Assistance League of Greeley 50th Anniversary	Mayor	Intro
	Minutes Approval (Aug 8 Work Session; Aug 15 Council meeting)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord- Wake Annexation #1	Doug May	Consent
	Intro & 1st Rdg Ord- Wake Annexation #2	Doug May	Consent
	Intro & 1st Rdg Ord- Wake Annexation #3	Doug May	Consent
	Intro & 1st Rdg Ord- Wake Zoning	Doug May	Consent
	Intro & 1st Rdg Ord- Wake P&R District	Doug May	Consent
	Intro & 1st Rdg Ord- 257 Spur PUD	Meg Oren	Consent
	Intro & 1st Rdg Ord- Boomerang Self Storage PUD	Meg Oren	Consent
	Intro & 1st Rdg Ord- Code Updates (Affordable Housing Parking Reduction)	Caleb Jackson	Consent
	PH & 2nd Rdg Ord- Schneider Annexation	Caleb Jackson	Regular
	PH & 2nd Rdg Ord - Amendment to GMC re Shared Micromobility	Paul Trombino	Regular
	PH & 2nd Rdg Ord - Appropriation #4	John Dargle	Regular
September 12, 2023 Council Work Session	2024 Proposed Budget Presentation	Rodney Rhodes/Robert Miller	WS

City Council Meeting Scheduling 2023			
	8/1/2023		
	This schedule is subject to change		
Date/Type	Description	Sponsor	Placement/Time
	Concept Planning Update 9th/10th Streets Project and 8th Avenue Concept Planning Process	Paul Trombino	WS
	Performance and Analytics Overview	Kim Priddy	WS
September 19, 2023 Council Meeting	Proclamation - National Public Lands Day	Mayor	Intro
	Minutes Approval (Aug 22 Work Session; Sept 5 Council meeting)	Heidi Leatherwood	Consent
	Intro& 1st Rdg Ord- Mountain Vista PUD (Tentative)	Doug May	Consent
	PH and Resolution Approving At Home in Greeley Sub-Area Plan	Betsy Kellums	Regular
	PH & 2nd Rdg- Wake Annexation #1	Doug May	Regular
	PH & 2nd Rdg- Wake Annexation #2	Doug May	Regular
	PH & 2nd Rdg- Wake Annexation #3	Doug May	Regular
	PH & 2nd Rdg- Wake Zoning	Doug May	Regular
	PH & 2nd Rdg - Wake P&R District	Doug May	Regular
	PH & 2nd Rdg- Code Updates (Affordable Housing Parking Reduction)	Caleb Jackson	Regular
	PH & 2nd Rdg- 257 Spur PUD	Meg Oren	Regular
	PH & 2nd Rdg- Boomerang Self Storage PUD	Meg Oren	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
September 26, 2023 Council Work Session	2024 Proposed Budget Presentation Q&A	Rodney Rhoades/Robert Miller	WS
	Annual Action Plan for Program Year 2024 for Community Development Block Grant and HOME Investment Partnership Program Grant with	Carol Larsen	WS
	Boards & Commissions Triennial Review	Heidi Leatherwood	WS
October 03, 2023 Council Meeting	Proclamation - Domestic Violence Awareness	Mayor	Intro
	Proclamation - Greeley Philharmonic Orchestra Day	Mayor	Intro
	Proclamation - National Arts & Humanities Month?	Mayor	Intro
	Minutes Approval (Sept 12 Work Session; Sept 19 Council meeting)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - 2023 Additional Appropriation	Finance - TBD	Consent
	Intro & 1st Rdg Ord - Triennial Review	Heidi Leatherwood	Consent
	PH, Intro & 1st Rdg Ord - 2024 Budget Adoption	Robert Miller	Regular
	PH, and consideration of the Annual Action Plan for Program Year 2024 for Community Development Block Grant and Home Investment Partnership Program Grant with Recommended Budgets	Carol Larsen	Regular
	PH & 2nd Rdg - Mountain Vista PUD (Tentative)	Doug May	Regular
October 10, 2023 Council Work Session	Prossposition HH Overview (changes to Property Tax Law)	Staycie Coons	WS
	Update on Shurview project	John Dargle	WS
	2024 Proposed Budget Presentation Q&A	Rodney Rhoades/Robert Miller	WS
October 17, 2023 Council Meeting	Proclamation - Native American Heritage Month (for November)	Mayor	Intro
	Minutes Approval (9/26/23 Work session; 10/3/23 Council meeting)	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Triennial Review	Heidi Leatherwood	Regular
	PH & 2nd Rdg Ord - Fiscal Year 2024 Budget Adoption	Finance - TBD	Regular
	PH & 2nd Rdg - Ord - 2023 Additional Appropriation	Finance - TBD	Regular

City Council Meeting Scheduling 2023			
	8/1/2023		
	This schedule is subject to change		
Date/Type	Description	Sponsor	Placement/Time
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
October 24, 2023 Council Work Session			
November 07, 2023 Council Meeting	CANCELLED		
November 14, 2023 Council Work Session			
November 21, 2023 Council Meeting	CANCELLED		
November 28, 2023 Special City Council Meeting	Swear in New Council		
November 28, 2023 Council Work Session			
December 05, 2023 Council Meeting	Proclamations?		
	Minutes Approval (10/10/23 WS; 10/17/23 Council mtg; 10/24/23 WS; 11/14/23 WS)	Heidi Leatherwood	Consent
	Approve the Council meeting schedule for 2024	Heidi Leatherwood	Consent
	Consideration of a Resolution Approving the 2024 DDA Budget	Finance - TBD	Consent
	Consideration of a Resolution - 2023 DDA Mill Levy Certification	Finance - TBD	Consent
	Consideration of a Resolution - 2023 Tax Levy Certification	Finance - TBD	Consent
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
December 12, 2023 Council Work Session			
December 19, 2023 Council Meeting	CANCELLED		
December 26, 2023 Council Work Session	CANCELLED		

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps Staff preparing a revised funding application for the next cycle of USDOT Grant Funding expected to be available in May 2023. At the August 8th City council Work Session, Public Works Staff will provide updates on the planned Interchanges on US 34 Bypass and 35th and 47th Avenues and the Mobility Hub at Centerplace titled the Mobility Expansion for Regional Growth and Equity (MERGE) project. The United States Department of Transportation (USDOT) has opened the Multimodal Project Discretionary Grant (MPDG) program for applications due August 21, 2023. The purpose of this item is to provide council with an update of the project design, cost information and an overview of the proposed grant application	Pending outcome of federal grant application submitted	Next grant application expected May 2023	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71st Avenue and 8th Street	June 7, 2022 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area. In late 2022, Public Works Staff installed additional signage to improve safety and line of sight issues caused by parked cars. Furthermore, GPD with the help of Public Works have identified key times to enforce both speeding and stop sign compliance. City staff along with School District 6 and Westridge Academy held a public meeting with the neighborhood on January 26th, 2023. During this meeting we heard feedback regarding traffic safety and development concerns. This feedback is being used to develop solutions to address identified traffic safety concerns. These potential solutions will be brought back to the neighborhood to garner feedback prior to moving forward with the installation of identified improvements.	Additional signage installed for traffic and parking. Staff worked with School District, builder and GPD to ensure road is passable for school buses. GPD will focus enforcement times to ensure compliance with posted speed limit. Staff developing neighborhood safety improvement options and working with School District on transportation issues to improve coordination and support related to safety and infrastructure around school sites.	Anticipate providing council an update on the next neighborhood meeting and safety improvements by late summer 2023	Paul Trombino
01-2023	Butler	Costs and feasibility study of translation services for agendas and meetings	January 3, 2023 Council Meeting	Request staff research the costs and feasibility of translating the agenda, agenda packet and live streamed meetings in other languages? Is Spanish the predominant language for translation or are other languages also appropriate? CCO is almost finished gathering the costs connected to having an in-person translator at council meetings, along with options for agenda translation services. C&E has supplied the information needed about the percentage of Spanish speaker in the community. Next Steps: Provide a written summary and recommendation to council by end of March. *April 12, 2023	CCO to work with C&E to gather statistical information for report.	CCO to provide a written report or Work Session Report on July 25	City Clerk's Office/Communication & Engagement

03-2023	Butler	Limits on individual campaign contributions	February 7, 2023 Council Meeting	Research and gather information from other municipalities to determine if they have implemented campaign contribution limits and provide update of what the process would be to set limits for individual campaign contributions CAO and CCO will have a written report ready in May.	CCO/CAO to come back to Council at a work session regarding the process	CCO/CAO report to Council in May Waiting on CAO to provide final report to send out	CCO/CAO
04-2023	Hall	Bridge over creek along the Sheep Draw Trail in Pumpkin Ridge area	March 7, 2023 Council Meeting	Would like a written report to Council regarding the history of the project and possibility of putting a wooden foot bridge across the trail and the timeline going forward Public Works Staff had a Pumpkin Ridge neighborhood meeting on June 29, 2023. The proposed solution presented to the HOA was to provide a crushed gravel path through a Pumpkin Ridge HOA parcel west of the 8th St and 63rd Ave intersection. This would cross the Sheep Draw with a culvert. While this is not an ADA accessible path, it provides the immediate connection to the neighborhood and Sheep Draw Trail. Proposed improvements along 10th Street with an enhanced crossing at the 63rd Ave and 10th Street coming in 2024/2025 would provide broader ADA connection to the neighborhood to supplement the existing connection to the Sheep Draw Trail at 4th Street. In general, the response from attendees at the meeting supported the proposed crossing at 8th Street and the proposed traffic calming and enhanced pedestrian connectivity along 10th Street. As a result, staff is advancing construction of the 8th Street crushed gravel trail connection to Sheep Draw Trail which will include installation of a privacy fence matching the character of the neighborhood to shield adjacent properties. The trail connection and fence will be	PW scheduled next neighborhood meeting for June 29, 2023 at the Greeley Fun Plex from 5:30 to 7 pm. PW has completed a preliminary proposed trail connection for the Pumpkin Ridge neighborhood. Pumpkin Ridge HOA is in support of the proposed low-rise trail connection and we anticipate the trail will be constructed later this year.	PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023.	PW
07-2023	Butler	Asked staff to research a change to the code notification requirements for mobile home parks when changes in the code affect residents within a 500 foot radius of the park	May 2, 2023 Council Meeting	Request staff to research a change to the code requiring notification to affected owners of personal property (structures) in mobile home parks within 500 feet of new zoning changes- Planning and Zoning notifications	Community Development	Added to 8/8/23 WS	CD
08-2023	DeBoutez	Asked City Attorney's Office to research the City's public nuisance ordinance	May 9, 2023 Council Work Session	Request staff to research ways to strengthen the City's public nuisance ordinances to address criminal behavior, including police assistance and code enforcement measures	City Attorney	Update in mid-July with research and draft ordinance at Council work session	CAO
10-2023	Clark	Asked City Attorney's Office to provide a summary on camping bans, resources and solutions.	July 18, 2023 Council Meeting	Councilmember Clark reported that residents were expressing safety concerns about the Hillside area parks occupied by homeless individuals.	City Attorney	Meeting on 8/8 with multiple attorneys to discuss next steps	CAO
11-2023	Clark/Butler	Asked staff to do additional research on the artificial turf on front lawns/ and research the landscape standards	August 1, 2023 Council Meeting	Councilmember Clark asked for research the possibilities and standards for artificial turf and Councilmember Butler asked to research landscape standards Councilmember DeBoutez wants Shiloh Hatcher involved to talk about the effects of the artificial turf on forestry	Community Development	Come Back to Council with a draft ordinance	?
1-2020	Hall	Asked staff to follow-up on the Poudre River Trail- Narrows Project	August 1, 2023 Council Meeting	Councilmember Hall submitted an initiative in 2020 for Poudre River Trail Narrows Project and would like a follow-up due to this time period being during COVID	PW/CPRD	Come back to Council with update or completion date	Paul Trombino/John Dargle
2-2020	Hall	Asked staff to follow-up on the Poudre River Trail Icing over at the River Run subdivision	August 1, 2023 Council Meeting	Councilmember Hall submitted an initiative in 2020 for Poudre River Trail icing over at the River Run subdivision and would like a follow-up due to this time period being during COVID		Come back to Council with update or completion date	Paul Trombino/John Dargle