

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
December 19, 2023

1. Call to Order

Mayor Gates called the meeting to order at 6 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

Sarah Jacobsen, Deputy City Clerk called the roll.

The following were present:

Councilmember Butler
Councilmember DeBoutez
Mayor Pro Tem Hall
Councilmember Payton
Councilmember Olson
Councilmember McDonald
Mayor Gates

4. Approval of the Agenda

No changes were requested.

5. Recognitions and Proclamations

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

6. Citizen Input

1. Kimber Watson thanked Council for their efforts of fixing the walkway along 22nd Street and spoke about safety concerns relating to homelessness in Lincoln Park.

7. Reports from Mayor and Councilmembers

Mayor Pro Tem Hall reported on the Pumpkin Ridge subdivision meeting. The Public Works Department will work on installing a foot bridge to get to the shopping center.

Mayor Pro Tem Hall commented on the open space meeting for the Missile Site Park and the Colorado Municipal League (CML) Legislation Meeting for 2024. CML introduced a criminal justice bill that assists Police Departments in maintaining body worn camera footage storage.

Mayor Pro Tem Hall attended "Wreaths Across America" and read the proclamation recognizing veterans.

Councilmember McDonald toured Fire Station 6 and announced the Commercial Crime Collaborative Event for Retail Theft on January 26, 2023, at the Greeley Police Department.

Mayor Gates attended the Lin Grove ceremony and read the proclamation recognizing veterans. Wreaths were placed on graves at no cost to the families by “Wreaths Across America.”

8. Initiatives from Mayor and Councilmembers

Councilmember Butler introduced an initiative on the cost and feasibility of reviewing the Greeley City Charter.

Consent Agenda

- 9. A motion to approve the City Council Meeting Proceedings for December 5, 2023**
- 10. A motion to cancel the January 2, 2023 (corrected to 2024), Regular City Council Meeting**
- 11. A motion to approve Fuel Card Provider Change Orders**
- 12. A motion to approve the Ice Haus Roof Replacement change order**
- 13. A resolution to approve the Transformational Homelessness Response Grant Agreements**
- 14. A resolution appointing Deputy Chief Jason Edwards to the Weld County E-911 Authority Board**

End of Consent Agenda

Councilmember Payton moved to approve the Consent Agenda Items 9-14. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:18 p.m.

- 15. Pulled Consent Agenda Items**
None.
- 16. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from Residential Low Density (R-L) to Planned Unit Development (PUD) zoning and changing the underlying land use designations for approximately 11.083 acres of land, located at 1318 47th Avenue (1318 47th Avenue PUD)**

Planning Manager, Don Threewitt introduced the item at 6:19 p.m. with a presentation.

The request was to rezone from Residential Low Density to Planned Unit Development (PUD). The 10.5 acres currently contains one resident. The applicant's concept plan proposed a senior living facility including residential care, assisted living, and independent living. The PUD allows other Residential High Density uses including single-family and multi-family.

All required criteria and notifications were met. A neighborhood meeting was held on April 20, 2023. The Planning Commission recommended approval on September 26, 2023.

Councilmember Olson asked about the traffic report and spoke about the no turning lane concerns. Mayor Gates also relayed a citizen's concern that the traffic study underestimated traffic flow. Transportation Engineer Matt Brown spoke about the use of national references, studies and utilized trip generation information. The applicant requested a right in, right out turning lane, which data shows is the safest turning lane.

Councilmember Butler asked for clarification on the site plan approval. Mr. Threewitt replied that the Planning Commission recommended the site plan go to both City Council and the Planning Commission for approval.

The public hearing opened at 6:31 p.m.

1. Edwin Grant spoke about the development location.
2. H. Michael Croissant spoke in opposition and on behalf of the Country Club community.
3. Louisa Andersen, speaking through the virtual platform, said that the motion was not approved by the Planning Commission (vote of 1-5) and instead voted to amend the motion to have the site plan returned to the Commission for further clarification and review.

The public hearing closed at 6:42 p.m.

Councilmember Butler spoke in favor of this development, supporting the idea that it fits the housing need in Greeley.

Councilmember Olson would like to see an evaluation and is worried about traffic accidents in that area.

Councilmember Payton moved to adopt the ordinance and publish by title only. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:47 p.m.

17. **Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from R-L (Residential Low Density) to Planned Unit Development (PUD) and changing the underlying land use designations for 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 (Triple Creek PUD)**

Planning Manager, Don Threewitt introduced the item at 6:47 p.m. with a presentation.

The request was to establish the Triple Creek PUC on 72.5 acres located west of 71st Avenue, 1/3 mile south of 10th Street and ¼ mile north of 20th Street, ultimately rezoning the site from Residential Low Intensity zoning to Planned Unit Development. This site was annexed in 1998 with one oil and gas development on site. All criteria and notifications have been met. The Planning Commission unanimously voted to recommend that City Council approve the zoning request.

Richmark President Adam Frazier shared an applicant presentation at 6:53 p.m.

Councilmember McDonald asked for clarification on the Planning Commission Summary Attachments F and G, that appeared to be missing.

Mayor Gates called recess at 7:02 p.m. so that staff could provide an explanation on the attachments.

Mayor Gates resumed the meeting at 7:07 p.m.

Mr. Threewitt provided clarification that attachments F and G were in the published City Council packet but were erroneously co-mingled with attachment C of the Planning Summary.

Councilmember Olson asked for confirmation on Planning Area 1 as “mixed use with residential” and Planning Area 2 and 3 as “residential for sale” mixed type homes. Mr. Frazier confirmed that is the plan.

Councilmember DeBoutez asked if the oil wells on Planning Area 4 were active and if so, when they would be retired. Mr. Frazier replied that production from the wells was declining but there was no known time when it could be retired.

Councilmember DeBoutez asked about traffic exiting the subdivision and other possibilities. Mr. Frazier explained the route.

Councilmember Butler asked about affordable housing ideas.

The public hearing opened at 7:13 p.m.

1. Shelly Brimley donated her three minutes to Earl Miller.
2. Earl Miller spoke in favor of the housing development but spoke in opposition to the traffic plan. Mr. Miller suggested improvements to the potential traffic issues.
3. Edwin Grant opposed the zoning changes.

The public hearing closed at 7:21 p.m.

Councilmember Payton moved to adopt the ordinance and publish by title only.
Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:22 p.m.

18. Public hearing and second reading of an ordinance reauthorizing the Human Relations Commission, Judicial Review Board, the Museum Board and the Parks and Recreation Advisory Board for a period of three years

Deputy City Clerk, Sarah Jacobsen introduced the item at 7:22 p.m. with a presentation.

The Triennial Review was approved by Greeley voters amending the Greeley Charter in 2001 enabling City Council to review advisory groups every three years. In response to that amendment, an ordinance was adopted that created a schedule for the boards and commissions to be considered for reauthorization. This year the boards and commissions being considered are the Human Relations Commission, Judicial Review Board, Museum Board and the Parks and Recreation Advisory Board.

The City Clerk's Office gathered data and engagement information from the four boards from the last three years and presented the information to Council at the November 28, 2023, Work Session and consensus was to draft an ordinance to reauthorize the four boards.

The Public Hearing opened at 7:34 p.m.

1. Edwin Grant spoke about tax increases and surveys.

The Public Hearing closed at 7:35 p.m.

Councilmember Olson moved to adopt the ordinance and publish by title only. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 7:36 p.m.

19. 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

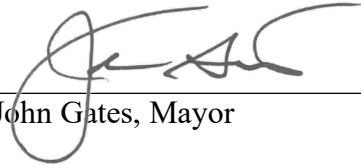
Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed with a voice vote 7-0 at 7:37 p.m.

21. Scheduling of Meetings, Other Events
None.

23. Adjournment

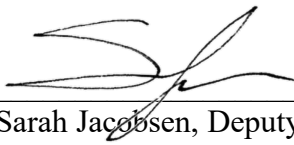
With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:38 p.m.

Approved:



John Gates, Mayor

Attest:



Sarah Jacobsen, Deputy City Clerk