

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
August 22, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:16 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

3. Approval of Agenda

Chair Yeater asked if there were any changes or additions to the agenda. Brian McBroom (Community Development Director), shared that there was one minor change to be discussed after approval of the minutes.

After the minutes were approved, Chair Yeater returned approval of the agenda. Item number six of the agenda, (A Public Hearing to consider a Planned Unit Development (PUD) request to Rezone approximately 4.23 acres located directly north of 7025 8th Street from R-H to PUD). He asked Mr. McBroom to share details about the proposed change in the agenda.

Mr. McBroom shared that the request is for this item's Public Hearing to be opened and then continued to the next meeting and for the item to be moved up on the agenda to allow the applicant to not be required to stay for the remainder of the meeting.

Chair Yeater turned the matter back to the commission for a motion for continuance and asked if there was a specific date scheduled for the item to be continued on. Mr. McBroom shared that the item would be scheduled for the next scheduled meeting on September 12, 2023.

Commissioner Franzen motioned to open the public hearing and continue this item to the next board meeting on September 12, 2023. Commissioner Briscoe seconded the motion. Motion carried 7-0.

4. Approval of August 8, 2023, Minutes

Commissioner Andersen moved to approve the minutes dated August 8, 2023. Commissioner Briscoe seconded the motion. Motion carried 7-0.

5. Wake Annexation and Zoning:

- a. **Public hearing for a proposal to annex Wake Annexation Number 1, a parcel totaling 61.613 acres. (ANX2022-0008; Wake Annexation).**
- b. **Public hearing for a proposal to annex Wake Annexation Number 2, a parcel totaling 45.409 acres. (ANX2022-0009; Wake Annexation).**
- c. **Public hearing for a proposal to annex Wake Annexation Number 3, a parcel totaling 13.075 acres. (ANX2022-0010; Wake Annexation)**
- d. **A public hearing for the Establishment of Zoning of 120.097 acres of newly annexed land to Holding Agriculture (HA).**

Chair Yeater introduced the items as listed, sharing that they would be presented in the one presentation. Doug May (Planner III) began his presentation by sharing information on the request and background on the request. It is considered a serial annexation with 3 pieces of land totaling 120.097 acres. Mr. May shared that proposed annexation meets the criteria set by State Statute, the City Attorney's Office has determined the proposal meets the statutory requirements and that the City Council adopted a resolution to review the request on August 15, 2023 (also required by state statute).

For establishment of zoning, the request for zoning is to establish H-A (Holding Agriculture) Zone District (File No. ZON2023-0001). Per state statutes, establishment of zoning must take place within 90 days of the annexation. The property is located inside the Long-Range Expected Growth Area (LREGA) and the H-A zone district is generally intended to hold undeveloped and agricultural land. Mr. May shared a map, providing a visual of where the property is located and showing how it meets the criteria. He continued, using another map, from the Greeley Comprehensive Plan, showing the property is in the Open Lands and Natural Areas framework category. This category generally contains areas not suitable for urban development, such as floodplains, as in this case. The Comprehensive Cache la Poudre Greenway Guide recommends acquisition of riparian land along the Poudre River, and this request is part of that.

Regarding the Annexation Considerations, there are five criteria used to evaluate Annexation applications. Staff has found that the proposed annexation meets those criteria. 72 notice letters were sent out, signs posted in three locations on the property and staff has not received any email or phone calls at this point. Community Development recommends approval for the proposed Annexation.

Regarding the Establishment of Zoning Considerations, there are nine Criteria Used to Evaluate Rezoning applications and staff finds that the proposed Rezoning is consistent with the criteria as outlined in the packet. 72 notice letters were sent out, signs posted in three locations on the property and staff has not received any email or phone calls at this point. Community Development recommends approval for the proposed Establishment of Zoning.

Mr. May concluded his presentation, offering to answer any questions. Commissioner Andersen asked if the existing uses that are on the property now would be allowed to continue, specifically the equestrian use and Mr. May shared it would be allowed to continue. With no further questions for staff, Chair Yeater invited the applicant to speak if they wish.

The applicant, Adam Fraiser (Richmark Real Estate Partners), 5200 W. 20th Street, Greeley. He shared he did not have a presentation but was available to answer any questions. There were none.

Chair Yeater opened the Public Hearing at 1:25 p.m. Seeing none, Chair Yeater closed the Public Hearing at 1:25 p.m. and turned the items back to commission for action.

Commissioner Briscoe moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed Wake Annexation #1, File number ANX2022-0008 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Wake Annexation #1 to the City Council. Commissioner Modlin seconded the motion. Motion carried, 7-0

Commissioner Briscoe moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed Wake Annexation #2, File number ANX2022-0009 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Wake Annexation #2 to the City Council. Commissioner Modlin seconded the motion. Motion carried, 7-0

Commissioner Briscoe moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed Wake Annexation #3, File number ANX2022-0010 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Wake Annexation #3 to the City Council. Commissioner Modlin seconded the motion. Motion carried, 7-0

Commissioner Briscoe moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed Wake Establishment of Zoning, File number ZON2023-0001 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Wake Establishment of Zoning to the City Council. Commissioner Modlin seconded the motion. Motion carried, 7-0

6. A Public Hearing to consider a Planned Unit Development (PUD) request to rezone approximately 4.23 acres located directly north of 7025 8th Street from R-H (Residential High Density) to PUD (Planned Unit Development). (Project: PUD2023-0001)

Public Hearing opened and continued to the next scheduled meeting on September 12, 2023, as per motion in the approval of the agenda.

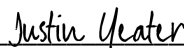
7. Staff Report

No Staff Report

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:29 PM.

DocuSigned by:



Justin Yeater, Chair

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Don Threewitt, Community Development Deputy Director

