

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
December 13, 2022

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

ABSENT

None

3. Approval of Agenda

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

EXPEDITED AGENDA

- 4.** A public hearing to consider a request from DCP Midstream for a natural gas compressor station with various compression equipment on approximately 15.38 acres in the Holding Agriculture zoning district (USR2022-0011).

The Commission had no questions of staff or requested a staff presentation of the application. The Chair invited comment from this applicant, if desired.

Patrick Groom, attorney representative for the applicant at DCP Operating Company, stated that the compressor station for the project is designed to collect and compress gas in that area. Mr. Groom said that in order to get the gas to a natural processing plant the proposed facility will need to house one compressor station. The plan is to construct that station within a steel insulated building. This will reduce sound and impact on surrounding property areas. It was also noted that this station will be designed to upgrade to two compressors at some point.

Chair Yeater opened the public hearing at 1:18 PM. Seeing no one present who wished to address the Commission on this item, the hearing was closed at 1:18 PM.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for compressor station with associated facility equipment in the H-A (Holding

Agriculture) zoning district is consistent with the Development Code criteria of Section 24-206 (Items 1-8) and the proposed operation meets the provisions contained in Section 24-1102, Oil and Gas; and therefore, approve the Use by Special Review. Commissioner Schulte seconded the motion.

Motion carried 7-0.

5. A public hearing to consider a request from Jeff and Kelly Cook, to rezone approximately 1.722 acres of land located at 1603, 1611, 1613, and 1619 7th Avenue from R-H (Residential High Density) to MU-H (Mixed Use High Intensity) zone district (ZON2022-0008).

The Commission had no questions of staff or requested a staff presentation of the application. The Chair invited comment from this applicant, if desired.

The applicant, Kelly Cook, stated that she and her husband recently purchased the subject property that consisted of church building, parking lot and accessory buildings. Their intent is to convert the building to house a mix of commercial uses. At the time of purchase, they were not informed the area was zoned as residential low, which would not allow their proposed commercial uses. Because of this, they are looking to rezone the area to mixed-use. Ms. Cook noted that the building is in ill repair at the moment, but they would like to fix it up with some small spaces that would coordinate nicely with the new apartment buildings in the area.

Chair Yeater opened the public hearing at 1:22 PM. Seeing no one present who wished to address the Commission on this item, the hearing was closed at 1:22 PM

Commissioner Franzen commented that this project is a great way to increase complementary uses in this district and he is happy there will be more activity in the downtown area.

Commissioner Schulte agreed.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from R-H (Residential High Density) Zone District to the MU-H (Mixed-Use High Intensity) Zone District meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to the City Council. Commissioner Carlson seconded the motion.

Motion carried 7-0.

END OF EXPEDITED AGENDA

6. Consideration of the 2022 Water Efficiency Plan Update

Dena Egenhoff, City of Greeley Water Conservation Manager, explained that for the City of Greeley to qualify for funding from the State of Colorado the City needs to have a water efficiency plan in place, which must be updated at least every seven years. Ms. Egenhoff described a variety of approaches that were used to formulate the updated plan. She also described the due diligence outreach with the community, on social

media, via open houses and with focused efforts targeted to local businesses and communities.

Ms. Egenhoff proposed that this water efficiency plan be approved and incorporated into the City of Greeley Imagine Greeley Comprehensive Plan.

Commissioner Briscoe moved that the Planning Commission endorse the adoption of the 2022 Water Efficiency Plan and recommend its incorporation by reference into the City's 2018 Comprehensive Plan motion. Commissioner Andersen seconded.

Motion carried 7-0.

7. Consideration of proposed Water and Sewer Design Criteria and Construction Specifications.

Adam Prior, Chief Water and Sewer Engineer, explained the process used to obtain input to formulate the proposed Water and Sewer Design Criteria, which included incorporating input from developers, planners, departments, and the Commission. He noted the goal is to have a comprehensive set of standards for water and sewer, non-potable, landscape, and irrigation. He stated there are six sections in the plan. The first section covers general requirements, the second describes submittal requirements, the third section relates to potable water distribution requirements, the fourth section refers to sanitary sewer collection system design, the fifth section covers non-potable water irrigation system design, and the sixth section contains landscape and irrigation criteria, which would be further discussed by Ms. Egenhoff.

Ms. Egenhoff explained that section six is dealing with landscaping irrigation which has a new criteria, that pertains more to commercial properties. She noted that the goal is to provide for a viable community with healthy landscapes and tree canopy for current and future Greeley residents. They are also focusing on protecting the Colorado River capacity which has about 40% of the water demands originating in Greeley.

She noted section six also mentions four hydrazones that support different types of vegetation. Ms. Egenhoff stated that a water budget chart was created to illustrate pipe sizes, tap fees, etc. This guide helps calculate how much demand is needed for those plants and for the landscape to remain healthy. She stated they are also doing irrigation maintenance to support compliance, best management practices, and annual checkups as far as repairing leaks.

Ms. Egenhoff stated that since the last meeting they have made many corrections, refinements, and adjustments to the criteria via one-on-one meetings with Chair Yeater, who gave valuable guidance.

Commissioner Modlin asked if the new metering system applies to non-potable water and if the no-leaks detector works effectively as a measuring tool and alert system.

Mr. Prior said that the meter replacement project will include non-potable water. The meter will be like most others that have the same online connection that helps monitor use. He said this will help with real time use if there is a leak. This system also looks at use in a 24-hour period which are dependent on the individual's personal settings.

Commissioner Modlin asked how the system notifies owners and if there is an audit trail.

Ms. Egenhoff stated that they usually notify customers through e-mail or a text message. They also complete an internal weekly review to ensure everyone has been notified if

necessary. If they discover that a large user hasn't been notified, then they send out a letter.

Chair Yeater suggested that the Water and Sewer department add all of that into section six for future reference.

Ms. Egenhoff stated that one of the changes was for an automatic notification to go out in order to get things solved in a quicker fashion.

Chair Yeater opened the public hearing at 1:47PM. Seeing no one present who wished to address the Commission on this item, the hearing was closed at 1:47 PM

Commissioner Anderson moved that the Planning Commission recommend to the City Council the adoption of the January 2023 Water and Sewer Design Criteria and Construction Specifications. Modlin seconded the motion.

Chair Yeater commended the Water and Sewer department for putting this together and hearing the voice of the community. He stated he's excited to see how the new code will help lead Northern Colorado into the future. Mr. Yeater also noted that he will speak to the City Council about the Water and Sewer Design Criteria and Construction Specifications in detail.

Motion carried 7-0.

8. Staff Report

Ms. Safarik introduced the new Interim Planning Manager, Don Threewitt. Mr. Threewitt gave a little background about his experience and stated he was happy to be a part of this team and looks forward to the future with the City of Greeley.

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:51 PM.

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Justin Yeater

Justin Yeater, Chair

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Becky Safarik

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Becky Safarik, Secretary