

# Planning Commission Agenda

Regular Meeting

**Tuesday January 23, 2024 at 1:15 p.m.**

City Council Chambers-City Center South  
1001 11th Ave, Greeley, CO 80631 Zoom

Webinar Link:

<https://greeleygov.zoom.us/j/89901820010>

## NOTICE:

Planning Commission meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers. Members of the public may participate in Planning Commission 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 livestreamed on YouTube at [youtube.com/CityofGreeley](https://youtube.com/CityofGreeley)

## Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

## Submit Written Comments:



Email comments about any item on the agenda to [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com)



Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> Street, Greeley, CO 80631. Written comments received prior to the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemetings.com/](https://greeleyco.municodemetings.com/) For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com).



## Planning Commission

**January 23, 2024 at 1:15 PM**  
**1001 11th Avenue, City Center South, Greeley, CO 80631**

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### Agenda

1. Call to Order
  2. Roll Call
  3. Approval of the Agenda
  4. Approval of the January 9, 2024, Planning Commission Meeting Minutes
  5. Election of Officers
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#### EXPEDITED AGENDA

**The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or member of the public in attendance at the meeting.**

6. A public hearing to consider a request for a preliminary subdivision of 817 acres of land into 16 Tracts, one (1) Outlot, and dedication of rights-of-way. The subject property is located south of Hwy 34, west of State Hwy 257, and east of CR 17 (Case Number SUB2023-0003, Delantero, Filing No. 1, Preliminary Subdivision).
  7. A public hearing to consider a request for a preliminary subdivision of approximately 161.14 acres of land into 350 lots, 11 outlot/tracts, and dedication of right-of-way located at the northwest corner of 10th Street and 83rd Avenue (975 83rd Avenue), (Case Number SUB2023-0009. Union Colony West Preliminary Subdivision).
  8. A public hearing to consider a request for a Use by Special Review on 1.11 acres of land for a carwash. The subject property is located southwest of the intersection of 23rd Avenue and 30th Street, directly east of the 23rd Avenue Walmart (Case Number USR2022-0016, Club Carwash Use by Special Review).
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#### END OF EXPEDITED AGENDA

9. A public hearing to consider a request to rezone an 8.51 acre site from HA - Holding Agriculture to PUD - Planned Unit Development located North of W. 19th Street Road, east of 82nd Avenue (Case Number PUD2022-0008, Mountain Vista Multi-Family PUD).
10. Staff Report
11. Adjournment