

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

October 24, 2023

Video Recording of the Meeting can be found at:

<https://www.youtube.com/live/Jz55Uyf6gmA?si=umolqwUAVGmSdzjS>

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Commissioner Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Christian Schulte

ABSENT

Chair Justin Yeater

Commissioner Larry Modlin

3. Approval of Agenda

Brian McBroom, Community Development Director asked the Commission to consider adding one recommended change to the agenda, adding a new "item 7", for the Commission to consider a request from staff to cancel the November 14, 2023, Planning Commission meeting.

Seeing no objection from the Commission, the agenda was approved as amended.

4. Approval of October 10, 2023, Planning Commission Minutes.

Commissioner Franzen moved to approve the minutes dated October 10, 2023. Commissioner Andersen seconded the motion.

Motion carried 5-0.

5. A public hearing to consider a Planned Unit Development request for commercial, mixed use, multi-family, single-family, and parks on approximately 72.5 acres of land located west of 71st. Avenue, 1/3 mile south of 10th Street, and 1/4 mile north of 20th Street (Case Number PUD2023-0002, Triple Creek PUD).

Vice-Chair Briscoe asked if anyone on the Commission or in the audience would like to see a presentation on the item. Members of the audience requested to see the presentation.

Michael Franke, Planner II began the presentation, introducing the item and providing background information on the site as well as the current Zoning and Land Uses surrounding the site. Continuing his presentation by sharing maps from the PUD, that show the 4 Planning Areas that are proposed.

Mr. Franke stated that the proposal was reviewed against the approval criteria of Section 24-204(b) (Rezone) and Section 24-205(c) (PUD). The proposal is consistent with the criteria as outlined in the summary. Proper noticing requirements were met including, 440 notice letters were sent to property owners and tenants within 1,000' of the subject site, two signs were posted on the property for notice of this public hearing and a web notice was posted to the city of Greeley's website. Staff have received 4 emails expressing concerns about the application. 3 emails regarding traffic impacts on 71st Avenue and 1 email concerning multifamily development. Details can be found in the attached part of the report you received.

Staff finds that the proposal complies with Section 24-204(b) and Section 24-205(c) of the Development Code and recommends approval. Mr. Franke concluded his presentation and offered to answer any questions the Commission had.

Commissioner Carlson verified that the existing zoning on the site is R-L (Residential Low-Density), Mr. Franke confirmed. Commissioner Carlson asked if Mr. Franke knew what the time for the oil and gas development on the site. Mr. Franke did not know the exact timeframe but did know it was in years to come.

Vice Chair Briscoe stated that if the applicant was in attendance and wished to speak, they could do so at this time.

The applicant Adam Fraiser from Richmark came to the podium to share a presentation. Mr. Fraiser began by sharing his firm's history on this project. He shared the goals of the PUD as well as conceptual plans for the proposed development and included that 18% of the development is dedicated to parks and includes trail connections, parks and open space in addition to streets and roadways designed to create a sense of community. Mr. Fraiser concluded his presentation, letting the Commission know that he and his team were available to answer any questions that the Commission may have for him.

Commissioner Andersen asked if the parking spaces shown in the deviation (on required parking spaces for multi-family uses) that Mr. Fraiser shared were a minor or a major deviation. Mr. Fraiser responded by sharing examples of the same deviation that has been used in other projects in Greeley, and that it has not been an issue. Discussion regarding parking in relation to both residential and commercial uses continued between Mr. Fraiser and the Commission including where the parking sections are in the PUD document.

Commissioner Carlson asked about the daily trips that will be generated (reported in the traffic impact study) and asked how the amount of increased traffic will be handled on 71st Avenue. Mr. Fraiser shared that his team used conservative numbers for the study and asked Sean Keller of Keller Engineering (Traffic Engineering Consultant) to answer this question more in detail and he explained different roadway classifications as well as how the levels of service are determined based on the daily traffic counts for each intersection. Discussion continued between Mr. Fraiser and the Commission regarding the access points for the development.

With no additional questions for staff, Vice-Chair Briscoe opened the Public Hearing at 1:49 p.m.

Mary Lynn Thompson, 7413 18th Street, Greeley. She shared that her home is directly south of the proposed project. She would like to compliment the developer; it is a beautiful plan, and she does see a lot of positive things there. She shared that the notice for this meeting was the first notification they received, and they would like to have a Neighborhood Meeting. She has a lot of concerns regarding traffic.

Bob Kiphart 7619 West 19th Street and owns a property at 1102 76th Avenue. He has properties on each side of the proposed development. He is a board member of the Mountain Vista HOA. He does have some traffic concerns and he would like to have the developer meet with the HOA board to be able to relay information to the residents and work out any potential issues.

Shawna Brown, 1731 71st Avenue. Her house is the big house where 16th Street will go through their property and this project probably impacts her household much more than most. They are all for this development, she understands that may upset many of her neighbors, but this development probably affects them more than most. She just wanted to share her point of view as someone who is directly impacted and is in support of the development.

Vice-Chair Briscoe Closed the Public Hearing at 1:57 p.m. and asked staff to return to the podium to answer a few questions that were raised in the Public Hearing. Mr. Franke returned to the podium. Brief discussion was had regarding how it is determined if a Neighborhood meeting is needed for a proposed project.

Without further discussion or questions of staff, Vice-Chair Briscoe asked for a motion from the Commission.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval. Commissioner Franzen seconded the motion.

Motion Carried 5-0.

6. A public hearing to consider a request for approval of a preliminary subdivision of 9.99 acres of land into two (2) mixed use lots and dedication of right-of-way located at the northwest corner of Centerplace Drive and 38th Avenue (Case Number SUB2023-0012, Greeley West Mixed Use Subdivision).

Vice-Chair asked the Commission and audience if anyone would like to hear the presentation. Seeing no one and with no questions for staff, he opened the Public Hearing at 2:02 p.m.

Seeing no one to speak, Vice-Chair Briscoe Closed the Public Hearing at 2:02 p.m.

Commissioner Carlson moved, based on the application received and the preceding analysis, the Planning Commission finds that the preliminary subdivision is in compliance with Section 24-203(b)(1) of the Development Code and therefore approves the subdivision. Commissioner Franzen seconded the motion.

With no further discussion, Vice-Chair Briscoe called for the vote.

Motion Carried 5-0.

7. (Added Item) Request to the Commission by staff to cancel the November 14, 2023, Planning Commission meeting.

Commissioner Franzen moved to approve cancellation of the November 14, 2023, regular meeting of the Planning Commission. Commissioner Schulte seconded the motion.

Motion Carried 5-0.

8. Staff Report

Brian McBroom, Community Development Director introduced new staff members to the Commission. Margret Chiniquy is new a new Administrative Specialist and Max Meyer is the new Community Development Intern.

9. Adjournment

With no further business before the Commission, Vice-Chair Briscoe adjourned the meeting at 2:06 PM.

DocuSigned by:

Justin Yeater

Justin Yeater, Chair

DocuSigned by:

Don Threewitt

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Don Threewitt, Interim Deputy Community Development Director