

Greeley City Council Agenda

Regular Meeting
Tuesday, February 20, 2024 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631
via Zoom at: <https://greeleygov.zoom.us/j/83020598460>

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council 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 televised live on GTV8 on cable television.



Meetings are livestreamed on the City's website, Greeleygov.com as well as YouTube at [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com/>

Comment in real time:

During the public input portion of the meeting and public hearings:



In person attendees can address the Council in the Chambers.



The public can join the Zoom Webinar and comment from the remote meeting.

Submit written comments:



Email comments about any item on the agenda before Noon on the day of the meeting to cityclerk@greeleygov.com



Written comments can be mailed or Dropped off at the City Clerk's office at City Hall, at 1000 10th St. Greeley, CO 80631



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Melissa McDonald - At-Large



City Council Regular Meeting Agenda

Tuesday, February 20, 2024 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631

via Zoom at: <https://greeleygov.zoom.us/j/83020598460>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council Members may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. A motion to approve the City Council Proceedings of the January 23, 2024 Work Session
10. A resolution expressing the City of Greeley's support for the development of the College of Osteopathic Medicine at the University of Northern Colorado
11. A resolution authorizing the City of Greeley to provide fire protection service to the Schneider Farms Annexation, as set forth in Exhibits A of the petition to exclude territory from Windsor Severance Fire Protection District, and directing the City Attorney to commence a court action to exclude the property from the Windsor-Severance Fire Protection District
12. A resolution appointing Stacey Aurzada to the position of Interim City Attorney

13. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from HA (Holding Agriculture) to PUD (Planned Unit Development) changing the underlying land use designations for approximately 8.51 acres of property located on the parcel North of W. 19th Street Road, East of 82nd Avenue (Mountain Vista PUD)
14. Introduction and first reading of an Ordinance Amending Title 20, Chapters 2, 3, and 5 of the Greeley Municipal Code relating to water and sewer service

End of Consent Agenda

15. Pulled Consent Agenda Items
16. Informational presentation on Private Activity Bonds Fiscal Year 2024
17. Appointments to Boards & Commissions
18. 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
19. Scheduling of Meetings, Other Events
20. Adjournment



Council Agenda Summary

Title:

Recognitions and Proclamations

Summary:

Mayor Gates will present the following proclamations:

Youth Art Month Proclamation

Black History Month Proclamation

Introductions

Housing Director Deb Callies

Budget and Policy Director Caleb Weitz

Councilmember Butler will present the *What's Great about Greeley* Report.

Attachments:

Youth Art Month Proclamation

Black History Month Proclamation

What's Great About Greeley Presentation



YOUTH ARTS MONTH 2024

WHEREAS, art education gives powerful educational benefits to all students; and

WHEREAS, art education develops creative problem solving, critical thinking, and brings to life what students learn in other subjects; and

WHEREAS, art education teaches sensitivity to beauty, order, and an understanding of world cultures; and

WHEREAS, in recognition of Youth Art Month, Greeley/Evans Art Educators from Kindergarten to College have partnered with the Greeley Creative District, the City of Greeley, the Downtown Development Authority, and area businesses to display student artwork at various businesses located from the UNC campus to Downtown during the month of March; and

WHEREAS, parents, family, community members and other artists are encouraged to participate in First Friday receptions on March 1st throughout this art corridor to view this impressive body of artwork and performances to support these young artists as guided by their art educators; and

WHEREAS, the Greeley Art Commission also commemorates this month by distributing a custom coloring book with illustrations representing the City's Public Art Collection, and

WHEREAS, March is observed throughout the nation as Youth Art Month.

NOW, THEREFORE, I, John D. Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim March 2024, as Youth Arts Month in the city of Greeley and urge all citizens to support quality school art programs for our children and our youth.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 20th day of February 2024.

John D. Gates
Mayor



Black History Month 2024

WHEREAS, Black History Month offers an opportunity to recognize the heritage and have achievements of African Americans across the nation, including in Greeley and Weld County; and,

WHEREAS, the contributions African Americans have made and continue to make are an integral and essential part of our society and community, and reflect the resilience and innovative spirit that defines our nation; and,

WHEREAS, attention to this month offers us a reminder of the importance of reaching and reflection upon the many roles and achievements African Americans have made in advancing the strength of the nation, our state, and local community; and,

WHEREAS, the Greeley community is especially fortunate to have the students from Greeley West High School as a local resource to learn and appreciate the history and achievements of African Americans; and,

WHEREAS, in recognition of Black History Month, the City Greeley urges the community to reflect upon and honor the accomplishments of African Americans in every area of endeavor throughout our country's history this month and throughout the year.

NOW, THEREFORE, I, John D. Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim February 2024, as Black History Month in the City of Greeley, and urge the people of Greeley, Colorado to observe Black History Month with community programs and activities that celebrate the contributions of African Americans to life in the United States.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 20th day of February 2024.

John D. Gates
Mayor



City Council Meeting
February 20, 2024

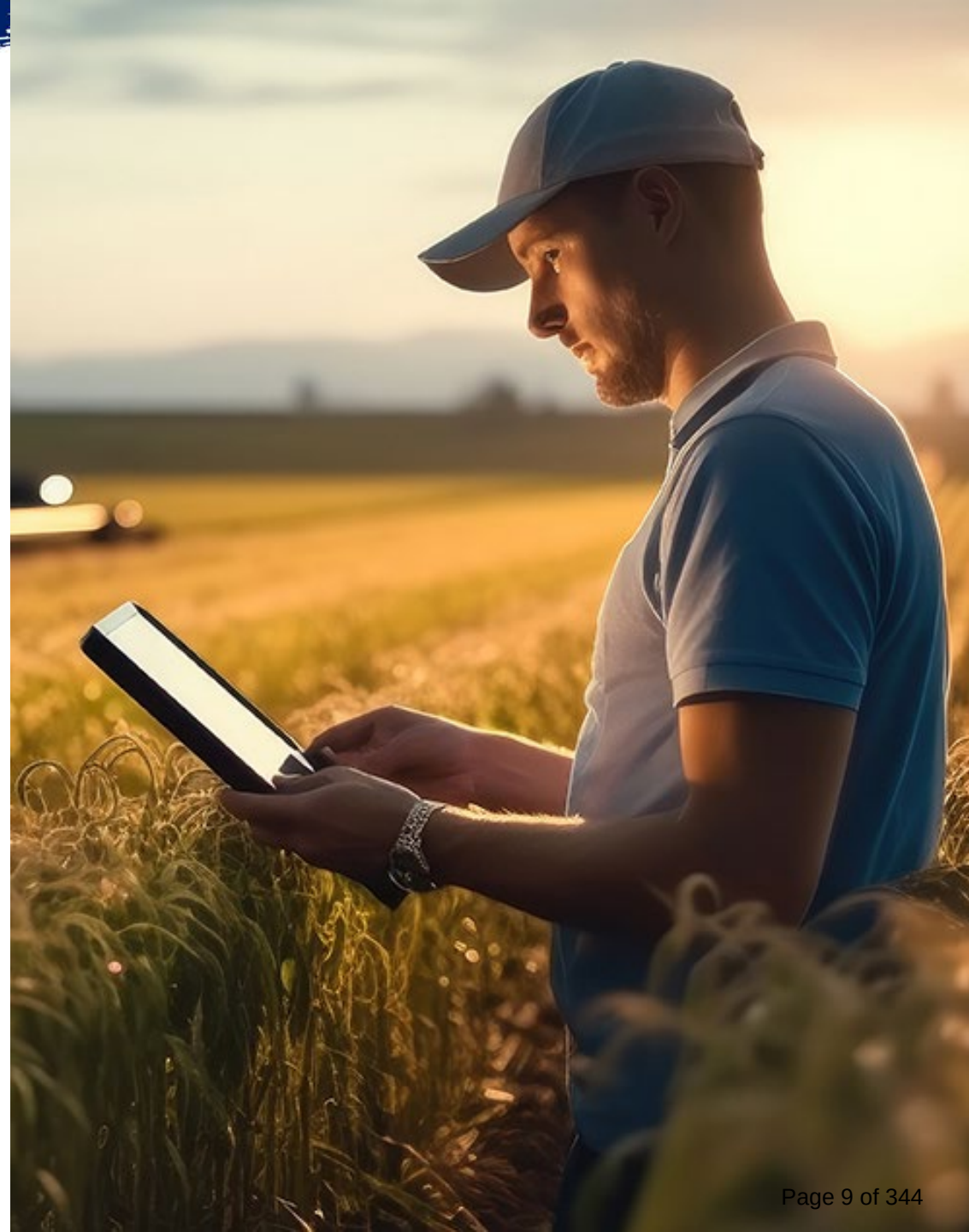
An aerial photograph of a city, likely Denver, with a large white banner overlaying the center. The banner has a torn, paper-like edge. The background shows a vast cityscape with green trees, some buildings, and a wide river or valley. In the far distance, a range of mountains with snow-capped peaks is visible under a clear blue sky with some light clouds.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
it was transmitted to us.***

- Athenian Oath

UNC Awarded \$400,000 Enabling Partnerships to Increase Innovation Capacity (EPIIC) Grant

- One of 50 institutions awarded the grant
- Will provide resources to local businesses such as technical advice, funding for scaling business and skill building



Greeley and Regional Leadership Pursue Regional Well-Being

- Mayor John Gates and City Manager Raymond Lee participated in panel discussions with regional leaders.
- Pursuing Regional Well-Being report shows the need for regional collaboration beyond municipal and economic boundaries.



Greeley West Robotics Team Brings Home International Sportsmanship Award

- Attended the Mecha Mayhem international robotics competition
- Recognized for collaboration, showing respect, and demonstrating good teamwork to the judges.



UNC Student-Athletes Recognized for Accomplishments

- Tj Shehee – Big Sky Men's Golfer of the Week
- Jesse Hayward and Julia Tigpen (Indoor Track) - MyGreeley.com UNC Student-Athletes of the Week



Natalie Highfield Earns All-State Band, All-State Orchestra and All-State Choir Honors







Council Agenda Summary

Title

Citizen Input

Summary

During this 15-minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed as a public hearing on this evening's agenda.

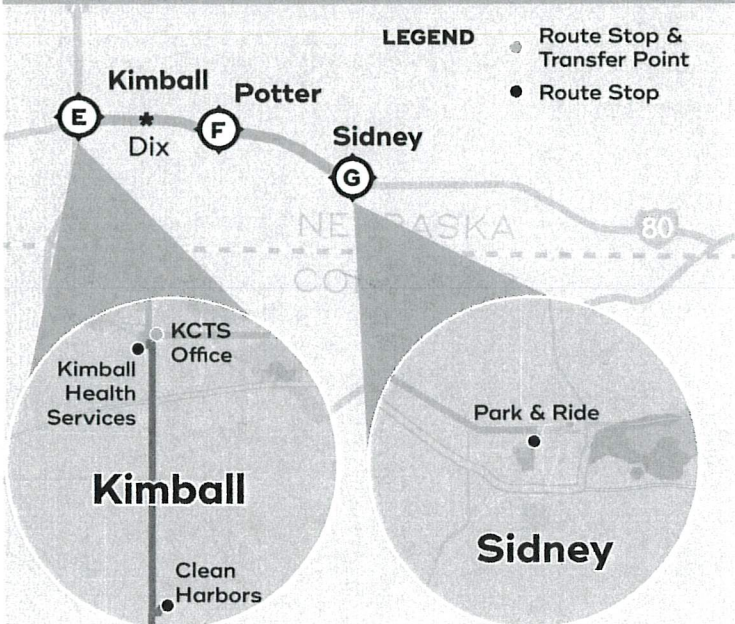
As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.

Written comments submitted for any item on the agenda will be placed in the public record and provided to the Council for their review and should include the name and city of residence of the person submitting the comments for the record.



EXPRESS SUN LINE

7 Days a Week Service Between
Kimball ↔ Sidney



Fares & Passes

\$10/day or \$50/month per person

Free Transfers

- Passes can be purchased by contacting our office or visiting our website. Drivers do not carry cash.
- Bus stops are indicated with KCTS signs.
- Parking available at select, designated locations.
- Arrive at your pick up point at least 5 minutes before the scheduled departure time.
- KCTS is not responsible for lost or stolen items. Contact us for Lost & Found.
- For regular service see full schedule.



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Ride KCTS

ridekcts.com

Effective July 11, 2023

SUN LINE EXPRESS

Morning

See Front	Stop Location	Time	
ⓐ Sidney	Park & Ride 917 14th Ave	4:40 AM	6:25 AM
ⓑ Potter	Visitor Center 327 Chestnut St	5:00 AM	6:45 AM
* Dix	Community Center 300 Crownover St	By Request	By Request
Ⓒ Kimball	KCTS Office 233 S Chestnut St Sky Line & Red Line Transfer	5:30 AM	7:15 AM
Ⓓ Kimball	Kimball Health Services 301 S Howard St	5:40 AM	7:25 AM

Evening

See Front	Stop Location	Time	
ⓐ Sidney	Park & Ride 917 14th Ave	4:40 PM	
Ⓒ Kimball	KCTS Office 233 S Chestnut St Sky Line & Red Line Transfer	5:30 PM	
Ⓓ Kimball	Kimball Health Services	Arrival: 5:45 PM Drop-off Only	
Ⓔ Kimball	Kimball Health Services	4:35 PM	6:15 PM
Ⓕ Kimball	KCTS Office 233 S Chestnut St Sky Line & Red Line Transfer	4:45 PM	6:30 PM
* Dix	Community Center 300 Crownover St	By Request	By Request
ⓑ Potter	Visitor Center 327 Chestnut St	5:05 PM	6:50 PM
ⓓ Sidney	Park & Ride 917 14th Ave	5:25 AM	7:10 PM



KCTS

233 S Chestnut St, Kimball, NE / 308-235-0262

SKY LINE EXPRESS

Morning

See Front	Stop Location	Time	
(A) Scottsbluff	Western NE Regional Airport 250023 Airport Terminal	4:30 AM	6:15 AM
(C) Harrisburg	Double L Cafe 2213 NE Hwy 71	By Request	By Request
(E) Kimball	KCTS Transfer Center 205 E 3rd St Red Line & Sun Line Transfer	5:30 AM	7:15 AM
(E) Kimball	Clean Harbors Arrival Drop-off Only	5:45 AM	7:25 AM
(E) Kimball	Clean Harbors 2247 NE Hwy 71	6:15 AM	—
(E) Kimball	KCTS Transfer Center 205 E 3rd St Red Line & Sun Line Transfer	6:30 AM	—
(C) Harrisburg	Double L Cafe 2213 NE Hwy 71	By Request	—
(A) Scottsbluff	Western NE Regional Airport 250023 Airport Terminal	7:15 AM	—

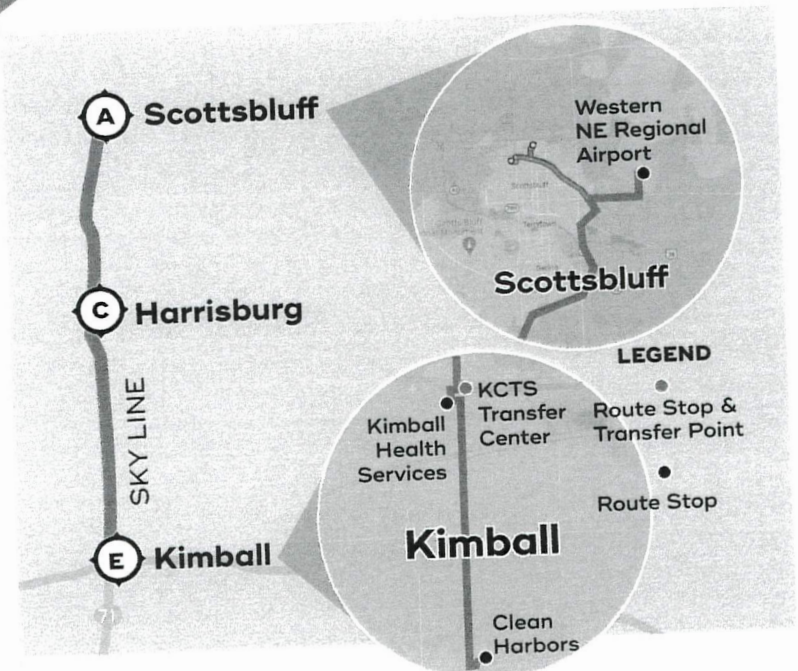
Evening

See Front	Stop Location	Time	
(A) Scottsbluff	Western NE Regional Airport 250023 Airport Terminal	—	4:30 PM
(C) Harrisburg	Double L Cafe 2213 NE Hwy 71	—	By Request
(E) Kimball	KCTS Transfer Center 205 E 3rd St Red Line & Sun Line Transfer	—	5:30 PM
(E) Kimball	Clean Harbors: Drop-off Only	Arrival: 5:45 PM	
(E) Kimball	Clean Harbors 2247 NE Hwy 71	4:35 PM	6:15 PM
(E) Kimball	KCTS Transfer Center 205 E 3rd St Red Line & Sun Line Transfer	4:45 PM	6:30 PM
(C) Harrisburg	Double L Cafe 2213 NE Hwy 71	By Request	By Request
(A) Scottsbluff	Western NE Regional Airport 250023 Airport Terminal	5:30 PM	7:15 PM



SKY LINE EXPRESS

7 Days a Week Service Between
Kimball ↔ Scottsbluff



Fares & Passes

\$10/day or \$50/month per person

Free Transfers

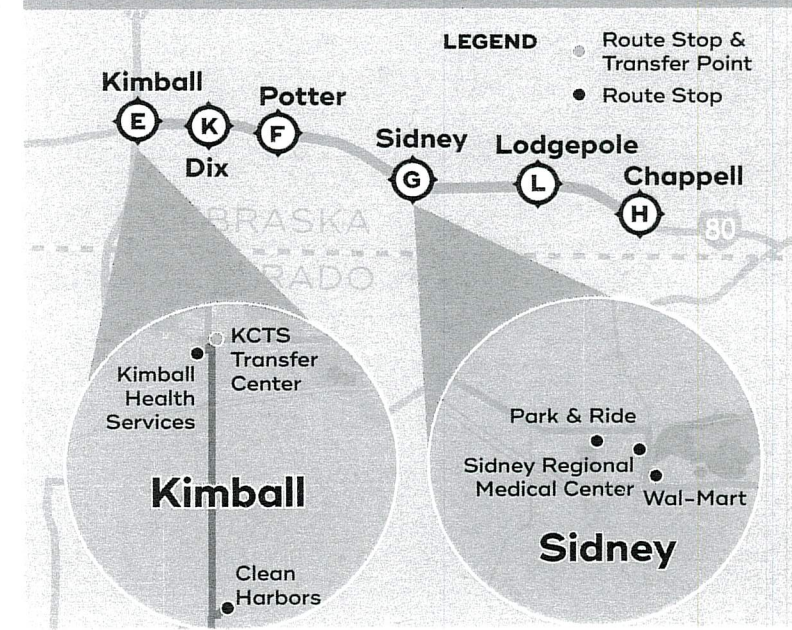
- Passes can be purchased by contacting our office or visiting our website. Drivers do not carry cash.
- Bus stops are indicated with KCTS signs.
- Parking available at select, designated locations.
- Arrive at your pick up point at least 5 minutes before the scheduled departure time.
- KCTS is not responsible for lost or stolen items. Contact us for Lost & Found.
- For regular service see full schedule.
- Wheelchair accessible vehicles available, upon request.





SUN LINE

Monday - Friday Service Between
Kimball ↔ Chappell



LEGEND
● Route Stop & Transfer Point
● Route Stop

Fares & Passes

\$10/day or \$50/month per person

Free Transfers

- Passes can be purchased by contacting our office or visiting our website. Drivers do not carry cash.
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SUN LINE BUS SCHEDULE

Eastbound

See Front	Stop Location	Departure Time				
E Kimball	Kimball Health Services 301 S Howard St	6:20 AM	9:20 AM	12:20 PM	3:20 PM	
E Kimball	KCTS Transfer Center 205 E 3rd St Transfer to Red Line or Sky Line	6:30 AM	9:30 AM	12:30 PM	3:30 PM	
K Dix	Community Center 300 Crowmover St	By Request	By Request	By Request	By Request	
F Potter	Visitor Center 327 Chestnut St	By Request	By Request	By Request	By Request	
G Sidney	Park & Ride 917 14th Ave	7:10 AM	10:10 AM	1:10 PM	4:10 PM	
G Sidney	Sidney Regional Medical Center 1000 Pole Creek Crossing	7:20 AM	10:20 AM	1:20 PM	4:20 PM	
G Sidney	Wal-Mart 3001 Silverberg Dr	7:25 AM	10:25 AM	1:25 PM	4:25 PM	
L Lodgepole	Community Hall 732 Bates Blvd	By Request	By Request	By Request	By Request	
H Chappell	KCTS Office 261 Matlock Ave	7:55 AM	10:55 AM	1:55 PM	4:55 PM	

Westbound

See Front	Stop Location	Departure Time				
H Chappell	KCTS Office 261 Matlock Ave	7:55 AM	10:55 AM	1:55 PM	4:55 PM	
L Lodgepole	Community Hall 732 Bates Blvd	By Request	By Request	By Request	By Request	
G Sidney	Wal-Mart 3001 Silverberg Dr	8:25 AM	11:25 AM	2:25 PM	5:25 PM	
G Sidney	Sidney Regional Medical Center 1000 Pole Creek Crossing	8:30 AM	11:30 AM	2:30 PM	5:30 PM	
G Sidney	Park & Ride 917 14th Ave	8:40 AM	11:40 AM	2:40 PM	5:40 PM	
F Potter	Visitor Center 327 Chestnut St	By Request	By Request	By Request	By Request	
K Dix	Community Center 300 Crowmover St	By Request	By Request	By Request	By Request	
E Kimball	Kimball Health Services 301 S Howard St	9:20 AM	12:20 PM	3:20 PM	6:20 PM	
E Kimball	KCTS Transfer Center 205 E 3rd St Transfer to Red Line or Sky Line	9:30 AM	12:30 PM	3:30 PM	—	

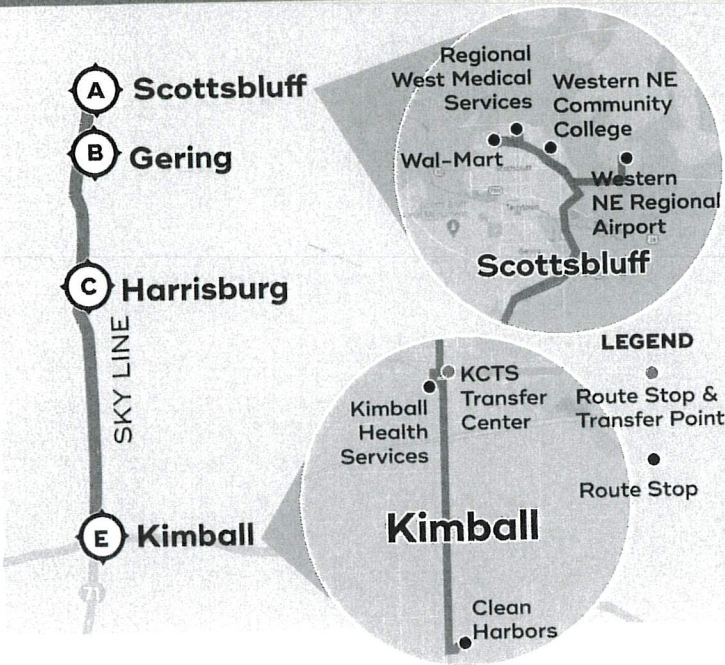


SKY LINE BUS SCHEDULE

See Front	Stop Location	Departure Time			
(E) Kimball →	KCTS Transfer Center 205 E 3rd St → Transfer to Sun Line & Red Line	6:35 AM	9:35 AM	12:35 PM	3:35 PM
(C) Harrisburg	Double L Café 2213 NE-71	By Request	By Request	By Request	By Request
(A) Scottsbluff	Western NE Regional Airport 250023 Airport Rd Ste. 10	7:25 AM	10:25 AM	1:25 PM	4:25 PM
(A) Scottsbluff	Western NE Community College (WNCC) 1601 E 27th St	7:35 AM	10:35 AM	1:35 PM	4:35 PM
(A) Scottsbluff	Regional West Medical Center 4201 Ave B	7:45 AM	10:45 AM	1:45 PM	4:45 PM
(A) Scottsbluff	Walmart 3322 Ave I	7:55 AM	10:55 AM	1:55 PM	4:55 PM
(B) Gering	Community Action Partners Western NE (CAPWN) 3350 10th Ave	8:10 AM	11:10 AM	2:10 PM	5:10 PM
(B) Gering	Scotts Bluff Courthouse 1725 10th Ave	8:15 AM	11:15 AM	2:15 PM	5:15 PM
(C) Harrisburg	Double L Café 2213 NE-71	By Request	By Request	By Request	By Request
(E) Kimball	Kimball Health Services 505 S Burg St	9:00 AM	12:00 PM	3:00 PM	6:00 PM
(E) Kimball →	KCTS Transfer Center 205 E 3rd St → Transfer to Sun Line & Red Line	9:35 AM	12:35 PM	3:35 PM	—

SKY LINE

Monday-Friday Service Between
Kimball ↔ Scottsbluff



Fares & Passes

\$10/day or \$50/month per person

Free Transfers

- Passes can be purchased by contacting our office or visiting our website. Drivers do not carry cash.
- Bus stops are indicated with KCTS signs.
- Parking available at select, designated locations.
- Arrive at your pick up point at least 5 minutes before the scheduled departure time.
- KCTS is not responsible for lost or stolen items. Contact us for Lost & Found.
- Wheelchair accessible vehicles available, upon request.



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Effective August 21, 2023



205 E 3rd St, Kimball, NE
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308-235-0262 ridekcts.com

ROUTED BUS SERVICES

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RED LINE BUS SCHEDULE

See Front	Stop Location	Departure Time			
Kimball	KCTS Transfer Center 205 E 3rd St Sun Line Transfer	3:25 AM	7:25 AM	3:25 PM	
Harrisburg	Double L Café 2213 NE-71	By Request	By Request	By Request	
Scottsbluff	Western NE Regional Airport 250023 Airport Rd Ste 10	4:30 AM	8:30 AM	4:30 PM	
Harrisburg	Double L Café 2213 NE-71	By Request	By Request	By Request	
Kimball	KCTS Transfer Center 205 E 3rd St Sun Line Transfer	5:30 AM	9:30 AM	5:30 PM	
Kimball	Clean Harbors 2247 NE Hwy 71	5:45 AM	—	5:45 PM	
Fort Morgan, CO	Maverik 113 S Ensign St	7:30 AM	11:30 AM	7:30 PM	
Denver, CO	DIA Drop Off Only East Side Island 5 Ride Share	8:30 AM	12:30 PM	8:30 PM	

See Front	Stop Location	Departure Time		
Denver, CO	Hotel Drop Off 64th Ave - 72nd Ave & Tower Rd	By Request	By Request	By Request
Denver, CO	Union Station Amtrak & Greyhound	—	1:15 AM	—
Denver, CO	Hotel Pick-up 64th Ave - 72nd Ave & Tower Rd	By Request	By Request	By Request
Denver, CO	DIA Pick-up Only East Side Island 5 Ride Share	10:00 AM	2:00 PM	10:00 PM
Fort Morgan, CO	Maverik 113 S Ensign St	11:30 AM	3:30 PM	11:30 PM
Kimball	Clean Harbors 2247 NE Hwy 71	12:45 PM	4:35 PM	12:45 AM
Kimball	KCTS Transfer Center 205 E 3rd St Sun Line Transfer	1:00 PM	4:45 PM	1:00 AM
Harrisburg	Double L Café 2213 NE-71	By Request	By Request	By Request
Scottsbluff	Western NE Regional Airport 250023 Airport Rd Ste 10	2:00 PM	5:30 PM	2:00 AM
Harrisburg	Double L Café 2213 NE-71	By Request	By Request	By Request
Kimball	KCTS Transfer Center 205 E 3rd St Sun Line Transfer	3:00 PM	6:30 PM	3:00 AM

KCTS

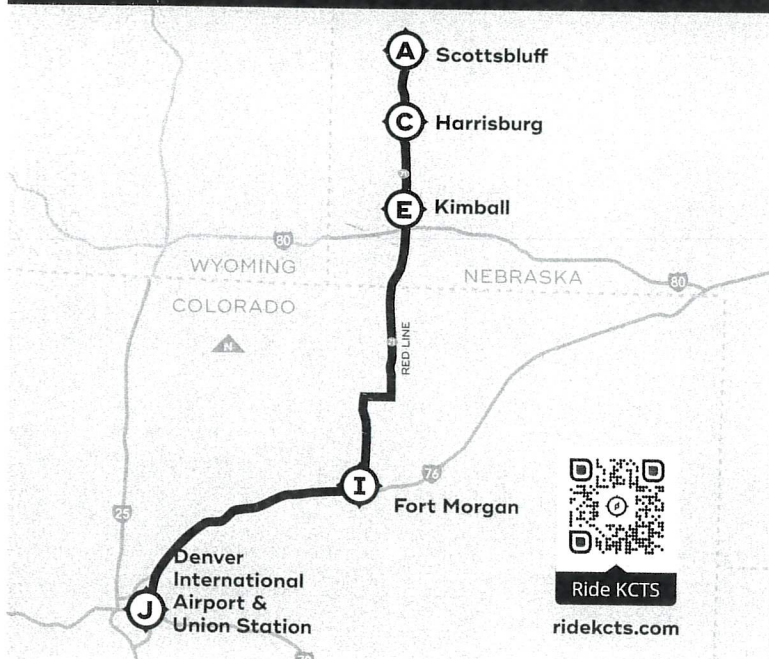
205 E 3rd St, Kimball, NE / 308-235-0262 / ridekcts.com



RED LINE

Intercity Bus Service

7 Days a Week Service Between
Western Nebraska Regional Airport ↔ DIA



Fares & Passes

\$75 per person. For more than 3 people,
ask about the group discount.

- Reservations recommended 72 hours in advance.
- Passes can be purchased by contacting our office or visiting our website. Drivers do not carry cash.
- Bus stops are indicated with KCTS signs.
- Parking available at select, designated locations.
- Arrive at your pick up point at least 5 minutes before the scheduled departure time.
- KCTS is not responsible for lost or stolen items. Contact us for Lost & Found.
- Wheelchair accessible vehicles available, upon request.



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Effective August 21, 2023

RED LINE



WNRA ↔ DIA



SKY LINE



Kimball ↔ Scottsbluff

SUN LINE



Kimball ↔ Chappell

STAR LINE



Kimball, NE ↔ Cheyenne, WY

Coming Soon

EXTENDED BUS ROUTES

Travel easily throughout the entire region with our bus routes.

 **SKY LINE** runs between Kimball and Scottsbluff.

 **SUN LINE** runs between Kimball and Sidney.

 **COMING SOON! STAR LINE** runs between Kimball and Cheyenne, WY.

HOURS:
M-F 6:00 AM-8:30 PM

Additional Express routes run early mornings and evenings 7 days a week.

FARES:
Unlimited Rides and free transfers between lines.

\$10/day or \$50/month

Pay online or at a KCTS office as drivers do not carry cash.

Find a stop and hop on - no reservation needed.

Visit ridekcts.com for route schedules and stop locations.



Ride KCTS

SKY LINE 

SUN LINE 

STAR LINE 
COMING LATE 2023

AIRPORT SHUTTLE

Rus between Western NE Regional Airport (BFF) and Denver International Airport (DIA)



RED LINE

7 Days a Week Service



BOOK A RIDE:

Call 308-235-0262

Reservations are *recommended* 72 hours in advance.

FARE: \$75 Each Way/Person

Call for discounts on groups of more than 3.

- KCTS Red Line is open to the public with wheelchair accessible vehicles available upon request.
- Payment is due at time of booking reservation. Drivers do not carry cash.
- Parking available at select locations.
- Luggage assistance is available up to 50 lbs.
- Arrive at your pick up point at least 5 minutes before the scheduled departure time.

RESERVE-A-RIDE

Reserved rides can be scheduled by calling at least 72 hours in advance. You will receive curb to curb service.

To meet your needs and make sure the time you need your ride is available, please call us as soon as you know you need a ride. We are able to book up to a year in advance.

While on your ride there is a \$1.00 fee per additional stop.

Same-day rides are offered on an 'as available' basis (additional fee applies).

We work with other agencies to provide subsidized fares for authorized services.

Reserve-a-Ride by calling our office at 308-235-0262. Fare information will be provided at that time as well.

MEDICAL TRANSPORT

Our medical transport services assist persons in need of assistance traveling to and from medical appointments so they can continue to live independently.

One of the key reasons people feel they cannot remain living in their own home independently as a senior or handicap person, is the ability to get to and from their medical appointments.

Our services assist seniors and handicap persons in independent and healthy living. **Call 308-235-0262 to schedule a medical ride.**

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Sponsorships



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Reach Multi-State
& County Audiences



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vehicles

9,000
miles/week

Reach a vast and diverse audience within Kimball, Banner, Deuel, Scotts Bluff counties in Nebraska as well as southeastern Wyoming and northeastern Colorado.



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233 S Chestnut St., Kimball, NE



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RIDE SERVICES

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Lambda Sigma Upsilon Latino Fraternity, Inc Involvement

2013

- Flood Relief- Greeley, CO- November 2013. Gathered clothing for flood victims. Spoke Spanish to Latinos that were unable to communicate in English. Got food and water for community hit by flood
- Knights of Columbus Calendar Giveaway – Denver, CO-- May 2013. Volunteered with the Knights of Columbus to give away free calendars at a Colorado Rockies baseball game.

2014

- Norman Correa (Arcani) speaks to Latinos in Betances Housing Projects about college and future career opportunities
- Al Frente Mural – Greeley, CO-- May 2014 - Creating a mural for one of the vacant spots at the center to enrich the community, as well as to promote Lambda Sigma Upsilon's goal of cultural awareness and cultural diversity
- Al Frente People's Garden – Greeley, CO-- April 2014 -Organized our Region 5 community service event with an Al Frente de Lucha, a migrant community center. We helped clear the People's Garden; which is maintained by the children of The Rodarte Center, it helps these children learn that they can grow food in their own home and become more resourceful
- Bears Pay it Forward – Greeley, CO-- April 2014 - Cleaned and added mulch to the perimeter area of the Monfort Family Clinic in Evans, CO. This is an area that was damaged by the flood in September 2013 that damaged cities throughout Colorado
- Hip Hop Madness – Greeley, CO-- March 2014 An event put on by the University for the Families in the City of Greeley to help promote education and the support they can receive within their own community
- UNC Colored Bears—UNC—February 2014 - Coordinated the event to help students of Color have the opportunity to talk with Minority faculty and students about college and what they will encounter
- Too Fine Too Smooth Date Auction

2015

- Arcani helps serves food to homeless thanksgiving of 2015 - street corner gourmet
- Arcani set up an event called Stars Under the Night, which was an event that created a prom-like event for individuals who lived in assisted housing due to having Down syndrome, autism, etc. The goal of the event was to allow these individuals to feel like they belonged and help erase awkwardness and negative stigmas of individuals afraid to interact with people with these types of disabilities.
- Arcani were student essay editors for high school students
- Arcani volunteering at Servicios de La Raza Annual Cookout

2016

- AIDS walk(2014-2019) - participated in the Colorado AIDS 5k/walk for life.
- UNC Trunk or Treat (2014-2018)- Decorated vehicle and handed out candy to the Greeley community
- Volunteered at Latino Youth Leadership Conference- volunteered at the conference which supports the the Latino youth in the Greeley community
- Volunteered at NAKland- volunteered at this event that supported underrepresented families in the community to provide fun carnival style activities for their children.
- Black Arts Festival-participated in this event that highlights art/performance in the Black community at UNCo
- Knights of Columbus(Rockies game)- volunteered with the Knights of Columbus to hand out promotional items at Rockies games

2017

- Brother to brother: paired with troubled middle school kids and spent the day with them for about 8 weeks
- AIDS walk

2018

- Arcani helps fundraise over \$1,200 for Salute, INC - Chicago Marathon Partner - which is a charity that helps veterans who need financial support

2019

- Norman Correa creates Annual Grand Slam for a Cause, softball tournament that raises money for a multitude of charities - HIV/AIDs, children pediatric cancer, American heart association, etc
- Move in Day at CSU

2020

- Arcani donates food to Children's Hospital Colorado during the COVID outbreak

2022

- Arcani brothers raised over \$1,000 for Puerto Ricans living on the island who needed financial assistance due to the hurricanes that hit.
- Arcani brothers created a kickball tournament that raised over \$500 for children who needed literacy help

2023

- Arcani brothers help fundraise over \$10,000, donated tablets, and coordinate service trip for BGCPR. The money was used to fix the infrastructure of one of their bigger clubs. While there the brothers help paint and fix their basketball courts as well.
- Arcani set up their Inaugural Duck Race with the City of Greeley. They fundraised and donated over \$2,250 to the Greeley Sports Scholarship fund which benefits children who need financial assistance
- Arcani raised over \$1,000 for the AIDs Foundation of Chicago for charity fundraising for Chicago Marathon runners.
- Arcani coaching special Olympics team to Colorado championships
- Food drive, volunteering, and fundraising for Weld County Food Bank
- Winter Clothing Drive for Immigrant and Refugee Center
- Adam's County Food Drive for thanksgiving
- Volunteering at Stand Up to Cancer Golf Event at Coors Field
- Fundraising Events for Fundación Sin Límites a non profit organization dedicated to social development and community self management in Puerto Rico
- NUDOs event
- Arcani helped at Immigration Resource Center and helped translate children book
- Arcani volunteered at the Colorado Coalition for Homeless and helped rebuild garden
- Arcani hosted a Toy Drive and donated toys to a nonprofit
- Volunteered in several events and clubs for district 6

2024

- Arcani raised \$660 for the United Nations Refugee Agency Program. The goal behind this was to help raise funds that would directly benefit individuals who have been displaced due to instabilities in their home countries.
- NUDOs event
- Volunteer for Heiman Elementary spanish club
- Started a LEAD Scholarship for High school senior males in District 6

Future projects (In the works)

- Kickball tournament (funds will be donated to Ronald McDonald's House of Charity)
- Janitor Appreciation Dinner at UNC
- Autism walk
- Special needs dance

Javier Lomeli

President

Arcani Chapter of Lambda Sigma Upsilon Latino Fraternity, Inc.

arcani@lsu79.org



Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.



Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	•Next grant application expected May 2023	•We were notified on January 25, 2024, the MERGE project was not selected for funding under any of the MPDG funding opportunities. Staff have a scheduled debrief with USDOT on February 14, 2024. Staff are reviewing options to submit a grant application under the recently announced USDOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) discretionary grant program for the Interchanges at US34BYP and 35th & 47th Avenues. The RAISE grant submittals are due February 28, 2024.	Paul Trombino
03-2023	Butler	Campaign Contribution Limits	February 7, 2023 Council Meeting	•Presented at Nov 28 Work Session	•Intro/1st Rdg Ordinance scheduled for March 5. Council Meeting; 2nd Rdg Ordinance scheduled for Mar 19.	Doug Marek/ Heidi Leatherwood
04-2023	Hall	Pumpkin Ridge - Bridge	March 7, 2023 Council Meeting	•PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023. •Included Raymond's 9/1/2023 Council Update	•A Neighborhood meeting was held on December 13th with residents of Pumpkin Ridge. Approx. 28 people attended. PW proposed constructing a low-rise crossing at the current sidewalk location. Work is anticipated to occur in 2024. •Update included in the January 5, 2024 Council Report ; •Will remain on this list until the foot bridge is complete	PW
08-2023	DeBoutez	Public Nuisance Ordinance	May 9, 2023 Council Work Session	•Presented at December 12, 2023, Work Session	•1st Rdg Code Updates scheduled for March 19 and Public Hearing and second Rdg April 2	Doug Marek Brian McBroom
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	•Council consensus: Staff to bring back minor updates to the front yard landscaping regulations for consideration •Due to current legislation artificial turf amendmentments may be delayed other landscaping amendments may be presented late first quarter	Brian McBroom

1-2020	Hall	Follow-up on the Poudre River Trail-Narrows Project	August 1, 2023 Council Meeting	•The grant application, which will be submitted in October, will complete baseline river modeling in addition to an alternative alignment analysis which will also look at the existing alignment, with high level cost estimates for each alternative. The scope will also include a 30% design of the preferred alignment. Working with existing consultants, we've established an estimated cost for the design process to get to a 30% of roughly \$150,000. •Unless a new alignment comes out of the design process, utilizing the existing alignment or an alternative on the north side of the river identified by past studies will likely exceed \$2 million to completed design/permitting and construction for this section.	•NAT is pursuing a State Trails Planning grant to complete a 30% design for the Narrows section of the trail. If funded by the grant, which will be awarded in late 2023 or early 2024, design work could begin in early-to-mid 2024.	Diana Frick
12-2023	Butler	Funding Options Regarding the Greeley-Evans Transit	October 3 Council Meeting	Staff to bring back information for funding and ridership of the Greeley Evans Transit	•Transit/Mobility Update Report Sent to CMO 01/29/2024-Work Session scheduled for March 19, 2024	Paul Trombino
13-2023	Hall	City Grants	12/20/2023	Provide report identifying the grants that were received so Councilmember Hall can provide to CML	•Report was gathered from Finance and will be sent to CMO staff •Target date is end of March	Finance/HH
14-2023	Butler	Charter Review	12/19/2023	Asked Staff to start process of Charter review	•Setup monthly meetings with stakeholder's •Target date to bring options to Council is late April	CAO/CCO
1-2024	DeBoutez	Oil and Gas 101	January 16, 2024 City Council Meeting	Asked that staff prepare an educational presentation with the following data: Number of: oil wells, plugged, abandoned, active; also monitoring wells status, long range plans and underground pipeline monitoring	•Work Session tentatively scheduled for April 23, 2024	CD
2-2024	Butler	Ballot Language for the Police Sergeant initiative	January 16, 2024 City Council Meeting	Asked CAO staff to create more descriptive language for the police sergeant ballot question for 2024	•repor back with language	CAO



Council Agenda Summary

February 20, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

A motion to approve the City Council Proceedings of the January 23, 2024 Work Session

Summary:

A Work Session of the City Council was held in the City Council's Chambers on January 23, 2024.

The draft proceedings of the meeting have been prepared and are being presented for the Council's review and approval.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
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Legal Issues:

Legislative

Other issues and Considerations:

None

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Approve the motion; or
- 2) Amend the motion and approve as amended; or
- 3) Deny the motion; or
- 4) Continue consideration of the motion to a future date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. Council Work Session Minutes January 23 2024 Draft

City of Greeley, Colorado
CITY COUNCIL WORK SESSION PROCEEDINGS
January 23, 2024
6 p.m.

1. Call to Order

Mayor John 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

City Clerk Heidi Leatherwood called the roll.

The following members of Council were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

4. Reports from Mayor and Council Members

Mayor Gates provided the following reminders to Council:

- Reminder to Housing and Homelessness, Recreation Center, January 25, 5:30 p.m.
- Reminder that there is no council meeting on Tuesday, January 30 as it is the 5th Tuesday of the month.
- The Council Retreat for strategic planning will be February 1-2

5. Master Tourism Study and Recommendations Update

Communication & Engagement Director Winna MacLaren introduced the item at 6:08 p.m. Image and Branding Manager Jaqueline Villegas was available for questions.

HUB Consultants Bryan Buenacosa-Brooks and Jen Guibord presented informational updates and findings from their assessment for the City of Greeley's Tourism Master Plan.

The City of Greeley hired the consultant, HUB Collective, to help assess Greeley's tourism landscape in preparation to build a master tourism plan as identified in the City's Council Vision 2037.

HUB Collective, aligning with Greeley's overarching objective to stimulate economic activity, envisions a transformative multi-year master tourism plan. This blueprint positions Greeley as a compelling destination to visit, reside in, or establish a business.

Key goals outlined by HUB Collective for Greeley's tourism include:

- Preserving and enhancing Greeley's identity through thoughtful expansion and rebranding.
- Amplifying awareness and offerings in both quantity and quality.
- Fostering innovation to define unique regional perspectives.
- Actively promoting existing attractions while developing new and immersive experiences.
 - Sports
 - Conferences
 - Events
 - Destination Development

Councilmember DeBoutez inquired if music or sports generate the most return on investment. Ms. MacLaren shared that the plus-one events generally generate the most revenue. Ms. Guibord expounded that the recommendation is more for the performing arts and defining the City's role in the arts ecosystem of Northern Colorado.

Councilmember Hall requested additional information on agricultural aspects of marketing and rodeo. Ms. MacLaren clarified that the recommendation is not for the agricultural piece to go away, but rather develop it to a broader scope of offerings. The branding will be geared towards making sure we are not losing the historical elements.

Councilmember Butler asked about the timeline for the master tourism plan. Ms. MacLaren shared it will take about a year, starting with the branding and ensuring alignment. She confirmed that the City of Greeley's logo is approximately 20 years old.

Mayor Pro Tem Hall expressed the importance of looking at several options and not restricting our review to a single vision. Ms. MacLaren confirmed that the intent is to thoroughly investigate and have many discussions throughout the process of this evolution.

6. Finance Update – 2022 and 2023 Audits; Finance Department

Interim Finance Director Debbie Reid introduced the item at 6:25 p.m.

The City's 2022 annual audit and Annual Comprehensive Financial Report (ACFR) were not completed by the required deadline of June 30, 2023. The City filed for and received an extension to file the report by September 30, 2023. Due to staff turnover and other related issues, the extended deadline to file was also missed.

The Interim Finance Director updated City Council on the status of the 2022 audit and ACFR along with the plan for completing a timely 2023 audit and ACFR. There have been several changes in staffing within the Finance Department over the past several months, along with changes in the overall organizational structure. The Interim Finance Director also provided an update on these changes.

Councilmember Olson asked if the current audit schedule is on track. Ms. Reid said that she will assist the team to ensure that the schedule is met. Based on the plan that has been laid out, the team is committed to getting to the finish line. Chief Information Officer Bret Naber added that the most critical piece is staff, the processes and the system that is in place.

Councilmember McDonald thanked staff for their hard work. Councilmember Olson added the importance of keeping Council posted on any delays or concerns of not meeting expected deadlines.

7. Greeley 2075 - City-Wide Focus Areas

Deputy City Manager Don Tripp and Director of Economic Development and Urban Revitalization John Hall introduced the item at 6:45 p.m.

The City of Greeley is committed to creating and maintaining a great community. To accomplish this, the City Council has created an aggressive vision for the future of our community: "Greeley will be a future-focused city. One that is intentionally developed, safe, affordable, innovative, sustainable, healthy and inclusive."

A great city is a safe community with high-quality parks and public spaces. Great cities have schools, affordable public utilities, and housing for all. Great cities have jobs for residents and high-quality transportation systems with pleasant commutes. Growth is occurring rapidly in the city and current market pressures are not always consistent with the City Council's vision. It can also be challenging to have patience while achieving our vision and the public is not always accepting of the investments necessary to achieve a long-term vision.

To this end, several key areas of work are necessary now, including future land use plans for specific areas of the city, large-scale capital projects, public/private partnerships, and meaningful engagement with our community all linked together in a city-wide effort. It's necessary to do this work now to take advantage of a window of opportunity created by higher-than-normal interest rates and the current state of market pressures. It's also necessary to leverage the city's unbeatable assets, including abundant available land, robust water reserves, and our unique history rooted in hard work and a focus on families. These efforts have been organized into nine key focus areas:

1. East Greeley, including Downtown and the Airport;
2. West Greeley;
3. Large area north of the Poudre River;
4. Greeley Mall and the US 34 Corridor;
5. Downtown-specific Redevelopment Efforts;
6. Island Grove Regional Park;
7. Poudre River Restoration Project;
8. UNC Campus-town Project; and
9. City of Greeley Public Facilities.

Staff requested feedback from the City Council to ensure alignment with the council's vision and key focus areas.

Councilmember Olson asked for clarification on redevelopment execution. Mr. Hall explained redevelopment execution refers to the areas that are visibly in need of the City's attention. Mr. Tripp said Greeley is unique in that it has both infield and greenfield occurring, simultaneously with additional boundary growth.

Councilmember DeBoutez asked for an expansion of amenities beyond parks such as activities and restaurants. She commented that the statement that the "Region needs us to lead and succeed" needs to be operationalized. Mr. Lee explained it is a combination of both, from a growth perspective, Greeley is going to be the urban center of Northern Colorado, we must be partners for our community for the region.

Mayor Pro Tem Hall shared that he appreciates the proactive efforts to be a regional partner and intentional development for the benefit of the community. Mr. Lee shared that the City is taking an active, fast-paced approach to making strong policy decisions on growth management.

Mayor Gates shared that growth is inevitable and the staff's proactive, responsible diverse growth planning, is necessary to control how the City grows.

Councilmember Butler expressed the importance of not being hostile to multi-family growth planning, it is necessary for the size of growth we are experiencing. Mr. Tripp added we are going to have multi-family housing, the important focus is creating a full-service community to keep people in Greeley and drive our economy, the City needs a balanced stratus of housing for everyone.

Mayor Gates confirmed for staff that there is alignment with the vision presented.

8. Scheduling of Meetings, Other Events

None.

9. Executive Session: Economic Development Project

Recommended Motion:

A motion to go into executive session to provide instructions to negotiators about possible real estate acquisition and economic development incentives for an economic development project, as provided C.R.S. § 24-6-402(4)(e)(I) and Greeley Municipal Code § 2-151 (a)(5).

Councilmember Butler moved to approve the motion. Councilmember Payton seconded the motion. The motion passed 7-0 at 7:41 p.m.

The mayor added that the Council will not be returning to the meeting after the adjournment of the Executive Session.

10. Adjournment

Mayor Gates adjourned the meeting at 7:41 p.m.

9. Executive Session

The Executive Session was called to order at 7:18 p.m. for the purpose of presenting information to City Council about possible real estate acquisition and economic development incentives for an economic development project.

Present at this executive session are the following persons:

All Members of City Council
City Manager Raymond Lee
Community Development Director Brian McBroom
Economic Development Director John Hall
Public Works Director Paul Trombino
Deputy City Attorney Stacey Aurzada
Chief of Staff Kelli Johnson

Mayor Gates cautioned each participant to confine discussion to the stated purpose and reminded that no formal action may occur in Executive Session. If at any point any participant believed that the discussion was going outside the proper scope of the Executive Session, participants were advised to interrupt the discussion and raise an objection.

The meeting concluded at 7:56 p.m.

The recordings will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:

John Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

February 20, 2024

Key Staff Contact: John Hall, Economic Development Director

Title:

A resolution expressing the City of Greeley's support for the development of the College of Osteopathic Medicine at the University of Northern Colorado

Summary:

The University of Northern Colorado ("UNC") intends to develop the College of Osteopathic Medicine. This bold and exciting project will advance the impact that the university has locally, regionally, and beyond while providing a broad range of benefits to the community at large. As recent studies have demonstrated, only about one third of the state's need for physicians is being met. This important undertaking has the potential to transform the healthcare landscape across northern Colorado by expanding access and improving the quality of care.

The city is strongly committed to seeing the new college become a reality and is prepared to offer support to many of the complimentary public improvements, such as beautifully landscaped parks, enhanced bike and pedestrian access routes, and utility infrastructure. The benefits to our community in the public spaces that join campus to the city are certainly worthy of our assistance. And, knowing that we are helping bolster UNC into the 21st century is certainly sufficient public purpose as well.

The City believes the UNC College of Osteopathic Medicine project provides a significant and historic opportunity to positively influence the region.

We are asking City Council to express its support for the development of the College of Osteopathic Medicine at the University of Northern Colorado ("UNC") and to authorize the Mayor to send a letter of support to UNC.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Not at this time.
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

None

Strategic Focus Area:



Business Growth



Community Vitality



High-Performance Government



Quality of Life

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Res 4, 2024 with Exhibit A

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 4, 2024**

**A RESOLUTION EXPRESSING THE CITY OF GREELEY’S SUPPORT FOR THE
DEVELOPMENT OF THE COLLEGE OF OSTEOPATHIC MEDICINE AT THE
UNIVERSITY OF NORTHERN COLORADO**

WHEREAS, the University of Northern Colorado (“UNC”) intends to develop the College of Osteopathic Medicine; and

WHEREAS, this bold and exciting project will advance the impact that the university has locally, regionally, and beyond while providing a broad range of benefits to the community at large; and

WHEREAS, recent studies have demonstrated only about one third of the state’s need for physicians is being met; and

WHEREAS, this important undertaking has the potential to transform the healthcare landscape across northern Colorado by expanding access and improving the quality of care; and

WHEREAS, the City is strongly committed to seeing the new college become a reality and is prepared to offer support to many of the complimentary public improvements, such as beautifully landscaped parks, enhanced bike and pedestrian access routes, and utility infrastructure; and

WHEREAS, the benefits to our community in the public spaces that join campus to the city are certainly worthy of our assistance; and

WHEREAS, knowing that we are helping bolster UNC into the 21st century is certainly sufficient public purpose as well; and

WHEREAS, the City believes the UNC College of Osteopathic Medicine project provides a significant and historic opportunity to positively influence the region.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. That City of Greeley supports the development of the College of Osteopathic Medicine at the University of Northern Colorado.

Section 2. That the City Council authorizes the Mayor to send a letter of support for the College of Osteopathic Medicine at the University of Northern Colorado, as shown in Exhibit A, attached hereto and incorporated herein.

Section 3. This Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS __ DAY OF
____ 2024.**

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



**EXHIBIT A
RESOLUTION 4, 2024
CITY OF GREELEY, COLORADO**

February 20, 2024

Andy Feinstein, President
University of Northern Colorado
501 20th Street
Greeley, CO 80639

Re: Letter for Support for UNC College of Osteopathic Medicine

Dear President Feinstein,

I write to express the City of Greeley's support for the development of the College of Osteopathic Medicine at the University of Northern Colorado. This bold and exciting project will advance the impact that the university has locally, regionally, and beyond while providing a broad range of benefits to the community at large. As recent studies have demonstrated, only about one third of the state's need for physicians is being met. This important undertaking has the potential to transform the healthcare landscape across northern Colorado by expanding access and improving the quality of care.

The city is strongly committed to seeing the new college become a reality and is prepared to offer support to many of the complimentary public improvements, such as beautifully landscaped parks, enhanced bike and pedestrian access routes, and utility infrastructure. The benefits to our community in the public spaces that join campus to the city are certainly worthy of our assistance. And, knowing that we are helping bolster UNC into the 21st century is certainly sufficient public purpose as well.

We believe the UNC College of Osteopathic Medicine project provides a significant and historic opportunity to positively influence the region. Specifically, the project is anticipated to create the following financial impacts:

- Infuse roughly \$70.6 million in added income to the Weld County economy during the initial construction timeframe;
- Drive operational spending of approximately \$234 million over the next 20 years with the addition of faculty and staff;
- Attract over \$2.6 million across the next 16 years from prospective students and other visitors to the campus;
- Generate a long-term value of an expected \$105.7 million through the spending activities of new students;
- Realize an estimated \$88.1 million in total added income as the first cohorts of students graduate to alumni and begin to practice and serve patients across the county.

Additionally, the project will help achieve other quality of life objectives for the community, including:

- Attraction of visitors that help support hotels, restaurants, retail shopping, and other services;
- Educational opportunities for students within Weld County who might otherwise leave, and the ability to draw in new students in higher education;
- Benefits of increased tax revenue streams that support municipal and county services;
- Attraction of private development in immediate area;
- Expanded access to medical care.

I appreciate your thoughtful approach in pursuing the proposed College of Osteopathic Medicine not only for the critical contribution it will make to the statewide shortage of physicians, but also because there are a number of other benefits that it will offer to the university community, the City of Greeley, and the northern Colorado region.

Sincerely,

John Gates
Mayor
City of Greeley



Council Agenda Summary

February 20, 2024

Key Staff Contact: Douglas Marek, City Attorney

Title:

A resolution authorizing the City of Greeley to provide fire protection service to the Schneider Farms Annexation, as set forth in Exhibits A of the petition to exclude territory from Windsor Severance Fire Protection District, and directing the City Attorney to commence a court action to exclude the property from the Windsor-Severance Fire Protection District

Summary:

During 2023, the City of Greeley annexed two property that previously received fire services from the Windsor Severance Fire Protection District (WSFPD). That newly-annexed area now receives service from the Greeley Fire Department. By state statute, the City must file an action in District Court to exclude these properties from taxation by the WSFPD, and thus prevent double taxation on the properties. This Resolution, if adopted, will provide the necessary authority for the City Attorney's Office to institute an action for the fire district exclusions as well as to authorize the City to provide such fire protection services.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
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Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

None

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Res 5, 2024 with Exhibit 1

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 5, 2024**

A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO PROVIDE FIRE PROTECTION SERVICE TO THE SCHNEIDER FARMS ANNEXATION, AS SET FORTH IN EXHIBIT A OF THE PETITION TO EXCLUDE TERRITORY FROM WINDSOR SEVERANCE FIRE PROTECTION DISTRICT, AND DIRECTING THE CITY ATTORNEY TO COMMENCE A COURT ACTION TO EXCLUDE THE PROPERTY FROM THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT

WHEREAS, the City of Greeley has annexed territory which was formerly provided with fire protection by the Windsor Severance Fire Protection District; and

WHEREAS, the City is presently providing such protection, and has done so since the territory was annexed; and

WHEREAS, the District will not be harmed by exclusion of this territory from its jurisdiction; and

WHEREAS, the owner of this territory will be harmed by paying property taxes to both the City and the District for the same fire protection services; and

WHEREAS, pursuant to Section 6-3 of the Greeley Charter, the City Council must authorize the City Attorney to institute a court action to exclude this property from the Windsor Severance Fire Protection District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the City of Greeley, through the Greeley Fire Department, will provide fire protection service to the territory specified as the Schneider Farms Annexation, as set forth in Exhibit A to the Petition to Exclude Territories from the Windsor Severance Fire Protection District. A copy of the draft Petition is attached hereto as Exhibit 1 to this Resolution.

Section 2. That pursuant to Section 6-3 of the Greeley Charter, the City Council hereby authorizes the City Attorney to amend the Petition, including its attachments, and institute a Court action to exclude this property from Windsor Severance Fire Protection District.

Section 3. This Resolution shall become effective immediately upon its passage, and because the fire protection is and has already been provided to the Schneider Farms Annexation, this Resolution shall be retroactive to the date of the annexation.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY
OF _____, 2024.**

ATTEST **THE CITY OF GREELEY, COLORADO**

By: _____
City Clerk

By: _____
Mayor

DISTRICT COURT, WELD COUNTY COLORADO 901 9th Avenue Greeley, Colorado 80631 (970) 475-2400	
In Re: Windsor Severance Fire Protection District Petitioner: The City Council of the City of Greeley, Colorado.	
<i>Counsel for Petitioner</i> CITY ATTORNEY'S OFFICE, THE CITY OF GREELEY, COLORADO Michael J. Axelrad #24460 Senior Assistant City Attorney 1100 10th Street, Suite 401 Greeley, Colorado 80631 Telephone: (970) 350-9755 Facsimile: (970) 350-9763 E-mail: michael.axelrad@greeleygov.com	Case Number: 1950CV11685 Division: 1
PETITION OF THE CITY COUNCIL OF THE CITY OF GREELEY TO EXCLUDE TERRITORIES FROM THE WINDSOR SEVERANCE FIRE PROTECTION DISTRICT	

PETITIONER, the City Council of the City of Greeley, Colorado (the “City”), by and through undersigned counsel, respectfully petitions the Court pursuant to §32-1-502, C.R.S., to exclude the territories known as Schneider Farms Annexation, more fully specified in Exhibit A attached hereto and incorporated herein by this reference (the “Exclusion”), which is now located within the corporate limits of the City of Greeley, from the Windsor Severance Fire Protection District (the “District”).

The Exclusion contains properties that are now double-taxed and/or covered by duplicate fire protection service as a result of the annexation of the properties by the City.

Attached hereto and incorporated herein by this reference are the following additional exhibits:

1. Exhibit B is a copy of a Resolution passed by the City Council of the City of Greeley on _____, by which the City agrees to provide, through the Greeley Fire Department, the fire protection service that have been provided to the Exclusion by the District.

2. Exhibit C is Joint Stipulation and Plan between the City and the District providing for continuation of service in the territories by making fire protection in the Exclusion the responsibility of the City, through the Greeley Fire Department, and indicating that no facilities of the District are located within the Exclusion, the District has no bonds or other outstanding indebtedness to be adversely affected by the Exclusion, no facilities are to be transferred, the District's remaining facilities are adequate to continue serving the District, and the Exclusion will neither reduce services or facilities nor significantly increase costs to users in the remaining territory of the District, if it increases costs at all.

3. Exhibit D is an Affidavit from the Chief of the Greeley Fire Department stating that the quality of fire protection service will not be adversely affected by the requested Exclusion.

4. Exhibit E is an Affidavit by the Chairman of the Board of Directors of the District stating that the service provided to the Exclusion is fire protection, the Exclusion contains less than fifty (50%) percent of the territory of the District, and the valuation for assessment of the Exclusion territories is less than the valuation for assessment of the area of the remaining territory of the District.

The City has notified the Board of Directors of the District of the filing of this Petition by serving a copy of it upon its legal counsel as set forth in the Certificate of Service appended below. When this Court has set a date for a hearing on the Petition pursuant to C.R.S. §32-1-

502(2), the City will notify the taxpaying electors of the District by publication, as provided in C.R.S. §32-1-502(1)(a).

WHEREFORE, the City respectfully requests that the Court set a hearing on its Petition, and after the hearing grant its Petition and order the territories described in Exhibit A be excluded from the District. A proposed Order accomplishing this is attached.

RESPECTFULLY SUBMITTED this ____ day of _____, 2024.

THE CITY OF GREELEY, COLORADO
OFFICE OF THE CITY ATTORNEY

By: s/ Michael J. Axelrad
Michael J. Axelrad #24460
Senior Assistant City Attorney
1100 10th Street, Suite 401
Greeley, CO 80631
(970)350-9757
*The original signature is on file at the City
Attorney's Office, Greeley, Colorado*

CERTIFICATE OF SERVICE

I hereby certify that on this _____ day of _____, 2024, a true and correct copy of the foregoing PETITION OF THE CITY COUNCIL OF THE CITY OF GREELEY TO EXCLUDE TERRITORIES FROM THE WINDSOR SEVERANCE FIRE PROTECTION DISTRICT was served via Colorado Courts E-Filing on:

Catherine A. Tallerico
Johnathon Intolubbe-Chmil
LYONS GADDIS KAHN HALL JEFFERS DWORAK & GRANT
P.O. Box 978
Longmont, Colorado 80502-0978

/s/ Carol Templeman
Carol Templeman

*The original signature is on file at the City
Attorney's Office, Greeley, Colorado*

EXHIBIT A

[Legal Description of Schneider Farms]

EXHIBIT A

A parcel of land, situate in the Southeast Quarter (SE1/4) of Section Six (6) and the Southwest Quarter (SW1/4) of Section Five (5), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 6, monumented by a 2" steel pipe with a 2.5" aluminum cap stamped LS 11989, and assuming the East line of said SE1/4 as bearing North 05°10'08" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,813.51 feet, monumented at the Southeast Corner by a #6 rebar with a 3.25" aluminum cap stamped LS 25381 and with and with all other bearings contained herein relative thereto;

THENCE North 88°44'22" East, along the North line of the SW1/4 of said Section 5, a distance of 30.19 feet to the East Right of Way (ROW) of 83rd Avenue;

THENCE South 05°10'08" West, along said East ROW, a distance of 1,406.77 feet to the Northwest corner of the Golden Triangle Third Annexation as recorded December 27, 1984 as Reception No. 1993145 of the records of the Weld County Clerk & Recorder (WCCR) said corner being on the North line of the South Half of said SW1/4;

THENCE South 05°10'08" West, along the West line of said Reception No. 1993145, a distance of 1,366.76 feet to a point on the Northerly line of Golden Triangle First Annexation, as recorded November 1, 1984 as Reception No. 1987263 of the WCCR;

Thence along the North and West lines of said Reception No. 1987263 the following three courses:

THENCE South 89°11'34" West a distance of 33.85 feet;

THENCE North 89°22'51" West a distance of 2,648.61 feet to a point on the West line of said SE1/4, from whence the South Quarter Corner of Section 6 bears South 02°52'33" West a distance of 40.03;

THENCE North 02°52'33" East a distance of 2,696.59 feet to the Center Quarter Corner of Section 6;

THENCE North 89°09'59" East, along the North line of said SEW1/4, a distance of 2,767.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the East Quarter Corner of Section 6;

THENCE South 05°10'08" West, along the East line of said SE1/4, a distance of 1,406.77 feet to the South 1/16th Corner of Section 6;

THENCE South 89°52'38" West along the South line of the North Half of the SE1/4 a distance of 30.13 feet to the POINT OF BEGINNING;

THENCE South 89°52'38" West, continuing along said South line, a distance of 280.00 feet;

THENCE North 05°10'08" East, parallel with and 310.00 feet West of, as measured at right angles to, the East Line of said Southeast Quarter, a distance of 150.00 feet;

THENCE North 89°09'59" East, parallel with the North line of said Southeast Quarter, a distance of 280.34 feet to a point on the East ROW of 83rd Avenue;

THENCE South 05°10'08" West, along said East ROW, a distance of 153.49 feet to the POINT OF BEGINNING.

Said described parcel of land contains 7,430,140 Square Feet or 170.573 Acres, more or less ($\pm$).

EXHIBIT B

CITY OF GREELEY, COLORADO

RESOLUTION NO. ___, 2024

A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO PROVIDE FIRE PROTECTION SERVICE TO THE SCHNEIDER FARMS ANNEXATION, AS SET FORTH IN EXHIBIT A OF THE PETITION TO EXCLUDE TERRITORY FROM WINDSOR SEVERANCE FIRE PROTECTION DISTRICT, AND DIRECTING THE CITY ATTORNEY TO COMMENCE A COURT ACTION TO EXCLUDE THE PROPERTY FROM THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT.

WHEREAS, the City of Greeley has annexed territory which was formerly provided with fire protection by the Windsor Severance Fire Protection District; and

WHEREAS, the City is presently providing such protection, and has done so since the territory was annexed; and

WHEREAS, the District will not be harmed by exclusion of this territory from its jurisdiction; and

WHEREAS, the owner of this territory will be harmed by paying property taxes to both the City and the District for the same fire protection services; and

WHEREAS, pursuant to Section 6-3 of the Greeley Charter, the City Council must authorize the City Attorney to institute a court action to exclude this property from the Windsor Severance Fire Protection District.

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL:

Section 1. The City of Greeley, through the Greeley Fire Department, will provide fire protection service to the territory specified as the Schneider Farms Annexation, as set forth in Exhibit A to the Petition to Exclude Territories from the Windsor Severance Fire Protection District. A copy of the draft Petition is attached hereto as Exhibit 1 to this Resolution.

Section 2. Pursuant to Section 6-3 of the Greeley Charter, the City Council hereby authorizes the City Attorney to amend the Petition, including its attachments, and institute a Court action to exclude this property from Windsor Severance Fire Protection District.

Section 3. This Resolution shall become effective immediately upon its passage, and because the fire protection is and has already been provided to the Schneider Farms Annexation, this Resolution shall be retroactive to the date of the annexation.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ___ DAY OF _____, 2024.

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

EXHIBIT C

DISTRICT COURT, WELD COUNTY COLORADO 901 9th Avenue Greeley, Colorado 80631 (970) 475-2400	
In Re: Windsor Severance Fire Protection District Petitioner: The City Council of the City of Greeley, Colorado.	
<i>Counsel for Petitioner</i> CITY ATTORNEY’S OFFICE, THE CITY OF GREELEY, COLORADO Michael J. Axelrad #24460 Senior Assistant City Attorney 1100 10th Street, Suite 401 Greeley, Colorado 80631 Telephone: (970) 350-9755 Facsimile: (970) 350-9763 E-mail: michael.axelrad@greeleygov.com	Case Number: 1950CV11685 Division: 1
JOINT STIPULATION AND PLAN	

PETITIONERS, the City of Greeley, Colorado, a Colorado municipal corporation, and the City Council of the City of Greeley (collectively, “City”), by and through their attorney, Michael J. Axelrad, and Windsor Severance Fire Protection District, its Board of Directors, and its Taxpaying Electors (collectively, “District”), by and through their attorney, Catherine A. Tallerico, hereby stipulate and agree as follows:

1. The District has no assets or facilities lying within the areas proposed for exclusion from the District pursuant to the Petition of the City in the above-referenced action.
2. The District and the City hereby agree that services previously provided by the District to the annexed properties known as Schneider Farms Annexation shall be, and hereby are being, provided by the City through the Greeley Fire Department. Said excluded areas are more fully described in Exhibit A to the Petition of the City.
3. No facilities or equipment need be transferred to adequately provide service to the property to be excluded.
4. The exclusion does not have an adverse financial impact upon the District or upon its ability to provide services to the remaining areas of the District and will not increase the costs to the citizens and taxpayers in the remaining territory of the District, any such impacts and

increases being *de minimis*. The District has no bonds or other outstanding indebtedness to be adversely affected by the Exclusion.

5. The quality of service including, but not limited to, the fire insurance costs for the area to be excluded will not be adversely affected by such exclusion.

6. The District consents to the entry of an Order by the Court regarding the exclusion from the District of such property annexed into Greeley.

DATED: _____, 2024.

THE CITY OF GREELEY, COLORADO

By: /s/ Michael J. Axelrad
Michael J. Axelrad #24460
Senior Assistant City Attorney
1100 10th Street, Suite 401
Greeley, CO 80631
*The original signature is on file at the City
Attorney's Office, Greeley, Colorado*

WINDSOR SEVERANCE FIRE
PROTECTION DISTRICT

By: /s/ Catherine A. Tallerico
Catherine A. Tallerico #19995
LYONS GADDIS KAHN HALL JEFFERS DWORAK & GRANT
P.O. Box 978
Longmont, CO 80502-0978

EXHIBIT D

DISTRICT COURT, WELD COUNTY COLORADO 901 9th Avenue Greeley, Colorado 80631 (970) 475-2400	
In Re: Windsor Severance Fire Protection District Petitioner: The City Council of the City of Greeley, Colorado.	
<i>Counsel for Petitioner</i> CITY ATTORNEY'S OFFICE, THE CITY OF GREELEY, COLORADO Michael J. Axelrad #24460 Senior Assistant City Attorney 1100 10th Street, Suite 401 Greeley, Colorado 80631 Telephone: (970) 350-9755 Facsimile: (970) 350-9763 E-mail: michael.axelrad@greeleygov.com	Case Number: 1950CV11685 Division: 1
DECLARATION OF BRIAN KUZNIK	

Brian Kuznik, Greeley Fire Chief, states as follows:

1. The quality of fire protection service to the areas to be excluded, known as Schneider Farms Annexation, from the Windsor Severance Fire Protection District will not be adversely affected by the requested exclusion. Said excluded areas are more fully described in Exhibit A of the Petition of the City of Greeley.
2. The full time professional fire fighters of the Greeley Fire Department can provide, and are already providing, service to the area to be excluded which is at least as good as that heretofore provided by the District.
3. It is my understanding that the exclusion of the areas from Windsor Severance Fire Protection District should not increase fire insurance costs for those excluded areas.

4. The Insurance Service Office ("ISO") performs periodic reviews of Fire Departments and Authorities. A review by the ISO could result in a reclassification for the Greeley Fire Department, which could affect premiums and premiums of some products, but not necessarily all insurance products as a result of the exclusion of the property described in Exhibit A.

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 29th day of January, 2024 at Greeley, Colorado.

Name: Brian Kuznik

A handwritten signature in cursive script, appearing to read "B. Kuznik", is written over a horizontal line.

[Signature]

EXHIBIT E

DISTRICT COURT, WELD COUNTY COLORADO 901 9th Avenue Greeley, Colorado 80631 (970) 475-2400	
In Re: Windsor Severance Fire Protection District Petitioner: The City Council of the City of Greeley, Colorado.	
THE CITY OF GREELEY, COLORADO Michael J. Axelrad #24460 1100 10th Street, Suite 401 Greeley, Colorado 80631 Telephone: (970) 350-9757 Facsimile: (970) 350-9763 E-mail: michael.axelrad@greeleygov.com	Case Number: 1950CV11685 Division: 1
DECLARATION OF EXCLUSION	

I, Andrew Rosen, Chairman of the Board of Directors of the Windsor Severance Fire Protection District, states as follows:

1. The service provided to the areas to be excluded by the District is fire protection. The excluded area is described in Exhibit A to the Petition of the City of Greeley.
2. The exclusion contains less than fifty (50%) percent of the total area of the District.
3. The valuation for assessment of the excluded area is less than the valuation for assessment of the remaining area of the District.

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 14 day of DECEMBER, 2023 at Windsor, Colorado.

Name: Andrew Rosen


[Signature]



Council Agenda Summary

February 20, 2024

Key Staff Contact: Kimberly Southern-Weber, Chief Human Capital Officer

Title:

A resolution appointing Stacey Aurzada to the position of Interim City Attorney

Summary:

Doug Marek has acted as the City Attorney for the last 11 years. Mr. Marek has notified City Council of his plan to retire effective March 1, 2024. While City Council begins recruitment for a suitable replacement candidate for the position of City Attorney, it is appropriate and necessary to appoint someone to act as the Interim City Attorney while that search proceeds.

Pursuant to Section 6-1 of the Greeley Municipal Charter, the City Attorney is appointed by the City Council. Stacey Aurzada has served as Deputy City Attorney for 11 years, currently resides in the City of Greeley, and has the training and knowledge to exercise all legal and administrative functions of the Municipal Government assigned by ordinance or general law to City Attorneys as required by Sections 6-1 and 6-2 of the City's Charter.

The resolution is being presented to allow the City Council to appoint Stacey Aurzada as the Interim City Attorney, effective March 1, 2024.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

None

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or

- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Res 6, 2024

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 6, 2024**

**A RESOLUTION APPOINTING STACEY AURZADA TO THE POSITION OF
INTERIM CITY ATTORNEY**

WHEREAS, the Greeley Municipal Charter establishes the Office of the City Attorney in Section 6-1; and

WHEREAS, Section 6-1 of the Charter further states that the administrative head and Director of the Office of the City Attorney shall be the City Attorney; and

WHEREAS, Section 6-1 of the Charter further provides that the City Attorney shall be appointed by the City Council; and

WHEREAS, City Attorney Doug Marek submitted his resignation to City Council with a March 1, 2024 end date; and

WHEREAS, upon City Attorney Doug Marek's resignation, City Council will begin recruitment for a suitable replacement candidate for the position of City Attorney and has determined that it is appropriate and necessary to appoint someone to act as the Interim City Attorney while that search proceeds; and

WHEREAS, Stacey Aurzada has been the Deputy City Attorney since June, 2013; and

WHEREAS, Stacey Aurzada resides in the City of Greeley and thus meets the qualifications of Section 6-1 of the Charter; and

WHEREAS, the City Council hereby finds that Stacey Aurzada has the training and knowledge to exercise all legal and administrative functions of the Municipal Government assigned by ordinance or general law to City Attorneys as outlined in Section 6-2 of the Charter; and

WHEREAS, the City Council finds that the appointment of Stacey Aurzada to act as the Interim City Attorney is appropriate.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the City Council appoints Stacey Aurzada to the position of Interim City Attorney.

Section 2. That the Interim City Attorney shall have the authority to exercise all duties, responsibilities and appointments as may be assigned to her by the Greeley Municipal Charter, the Greeley Municipal Code and the City Council.

Section 3. This appointment shall continue until such time as to the appointment of a permanent City Attorney pursuant to Section 6-1 of the Greeley Municipal Charter.

Section 4. This Resolution shall take effect on March 1, 2024.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

February 20, 2024

Key Staff Contact: Brian McBroom, Community Development Director, Douglas May, Planner III

Title:

Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from HA (Holding Agriculture) to PUD (Planned Unit Development) changing the underlying land use designations for approximately 8.51 acres of property located on the parcel North of W. 19th Street Road, East of 82nd Avenue (Mountain Vista PUD)

Summary:

Applicant requests approval of an Ordinance by the Greeley City Council to rezone 8.51 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) allowing Multi-Family Dwellings. The PUD has development standards specifying that the multi-family dwellings must be row homes with attached garages, no more than 73 units on the site, and enhanced landscaping and buffering between the proposed development and the single-family neighborhood to the south and east. The PUD is proposed to be developed as one planning area.

The application has complied with the Greeley Development Code's notice requirements. A notice was placed on the City of Greeley's website on December 22, 2023. A sign was posted on the property on December 20, 2023. A notice was emailed to 357 property owners within 1000 feet of the site on December 22, 2023.

The Greeley Planning Commission opened a public hearing on January 23, 2024. At the January 23rd hearing, the Planning Commission voted 5 - 0 to forward a recommendation of denial of the PUD application. City staff recommends approval of the PUD as submitted, noting that the application has met the nine criteria used to evaluate Rezoning Applications (Section 24-204(b)) and the four criteria used to evaluate PUD Applications (Section 24-205(c)).

Please note the attached planning commission minutes are only in the draft form. Due to upcoming Planning Commission meeting cancellations, the minutes will not be considered until April.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation

- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other issues and Considerations:

None

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for March 5, 2024.

Attachments:

1. ORD 2, 2024 with Appendix A
2. Please use this link <https://greeleyco.portal.civicclerk.com/event/2287/files/report/739> for all correlating documents to the January 23, 2024, Planning Commission Meeting or find all attachments below
3. Planning Commission Summary
4. Zoning Map
5. Photo Aerial Map
6. Project Narrative
7. Plan Set
8. Neighbor Notification Boundary Map
9. Traffic Study
10. Neighborhood Meeting Summary
11. Neighbor Comments (Previous Version)
12. Public Comment Letter – Mountain Vista PUD 2.20.2024
13. January 23, 2024, Planning Commission Minutes Draft
14. Staff Presentation
15. Applicant Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 2, 2024
CASE NO. PUD2022-0008**

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM HA – (HOLDING AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 8.51 ACRES OF PROPERTY LOCATED ON THE PARCEL NORTH OF W. 19TH STREET ROAD, EAST OF 82ND AVENUE.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The zoning on the following described property located in the City of Greeley is hereby changed from HA (Holding Agriculture) to PUD (PLANNED UNIT DEVELOPMENT) in the City of Greeley, County of Weld, State of Colorado:

Legal Description

See Appendix A, attached hereto, and incorporated herein.

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2024.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

APPENDIX A
Ordinance NO.2, 2024

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM HA – (HOLDING AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 8.51 ACRES OF PROPERTY LOCATED ON THE PARCEL NORTH OF W. 19TH STREET ROAD, EAST OF 82ND AVENUE.

LEGAL DESCRIPTION FOR REZONING AREA

A PARCEL OF LAND TO BE USED AS A PLANNED UNIT DEVELOPMENT BEING SITUATED IN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ELEVEN (11), TOWNSHIP FIVE NORTH (T5N), RANGE SIXTY-SIX WEST (R66W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, AND THE STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION ELEVEN (11), TOWNSHIP FIVE NORTH (T5N), RANGE SIXTY-SIX WEST (R66W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) AND ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 BEARS NORTH 00°29'18" WEST FOR A DISTANCE OF 2610.33 FEET, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 7242 – 1994" IN A RANGE BOX, AND AT THE NORTHWEST CORNER OF SAID SECTION 11 BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 10855 – 1998" IN A RANGE BOX, AND WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 NORTH 00°29'18" WEST FOR A DISTANCE OF 44.67 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 NORTH 00°29'18" WEST FOR A DISTANCE OF 856.77 FEET.
THENCE LEAVING THE SAID WEST LINE NORTH 89°30'42" EAST FOR A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 47TH AVENUE PER GRANT OF RIGHT-OF-WAY DOCUMENT RECORDED ON OCTOBER 15, 1991 AS RECEPTION NO. 2269430, SAID POINT ALSO BEING ON THE NORTH LINE OF A PARCEL DESCRIBED IN A DEED RECORDED ON JUNE 17, 1960 AS RECEPTION #1332327 OF THE WELD COUNTY RECORDS;

THENCE ON THE NORTH BOUNDARY LINE OF SAID DEED THE FOLLOWING SIX (6) COURSES;

1. THENCE NORTH 84°58'34" EAST FOR A DISTANCE OF 84.98 FEET;
2. THENCE SOUTH 35°10'14" EAST FOR A DISTANCE OF 80.96 FEET;

3. THENCE NORTH 76°42'08" EAST FOR A DISTANCE OF 161.92 FEET;
4. THENCE SOUTH 86°03'39" EAST FOR A DISTANCE OF 220.68 FEET;
5. THENCE SOUTH 88°10'49" EAST FOR A DISTANCE OF 382.28 FEET TO THE NORTHWESTERLY CORNER OF THE CAMBRIDGE GLEN SUBDIVISION RECORDED ON JULY 18, 1995 AS RECEPTION #2447056;

THENCE ON THE WESTERLY BOUNDARY LINE OF THE SAID CAMBRIDGE GLEN SUBDIVISION FOR THE FOLLOWING FIVE (5) COURSES;

1. THENCE SOUTH 38°23'42" WEST FOR A DISTANCE OF 409.53 FEET,
2. THENCE SOUTH 47°55'52" WEST FOR A DISTANCE OF 174.21 FEET;
3. THENCE SOUTH 50°33'26" WEST FOR A DISTANCE OF 262.17 FEET;
4. THENCE SOUTH 30°04'38" WEST FOR A DISTANCE OF 232.42 FEET;
5. THENCE SOUTH 89°11'19" WEST FOR A DISTANCE OF 181.22 FEET TO THE EAST RIGHT-OF-WAY OF 47TH AVENUE;

THENCE SOUTH 89°30'42" WEST FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS A TOTAL OF 482,783 SQ. FT. OR 11.083 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS AND RIGHTS OF WAYS OF RECORD OR AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

PLANNING COMMISSION SUMMARY

ITEMS: A PUD (Planned Unit Development) for multifamily development in the Mountain Vista Subdivision

FILE NUMBER: PUD2022-0008

PROJECT: Mountain Vista Multifamily PUD

LOCATION: North of W. 19th Street Road, east of 82nd Avenue.

APPLICANT: Avant Civil Group

CASE PLANNER: Doug May, AICP, Planner III

PLANNING COMMISSION HEARING DATE: January 23, 2024

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-205(c) and 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Avant Civil Group, for a PUD on approximately 8.51 acres of property located North of W. 19th Street Road, east of 82nd Avenue.

A. REQUEST

The applicant is requesting approval of a PUD Plan for a multifamily development, known as the Mountain Vista Multifamily PUD.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: C-L (Commercial Low Intensity) and R-L (Residential Low Density)

South: R-L (Residential Low Density)

East: R-L (Residential Low Density)

West: C-L (Commercial Low Intensity)

Surrounding Land Uses:

North: Vacant land, stormwater detention

South: Single-family residential
East: Single-family residential
West: Commercial – professional offices

Site Characteristics:

The subject site is approximately 8.51 acres in size. The property has not been previously developed, aside from a plugged and abandoned oil and gas well. The site is currently vacant and slopes gently downward to the north.

D. BACKGROUND

The subject site was originally part of the North Poudre Fourth Annexation, which was approved and zoned as H-A (Holding Agriculture) in 1982. The property is currently zoned as H-A, which according to the Greeley Development Code is intended for properties which have been annexed into the City and is used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

The Planning Commission previously reviewed a proposal for this site on September 12, 2023 which contained 100 dwelling units in 6- and 8-unit buildings. The Planning Commission voted to recommend denial to City Council in a 5-0 vote, citing that the density is too high for the neighborhood and it does not meet the missing middle housing concept. Following the Planning Commission hearing, the applicant revised the proposal so that it reduced the dwelling units from 100 to 74 and was designed in a rowhouse format instead of apartment buildings. The City Council reviewed the revised proposal at a public hearing on October 17, 2023. Council voted(3-2) to approve the PUD with conditions regarding enhanced setbacks and buffering from the single-family neighborhood, traffic calming devices, and drainage. However, because City Charter requires a majority vote of all Council members (two members were absent), the motion failed. The Council then made a motion to send the revised PUD plan back to Planning Commission, which passed with a 5-0 vote.

The applicant is now requesting a rezone from H-A (Holding Agriculture) to PUD (Planned Unit Development) to allow for multifamily development consisting of 14 rowhouse-style buildings with a total of 73 dwelling units, for a total density of 9.8 dwelling units per acre, which is under the typical maximum of 10 dwelling units per acre envisioned for the Suburban Neighborhoods in the Imagine Greeley Comprehensive Plan. The PUD consists of two planning areas. Planning Area 1 contains 7.43 acres and consists of the multi-family dwellings, parking areas, drive aisles, and open space. Planning Area two contains 1.079 acres and consists of the Right-of-Way of 18th Street, 82nd Avenue, and 19th Street Road. The proposed PUD also contains several neighborhood features: a playground, two seating areas/grill stations, and a cornhole station. Additionally, the proposal contains 49.7% open space, which exceeds the minimum of 30% required in the Greeley Development Code. The rowhouses proposed are two-story units with attached garages in the rear of the buildings. The applicant is proposing enhanced setbacks and buffering ranging from 44-feet to 63-feet from the buildings adjacent to the single-family neighborhood to the east and south. This area would also contain an enhanced landscape buffer to screen the proposal from the existing neighborhood. The proposal would also include traffic-calming devices on adjacent streets including curb extensions at the entrance to the site from 82nd Avenue and a raised crosswalk at 19th Street Road and 81st Avenue on the south end of the site.

E. APPROVAL CRITERIA

Rezoning Review Criteria, Section 24-204(b):

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

Staff Comment: The subject area is identified as a Suburban Neighborhood on the Land Use Guidance Map in the Imagine Greeley Comprehensive Plan. The Plan specifies “while types of housing found in suburban neighborhoods is largely limited to single-family detached homes, there are opportunities to create a wider range of housing options”. Additionally, the following comprehensive plan goals support the subject application:

Objective HO-2.1 Diversity in New Development Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions.

Object HO-2.2 Rental Housing Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own their own property.

Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-4.3 Infill Compatibility Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

The request complies with this criterion.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

Staff Comment: The intent of the Planned Unit Development is to provide additional use of the property in ways that are compatible with the area. The proposed land use provides opportunities for multifamily housing.

The request complies with this criterion.

3. Whether the area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment: The area continues to see infill sites developed with a mix of residential and nonresidential uses. There are several commercial developments approved or under review as well as a detached multifamily project approximately ½ mile north including a drive-through coffee shop and gas station. Recently approved is a mixed-use development containing single-family, mixed-use multifamily, and townhomes, approximately ½ mile to the east.

The request complies with this criterion.

4. Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment: The existing H-A zoning was likely established in 1982 when the property was annexed and has remained undeveloped to this day. It is common for newly annexed properties to be zoned H-A until development is proposed. Over time, much of the surrounding area has been rezoned as development has occurred.

The request complies with this criterion.

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Staff Comment: The proposal allows for multifamily residential uses. The PUD allows for a cap on density as well as enhanced buffering from the single-family residential uses to the east and south, as compared to a regular zone to a zone district that allows multifamily residential uses. Rowhouses provide a logical stepdown in intensity from the commercial uses along 83rd Avenue and the single-family neighborhood to the south and east.

The request complies with this criterion.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Staff Comment: Existing services are present in the vicinity to support development of the site as proposed.

The request complies with this criterion.

7. **The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: The proposed Planned Unit Development would accommodate the community's need for housing. The Housing Needs Assessment prepared for the City of Greeley indicates that there is demand for 19,400 housing units over the next 20 years.

The request complies with this criterion.

8. **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: Anticipated impacts on surrounding properties, especially the single-family neighborhood to the east and south have been considered by the applicant by increasing the setback from the required 10 feet to 44-63 feet as well as proposing additional landscaping and between the proposed development and the adjacent neighborhood.

Commented [CJ1]: Update based on discussion

The request complies with this criterion.

9. **The recommendations of professional staff or advisory review bodies.**

Staff Comment: Planning staff and the Administrative Review Team recommend approval.

The request complies with this criterion.

Planned Unit Development Review Criteria, Section 24-205(c):

1. **The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.**

Staff Comment: The use of a PUD for this proposal is appropriate and helps to achieve the Comprehensive Plan's goals with more specificity than the general zoning district would allow. If the applicant were to propose a rezone from H-A to R-H (Residential High Density), then there could be no conditions put on the development to make it more compatible with the neighborhood, such as limiting density under what is allowed in the R-H district or enhancing setbacks and landscaping between adjoining land uses. The PUD plans for development in a more intentional manner.

The request complies with this criterion

2. The benefits from any flexibility in the proposed plan:

- 1) Promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;**
- 2) Involves innovative concepts that were not anticipated by the development code; or**
- 3) Apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.**

Staff Comment: The proposed development standards generally follow Development Code standards for R-H (Residential High Density). However, for this proposal there are limitations to density of dwelling units, building types and height, increased buffering to adjacent single-family uses, and allowed uses.

The request complies with this criterion.

3. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.

Staff Comment: The request is consistent with planning and design principles and the Comprehensive Plan.

The request complies with this criterion.

4. The plan meets all of the review criteria for zoning map amendments in Section 24-204.

Staff Comment: The request complies with Section 24-204, Review Criteria for Rezoning as detailed above.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site was originally part of the North Poudre Fourth Annexation, which was approved and zoned as H-A (Holding Agriculture) in 1982. Currently, this property is Tract 2 from the Mountain Vista Filing 3 subdivision, which was recorded in November of 2002. If the proposed PUD is approved, the applicant will need to be approved for a Minor Subdivision to turn Tract 2 into a buildable lot prior to Site Plan approval.

2. HAZARDS

A plugged and abandoned oil and gas facility impacts the subject site and a 50-foot setback for buildings from the abandoned well has been designated on the PUD plan to protect the surrounding development. Staff is unaware of any other hazards on the property.

3. WILDLIFE

The subject site is not located within an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

The property would be graded to drain in a similar manner to the existing conditions, with water generally flowing from southwest to northeast. Drainage and erosion would be further reviewed during the Site Plan Review phase of the project.

6. TRANSPORTATION

The subject site has frontage along 82nd Avenue to the west and 19th Street Road to the south. Additionally, 18th Street currently stubs at the northwest corner of the property and is proposed to be extended to the east. The site is proposed to have three points of access: one from 18th Street to the north, one from 82nd Avenue to the east and, and one from 19th Street Road to the south. Currently, the nearest Greeley-Evans Transit (GET) route is Route 1, which runs along 20th Street and 71st Avenue.

A traffic study evaluating the short-term and long-term traffic impacts of the proposed project was submitted as part of the PUD application. Based on this analysis, the proposed multifamily development is expected to generate 716 trips a day at full buildout. It is anticipated that most of the site traffic would utilize 18th Street to 83rd Avenue for trips to and from the site. The City's Traffic Engineer reviewed the traffic study and did not have any concerns.

G. SERVICES

1. WATER

The City of Greeley provides water services to the area and is adequate to serve the site.

2. SANITATION

The City of Greeley provides sanitary services to the area and is adequate to serve the site.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #7 is located along 10th Street, approximately 2.5 miles from the subject site, by road.

4. PARKS AND OPEN SPACES

No public parks or regional open space areas are proposed as part of this request. Cash-in-lieu for parkland dedication does apply to this project. The applicant will also be required to pay Park & Trail Development Fees.

5. SCHOOLS

No schools are proposed or located on the subject site. However, cash-in-lieu for schools will be required for the project during the Minor Subdivision phase. The Weld RE-4 School District is requesting \$1,304 per unit for multi-family developments.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The applicant has proposed enhanced landscaping and berms adjacent to the single-family neighborhood to the east and south, as well as 44 to 63-foot setbacks instead of the required 10-foot setbacks.

Commented [CJ2]: Update this

2. NOISE

Any potential noise created by future development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed PUD were mailed on December 22, 2023, to property owners within 1000 feet of the site, as well as all property owners in the neighborhood directly south and east of the proposal. A Notice sign was posted on the site on December 20, 2023. Public notice was also published on the City of Greeley website on December 22, 2023. Two emails have been received in opposition to the development.

Additionally, a neighborhood meeting for the initial proposal was held on June 13, 2023, which approximately 50 residents attended. Concerns raised at the meeting include adequate parking on-site, the effect the development will have on nearby property values, safety of development near plugged and abandoned oil and gas well, maintenance of the property, traffic on local streets, transient nature of apartment-dwellers. In addition to the neighborhood meeting staff has received a petition opposing the initial proposal with 299 signatures as of August 30, 2023.

Concerns raised at the Planning Commission and City Council public hearings included increased traffic on local streets, the transient nature of rental communities, the effect the development would have on property values, concern that the developer had promised the site would become a park, and general incompatibility of a multi-family development in a single-family neighborhood.

J. MINERAL ESTATE OWNER NOTIFICATION

The applicant mailed the required notice regarding the initial public hearing for the proposed PUD to all mineral rights owners on December 7, 2023. Staff received no corresponding inquiries to date.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

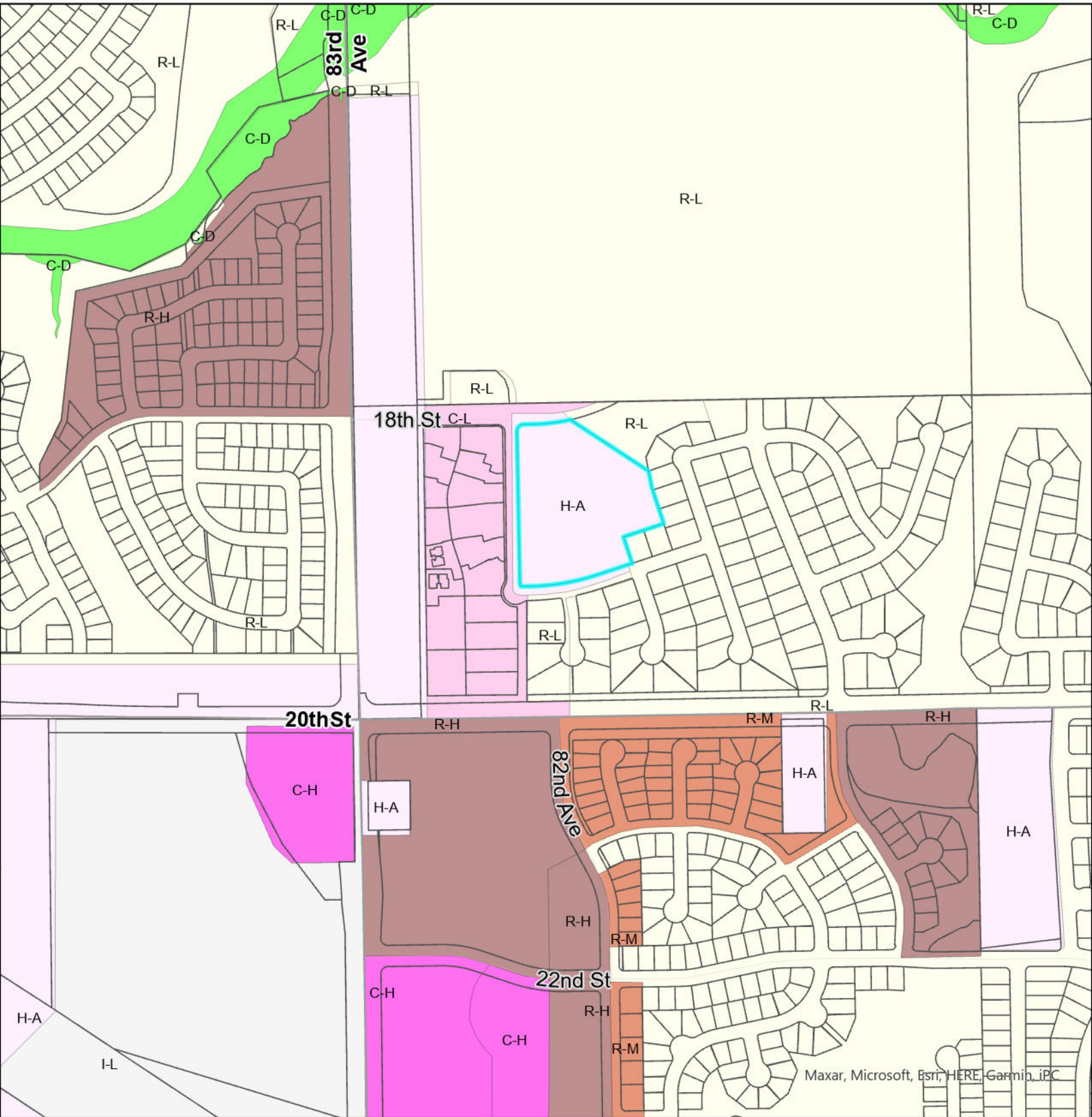
Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed 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.

Alternative (Denial)

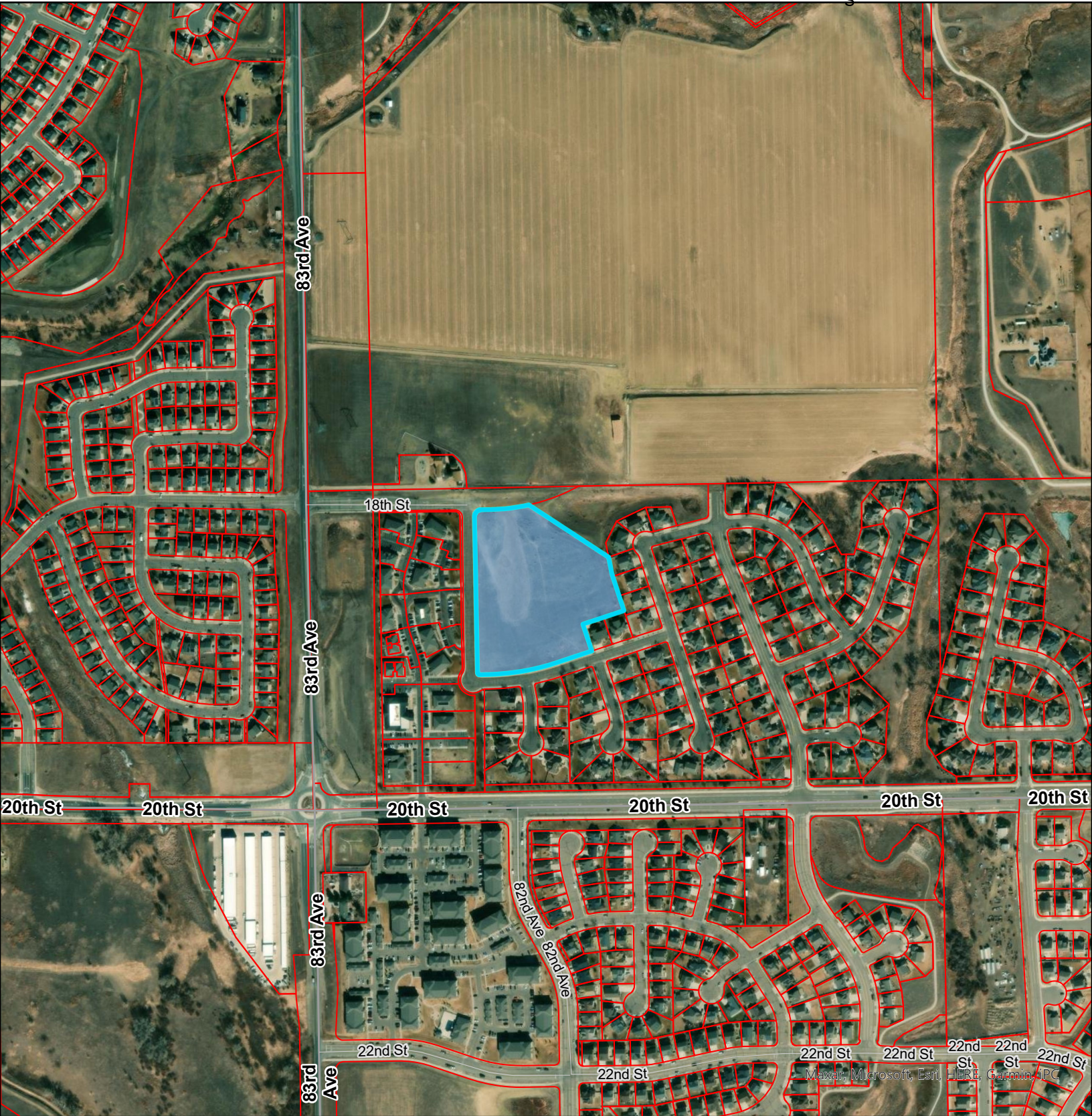
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development is not in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council denial.

Zoning Map - Mountain Vista Multi-Family PUD



Legend

	Greeley Parcels		Industrial Low Intensity		Residential Low Density
	Conservation District**		Industrial Medium Intensity		Residential Medium Density
	Commercial Low Intensity		Industrial High Intensity		Residential High Density
	Commercial High Intensity		Planned Unit Development		Residential Mobile Home
	Holding Agriculture		Residential Estate		



Legend

- Subject Site
- Greeley Parcels



January 2, 2023

City of Greeley
Planning and Zoning
1100 10th Street – 2nd Floor
Greeley, CO 80631

Re: Mountain Vista Multifamily

Dear City of Greeley Staff,

The Mountain Vista Multifamily is located northeast of 82nd Avenue and 19th Street intersection. The legal description of the site is Being a Rezone of Tract 2, Mountain Vista-Filing 3 and Those Adjoining Half Right of Ways, Located in the Southeast Quarter of Section 8, Township 5 North, Range 66 West of the 6th Prime Meridian., City of Greeley, County of Weld, State of Colorado. **Figure 1** below highlights the site location.

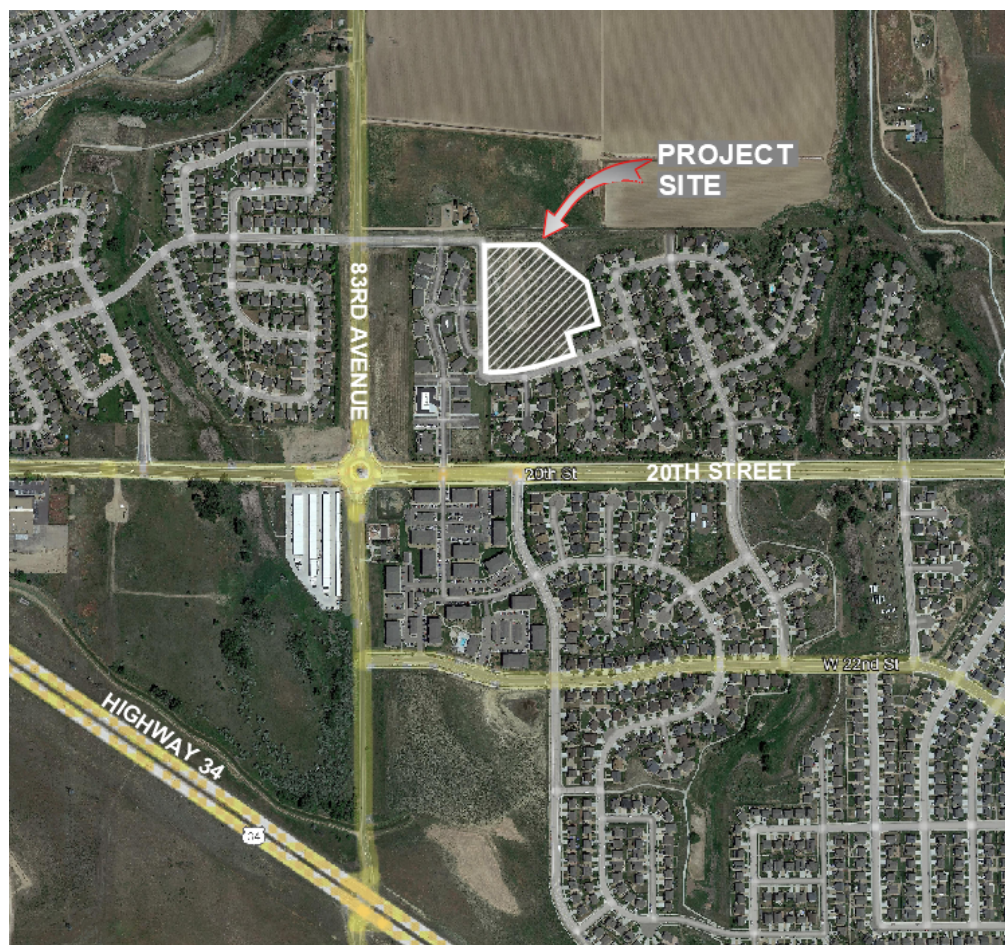


Figure 1: Outline of Mountain Vista Multifamily

The site is 8.51 acres and is currently zoned as Greeley "H-A". This application requests to rezone to Greeley "PUD". The surrounding uses consist of commercial and single family residential. The surrounding property is zoned as Greeley "R-L" to the North, South and East. The property to the West is currently zoned as Greeley "C-L".

The project consists of 14 townhome buildings, 2 ~ 4-unit buildings, 7 ~ 5-unit buildings and 5 ~ 6-unit buildings totaling 73 dwelling units. In addition to the townhome buildings the project will include required access and parking, landscaping, trail connectivity, and existing detention. Access to the site will be provided by two access roads from 82nd Avenue and from 19th Street. The site will be designed to the City of Greeley Standards. Utilities for the site will be provided by the City of Greeley.

The project is part of the Mountain Vista 3rd Filing Drainage Report prepared by Drexel, Barrell & Company dated October 2, 2002. The projects site was graded to drain towards the northeast into an existing detention pond. However, the Mountain Vista 3rd Filing Drainage Report assumed a percent impervious of 5.3% for the site. The developer proposes to expand the capacity of the existing detention pond with retaining walls to account for the increased runoff from Mountain Vista Multifamily.

The applicant will enter into a Subdivision Improvement Agreement with the City regarding the type, timing, and guarantees for required improvements. Public improvements can include the south half of 18th Street from the intersection with 82nd Avenue to the development's entrance, upgrades to increase the volume of the existing detention pond, and any utilities required to service the development. The applicant proposes to construct Mountain Vista Multifamily, including any required public improvements, as part of a single phase.

Given the very limited amount of multi-family and predominate single-family housing options currently available in West Greeley, there is an inadequate variety of housing types to meet the needs of a diverse group of incomes. Rezoning to Greeley "PUD" would allow for a multi-family product and thus create a housing type that will be appealing to a wide variety of income types.

Rezoning to Greeley "PUD" will allow the applicant to establish zoning standards that will account for existing residence concerns. It will also provide a better transition and buffer to the existing single-family development to the south and east adding to the very sparse amount of multifamily that currently exists within West Greeley.

If you have any questions concerning this project, please contact me at rlauer@avantcivilgroup.com or call me at 970-286-7995.

Sincerely,

AVANT CIVIL GROUP, LLC

A handwritten signature in blue ink, appearing to read "Robbie Lauer", with a stylized flourish at the end.

Robbie Lauer

Principal

MOUNTAIN VISTA MULTIFAMILY PLANNED UNIT DEVELOPMENT

BEING A PLANNED UNIT DEVELOPMENT OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
8.51 ACRES (±)
PROJECT NUMBER: PUD2022-0008

OWNER DEDICATION STATEMENT

I, Mountain Vista West Apartments, LLC, being the sole owner(s) in fee of...

A parcel of land for rezoning purposes and being Tract 2 of Mountain Vista-Filing 3 recorded November 13, 2002 as Reception No. 3005092 of the Records of Weld County, and those portions of 82nd Avenue, 18th Street, and 19th Street adjoining to said Tract 2, all situate within the Southwest Quarter (SW1/4) of Section Eight (8), Township Five North (T.5N.), Range Sixty-six West (R.66W.), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Westerly most Northwest corner of Tract 2, Mountain Vista-Filing 3 and assuming the Westerly line of said Tract 2 as bearing South 00° 33' 57" East a distance of 647.52 feet with all other bearings contained herein relative thereto:

The following Five (5) courses are along the Westerly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 00° 33' 57" East a distance of 647.52 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 15.71 feet, said curve has a radius of 10.00 feet, a delta of 90° 00' 00" and is subtended by a chord bearing South 45° 33' 57" East a distance of 14.14 feet to a Point of Tangency;

THENCE North 89° 26' 03" East a distance of 32.88 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 290.39 feet, said curve has a radius of 970.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing North 80° 51' 29" East a distance of 289.30 feet to a Point of Tangency;

THENCE North 72° 16' 54" East a distance of 155.47 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 monumented by a #5 rebar with an illegible 1.5" diameter cap and to the **POINT OF BEGINNING**.

THENCE South 17° 43' 06" East a distance of 30.00 feet to the centerline of 19th Street as depicted on the plat for said Mountain Vista-Filing 3:

The following Three (3) courses are along the centerline of said 19th Street:

THENCE South 72° 16' 54" West a distance of 155.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 299.37 feet, said curve has a radius of 1000.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing South 80° 51' 29" West a distance of 298.25 feet to a Point of Tangency;

THENCE South 89° 26' 03" West a distance of 72.88 feet to the centerline of 82nd Avenue as depicted on the plat of said Mountain Vista-Filing 3;

THENCE North 00° 33' 57" West along the centerline of said 82nd Avenue a distance of 762.59 feet to the centerline of 18th Street as depicted on the plat of Mountain Vista-Filing 3;

THENCE North 89° 29' 58" East along the centerline of said 18th Street a distance of 100.00 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 104.92 feet, said curve has a radius of 745.00 feet, a delta of 8° 04' 10" and is subtended by a chord bearing North 85° 27' 53" East a distance of 104.84 feet to the end point of the curve and to the intersection of the centerline of 18th Street and the Northwesterly prolongation of the Northeasterly line of Tract 2, Mountain Vista-Filing 3;

THENCE South 56° 06' 06" East along the Northeasterly line of said Tract 2 a distance of 461.18 feet to the Northwest corner of Lot 4, Block 2 as depicted on the plat for Mountain Vista-Filing 3;

The following Four (4) courses are along the Easterly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 10° 41' 50" East a distance of 72.17 feet;

THENCE South 17° 43' 06" East a distance of 160.00 feet;

THENCE South 72° 16' 54" West a distance of 180.00 feet;

THENCE South 17° 43' 06" East a distance of 118.00 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 and to the **POINT OF BEGINNING**.

TOTAL REZONED AREA for Mountain Vista Multifamily Planned Unit Development is 370,623 sq. ft. or 8.51 acres, more or less (±).

...shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion of tract of land and designate the same MOUNTAIN VISTA MULTIFAMILY PLANNED UNIT DEVELOPMENT; and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Larry S. Buckendorf, Authorized Agent for Mountain Vista West Apartments, LLC _____ Date _____

NOTARIAL CERTIFICATE

Witness my hand and seal this _____ day of _____, 20_____.

STATE OF COLORADO)
CITY OF GREELEY)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20_____.

My commission expires: _____ Notary Public _____

(SEAL)

PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

This Planned Unit Development (PUD) has been reviewed and found to be complete and in accordance with the City of Greeley Development Code Regulations.

Mountain Vista West Apartments, LLC.

Larry S. Buckendorf, Authorized Agent for Mountain Vista West Apartments, LLC. _____ Date _____

ATTEST:

Secretary/Treasurer _____

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this _____ day of _____, 20_____.

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this _____ day of _____, 20_____.

COMMUNITY DEVELOPMENT DIRECTOR

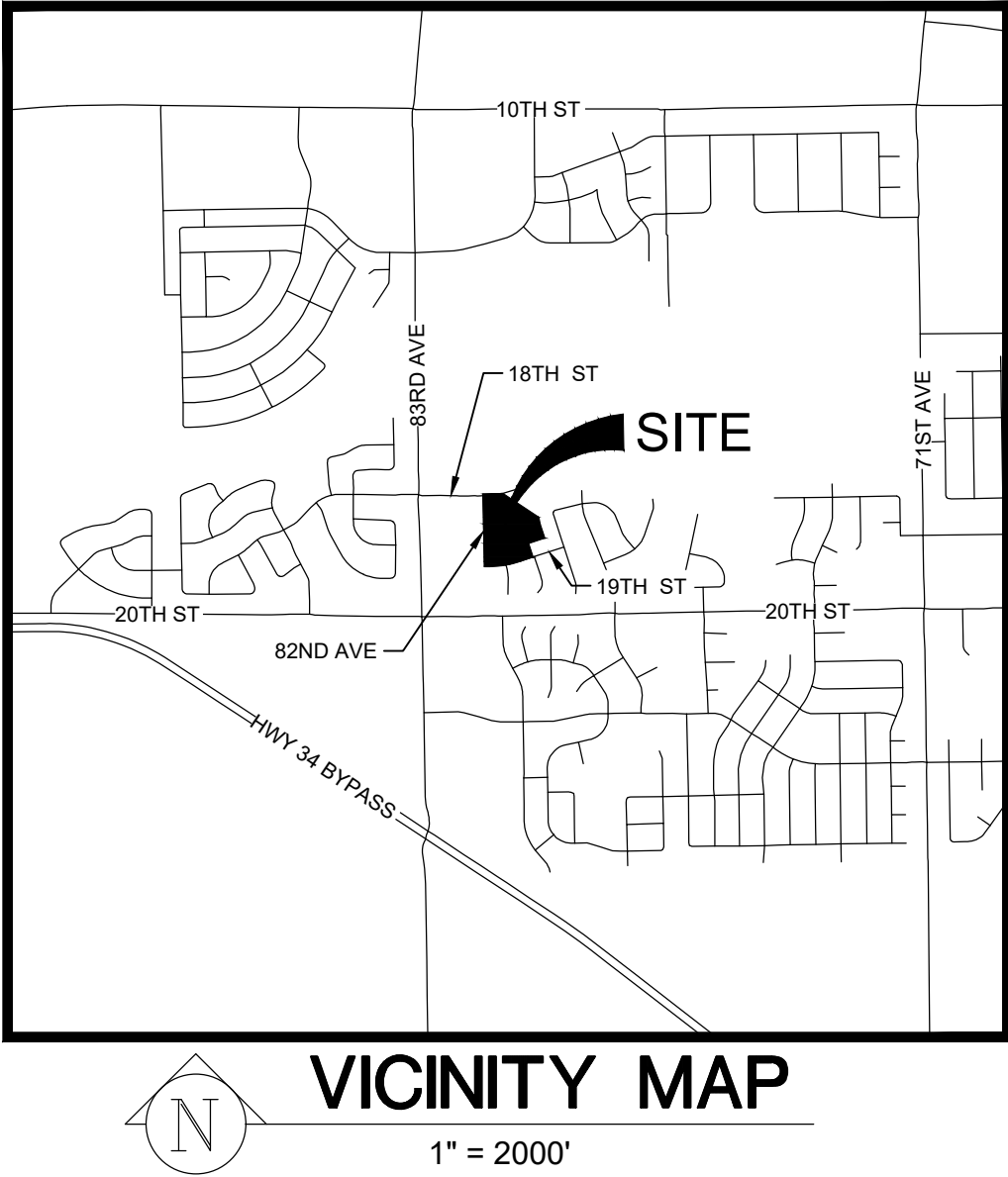
Director of Community Development _____ Date _____

PLANNED UNIT DEVELOPMENT STANDARD NOTES:

- Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
- Signage shown on this plan is for illustrative purposes only. A separate sign permit shall be submitted to the city for review and approval.
- All existing and proposed utilities shall be installed underground.
- No building permit shall be issued for the construction of a new building or structure unless the property has been platted in accordance with the City's Subdivision Regulations (Chapter 3).
- All elevations shown on these plans are tied to NAVD 88 datum.

SURVEYOR NOTES:

- The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number 459-H0674326-820-GRO, Amendment 2, dated July 11, 2023, prepared by Heritage Title Company.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- The Surveyor has not physically located the underground utilities shown hereon. The underground utilities have been located from observed evidence and utility markings at the time of survey and the surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the location indicated, although he does state that they are located or scaled as accurately as possible from the information available. Additional Utility Lines may exist. The exact location of any underground utilities shown and the location of any additional utilities should be determined by contacting "one Call" for a utility locate. All Underground Utilities should be verified prior to any design and or construction.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- Adjacent property owner information per the Weld County Property Portal.
- Zoning information per the City of Greeley ORIGIN Property Facts Map Portal.
- Zoning Parcel descriptions are for reference purposes only. It is not the intent of the surveyor to create legal lots or subdivision as defined by the City of Fort Collins, the County of Larimer or State of Colorado. Zoning Parcel descriptions are not to be used in the transfer of real property or to replace deeded property descriptions.
- This Zoning Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for depicted reference purposes only.
- The location of that 30.0' Right of Way Easement to Snyder Oil Corporation as depicted hereon is approximate due to poor dedication geometry in Grant recorded on February 10, 1995 as Reception No. 2426230 of the Records of Weld County. Information was scaled via previous platting and aligned to known well locations.



SURVEYING CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all known existing rights-of-way and easements, that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado, under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Robert C. Tessely
Colorado Registered Professional Land Surveyor, No. 38470
For and on behalf of Northern Engineering Services, Inc.

INTENT STATEMENT

It is the intent of this Planned Unit Development Map to rezone the described area hereon and shown on the attached map as embraced within the heavy exterior lines thereon to City of Greeley zone "PUD."

DEVELOPER/APPLICANT

Mountain Vista West Apartments, LLC
Larry S. Buckendorf, Authorized Agent
7251 W. 20th Street, L-200
Greeley, CO, 80634
(970)-352-7072

SITE ENGINEER

Avant Civil Group, LLC.
Robbie Lauer
1337 Riverside Ave., Suite 2
Fort Collins, Colorado 80524
(970) 286-7995

SURVEYOR

Northern Engineering Services, Inc.
Robert C. Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

Revisions:			By:	Date:
1)	Address First Round Comments	AML		3/14/23
2)	Address Second Round Comments	SPP		5/15/23
3)	Address Third Round Comments	SPP		6/26/23
4)	Revisions Related to Site Layout Update by Avant	SPP		1/05/24

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 8
TOWNSHIP: 5 N
RANGE: 66 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

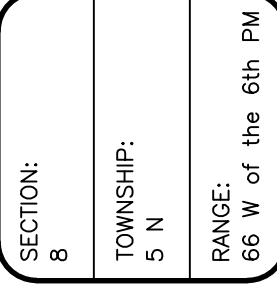
DATE: 07/08/2024
SCALE: N/A
REVIEWED BY: R. TESSELY
PROJECT: 1158-010
CLIENT: JOURNEY HOMES
DRAWN BY: S. PAULIN

MOUNTAIN VISTA MULTIFAMILY PLANNED UNIT DEVELOPMENT
MOUNTAIN VISTA MULTIFAMILY PUD
CITY OF GREELEY, STATE OF COLORADO

Sheet
1
Of 7 Sheets

BEING A PLANNED UNIT DEVELOPMENT OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: PUD2022-0008



NE | **NORTHERN
ENGINEERING**
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY
\$70.221.1188
NORTHERNENGINEERING.COM

PROJECT: 1155-010	DATE: 01/08/2024
CLIENT: JOURNEY HOMES	SCALE: 1" = 50'
DRAWN BY: S. PAQUIN	REVIEWED BY: R. TESSELY

EXISTING CONDITIONS MAP

MOUNTAIN VISTA MULTIFAMILY PUD

CITY OF GREELEY, STATE OF COLORADO

Sheet
2
Of 7 Sheets

MOUNTAIN VISTA MULTIFAMILY PLANNED UNIT DEVELOPMENT

BEING A PLANNED UNIT DEVELOPMENT OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

8.51 ACRES (±)

PROJECT NUMBER: PUD2022-0008

DEVELOPMENT STANDARDS			
DESCRIPTION	PROPOSED		
PLANNING AREA (PA-1)			
Permitted Uses	Public Access (i.e. public streets, sidewalks, emergency access, etc.), Utilities, Drainage		
PLANNING AREA (PA-2)			
Permitted Uses	Multifamily Dwellings, Assembly - Limited, Open Space & Common Areas, Utilities, Drainage, Private Access & Parking, Emergency Access		
Uses Not Allowed	Mobile/Manufactured Home & parks, Established Residential (all types), Industrial Uses - except Child Care Home, Assembly - Large, Cemeteries, Schools - Adult, Transportation (ALL), Utilities - Co-generation of Power Plants		
Density	73 Total Dwelling Units		
Minimum Lot Area	1.079 acres		
Site Area	Square Feet	Acres	Percent
Building Coverage	87,116	2.000	26.92%
Drive, Parking, and Walks	121,202	2.782	37.45%
Open Space	115,320	2.647	35.63%
Maximum Lot Coverage	323,638	7.430	100%
Parking	Per City of Greeley Municipal Code Article 24 Chapter 7		
Minimum Setbacks	Front	25 feet	
	Rear	25 feet	
	Side	20 feet	
	Corner	20 feet	
Accessory Structure Setbacks	Front	25 feet	
	Rear	25 feet	
	Side	20 feet	
	Corner	20 feet	
Encroachments	1. Primary entrance features may encroach beyond the required front building line, as specified in section 24-503.b. 2. Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to four feet from the foundation and encroach into the setback, but no closer than three feet from any lot line. This exception shall be limited to no more than 20 percent of the total area of a building elevation. 3. Unenclosed decks or patios at or below the first floor elevation may extend into the rear or side setback but no closer than five feet to any lot line. Where a roof is provided, it shall only be single story and shall remain unenclosed with at least 65 percent open and unobstructed on three sides. 4. Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than six feet from the principal building, no closer than three feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located in easements or rights-of-way, subject to the design standards of those specific authorizations. 5. Any other accessory use or structure within the setback, not specified in section 24-502.c, shall have a setback of at least one-third its height from the property line.		
Building Height	Principal Structure	40 feet	
	Accessory Structure	20 feet	
Sign Standards	Per City of Greeley Municipal Code Article 24 Chapter 9		

ZONING DESCRIPTION:

A parcel of land for rezoning purposes and being Tract 2 of Mountain Vista-Filing 3 recorded November 13, 2002 as Reception No. 3005092 of the Records of Weld County, and those portions of 82nd Avenue, 18th Street, and 19th Street adjoining to said Tract 2, all situate within the Southwest Quarter (SW1/4) of Section Eight (8), Township Five North (T-5N.), Range Sixty-six West (R-66W.), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Westerly most Northwest corner of Tract 2, Mountain Vista-Filing 3 and assuming the Westerly line of said Tract 2 as bearing South 00° 33' 57" East a distance of 647.52 feet with all other bearings contained herein relative thereto:

The following Five (5) courses are along the Westerly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 00° 33' 57" East a distance of 647.52 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 15.71 feet, said curve has a radius of 10.00 feet, a delta of 90° 00' 00" and is subtended by a chord bearing South 45° 33' 57" East a distance of 14.14 feet to a Point of Tangency;

THENCE North 89° 26' 03" East a distance of 32.88 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 290.39 feet, said curve has a radius of 970.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing North 80° 51' 29" East a distance of 289.30 feet to a Point of Tangency;

THENCE North 72° 16' 54" East a distance of 155.47 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 monumented by a #5 rebar with an illegible 1.5" diameter cap and to the **POINT OF BEGINNING**;

THENCE South 17° 43' 06" East a distance of 30.00 feet to the centerline of 19th Street as depicted on the plat for said Mountain Vista-Filing 3;

The following Three (3) courses are along the centerline of said 19th Street:

THENCE South 72° 16' 54" West a distance of 155.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 299.37 feet, said curve has a radius of 1000.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing South 80° 51' 29" West a distance of 298.25 feet to a Point of Tangency;

THENCE South 89° 26' 03" West a distance of 72.88 feet to the centerline of 82nd Avenue as depicted on the plat of said Mountain Vista-Filing 3;

THENCE North 00° 33' 57" West along the centerline of said 82nd Avenue a distance of 762.59 feet to the centerline of 18th Street as depicted on the plat of Mountain Vista-Filing 3;

THENCE North 89° 29' 58" East along the centerline of said 18th Street a distance of 100.00 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 104.92 feet, said curve has a radius of 745.00 feet, a delta of 8° 04' 10" and is subtended by a chord bearing North 85° 27' 53" East a distance of 104.84 feet to the end point of the curve and to the intersection of the centerline of 18th Street and the Northwestwesterly prolongation of the Northeastly line of Tract 2, Mountain Vista-Filing 3;

THENCE South 56° 06' 06" East along the Northeastly line of said Tract 2 a distance of 461.18 feet to the Northwest corner of Lot 4, Block 2 as depicted on the plat for Mountain Vista-Filing 3;

The following Four (4) courses are along the Easterly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 10° 41' 50" East a distance of 72.17 feet;

THENCE South 17° 43' 06" East a distance of 160.00 feet;

THENCE South 72° 16' 54" West a distance of 180.00 feet;

THENCE South 17° 43' 06" East a distance of 118.00 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 and to the **POINT OF BEGINNING**.

TOTAL REZONED AREA for the Mountain Vista Multifamily Planned Unit Development is 370,623 sq. ft. or 8.51 acres, more or less (±).

SURVEYING CERTIFICATE

I, Robert C. Tesseley, a Colorado Registered Professional Land Surveyor do hereby state that this Rezone Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Robert C. Tesseley
Registered Professional Land Surveyor LS 38670
For and on behalf of Northern Engineering Services, Inc.

SITE INFORMATION			
BUILDING QUANTITIES:	DESCRIPTION	QUANTITY	DESCRIPTION
4-PLEX TOWNHOMES	2	DUMPSTER	3
5-PLEX TOWNHOMES	7	MAIL KIOSK	1
6-PLEX TOWNHOMES	5	MAINTENANCE BUILDING	1

SITE SUMMARY							
AREA	USE	ACRES	DWELLING UNITS (D.U.)	DENSITY (D.U./ACRE)	NO. OF BUILDINGS	AVE. AREA OF BLDG (SQ. FT.)	% OF ACREAGE
PA-1	RIGHT-OF-WAY	1.079	0	0.00	0	0	12.7%
PA-2	MULTIFAMILY	7.430	73	9.83	14	4234	87.3%
Total		8.508	73	8.58	14		100.0%

LINE LEGEND

--- SECTION LINE
--- RIGHT OF WAY LINE
--- BOUNDARY LINE
--- PROPERTY LINE
--- ROAD CENTERLINE
--- EASEMENT LINE
--- VACATED EASEMENT LINE

SYMBOL LEGEND

● FOUND PROPERTY MONUMENT

ZONING SUMMARY		
EXISTING ZONING	PROPOSED ZONING	AREA (sq. ft. & ac.)
CITY OF GREELEY "H-A"	CITY OF GREELEY "PUD"	370,623 sq. ft. 8.51 ac. (±)
TOTAL		100%

Revisions:		By:	Date:
1)	Address First Round Comments	AML	3/14/23
2)	Address Second Round Comments	SPP	5/15/23
3)	Address Third Round Comments	SPP	6/26/23
4)	Revisions Related to Site Layout Update by Avant	SPP	1/05/24

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 8
TOWNSHIP: 5 N
RANGE: 66 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 | NORTHERNENGINEERING.COM

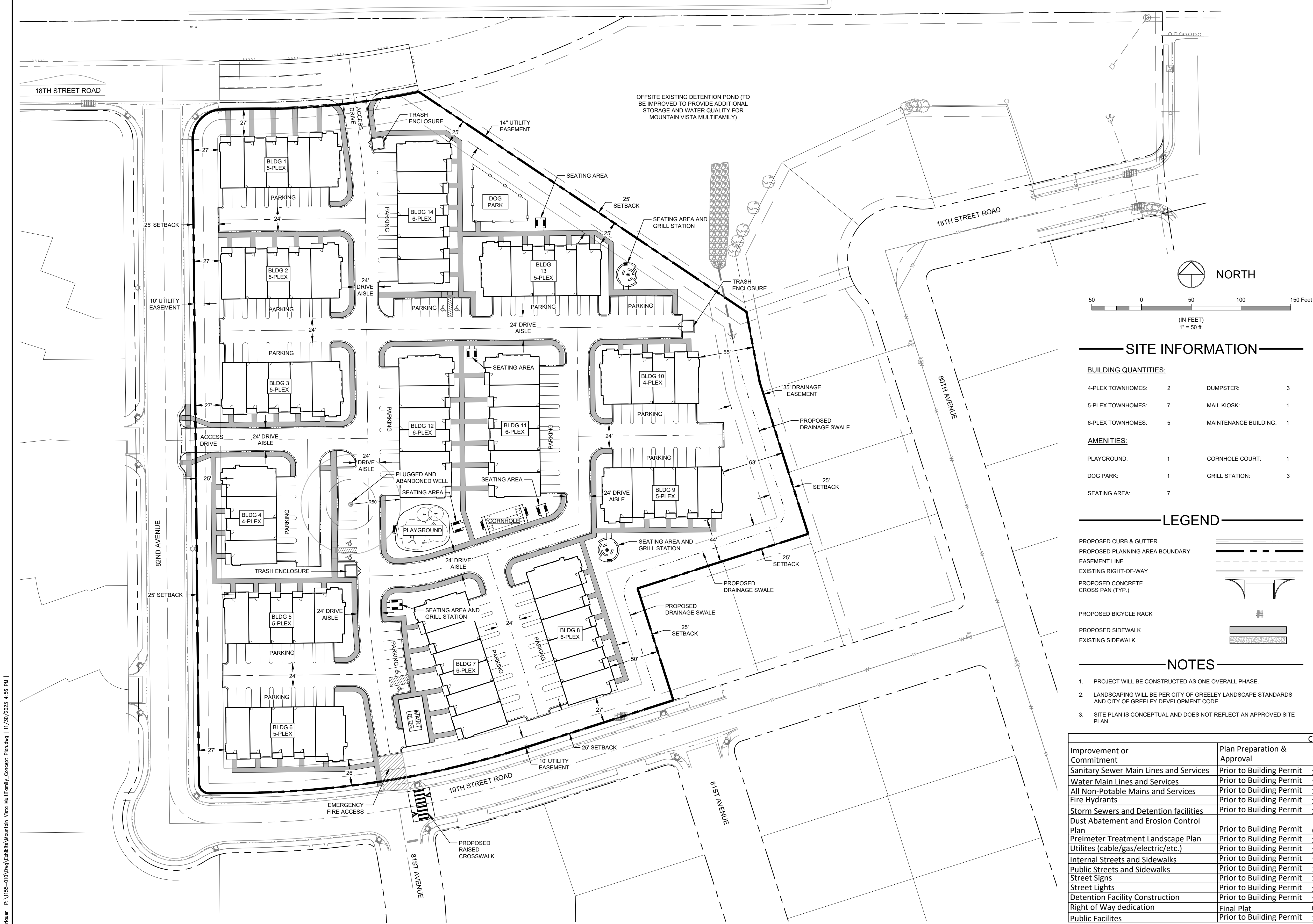
DATE: 07/06/2024
SCALE: 1" = 60'
REVIEWED BY: R. TESSELEY
PROJECT: 1159-010
CLIENT: S. PAULIN
DRAWN BY: S. PAULIN

MASTER DEVELOPMENT PLAN & GENERAL LAYOUT
MOUNTAIN VISTA MULTIFAMILY PUD
CITY OF GREELEY, STATE OF COLORADO

Sheet
3
Of 7 Sheets

MOUNTAIN VISTA MULTIFAMILY REZONE

BEING A REZONE OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF
GREELEY, COUNTY OF WELD, STATE OF COLORADO
8.51 ACRES (±)
PROJECT NUMBER: PUD2022-0008



SITE INFORMATION

BUILDING QUANTITIES:

4-PLEX TOWNHOMES:	2	DUMPSTER:	3
5-PLEX TOWNHOMES:	7	MAIL KIOSK:	1
6-PLEX TOWNHOMES:	5	MAINTENANCE BUILDING:	1

AMENITIES:

PLAYGROUND:	1	CORNHOLE COURT:	1
DOG PARK:	1	GRILL STATION:	3
SEATING AREA:	7		

LEGEND

PROPOSED CURB & GUTTER
PROPOSED PLANNING AREA BOUNDARY
EASEMENT LINE
EXISTING RIGHT-OF-WAY
PROPOSED CONCRETE CROSS PAV. (TYP.)
PROPOSED BICYCLE RACK
PROPOSED SIDEWALK
EXISTING SIDEWALK

NOTES

- PROJECT WILL BE CONSTRUCTED AS ONE OVERALL PHASE.
- LANDSCAPING WILL BE PER CITY OF GREELEY LANDSCAPE STANDARDS AND CITY OF GREELEY DEVELOPMENT CODE.
- SITE PLAN IS CONCEPTUAL AND DOES NOT REFLECT AN APPROVED SITE PLAN.

Commitment Matrix

Improvement or Commitment	Plan Preparation & Approval	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Sanitary Sewer Main Lines and Services	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
Water Main Lines and Services	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
All Non-Potable Mains and Services	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
Fire Hydrants	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
Storm Sewers and Detention facilities	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
Dust Abatement and Erosion Control Plan	Prior to Building Permit	6 Months	Contractor/Developer	Contractor/Developer	Contractor/Developer
Perimeter Treatment Landscape Plan	Prior to Building Permit	1 Month	Contractor/Developer	HOA	HOA
Utilities (cable/gas/electric/etc.)	Prior to Building Permit	1 Month	Utility Provider	Utility Provider	Utility Provider
Internal Streets and Sidewalks	Prior to Building Permit	1 Month	Contractor/Developer	HOA	HOA
Public Streets and Sidewalks	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
Street Signs	Prior to Building Permit	1 Day	Contractor/Developer	HOA	HOA
Street Lights	Prior to Building Permit	1 Month	Contractor/Developer	City of Greeley	City of Greeley
Detention Facility Construction	Prior to Building Permit	1 Month	Contractor/Developer	HOA	HOA
Right of Way dedication	Final Plat	n/a	Contractor/Developer	City of Greeley	City of Greeley
Public Facilities	Prior to Building Permit	1 Month	Contractor/Developer	HOA	HOA

Land Use Statistics

Description	Code or PUD Plan	Provided
Zoning	PUD	R-H District
Primary Land Use		Multi-Family Dwellings
Accessory Land Use		Garages & Amenities
Type of Use	Square Feet	% Of Total
Building Coverage	87,116	26.92%
Drive, Parking, Walks	121,202	37.45%
Open Space	115,320	35.63%
Total Area	323,638	100%

REQUIRED PARKING

4-Plex			
Bedrooms	Per Building	Spaces Required	Total
1 Bedroom	0	1.5	0
2 Bedrooms	1	1.75	1.75
3 Bedrooms	3	2	6
Total Required Per Building			8
Total 4-Plex Buildings			2
Total 4-Plex Parking Required			16

5-Plex			
Bedrooms	Per Building	Spaces Required	Total
1 Bedroom	0	1.5	0
2 Bedrooms	1	1.75	1.75
3 Bedrooms	4	2	8
Total Required Per Building			10
Total 5-Plex Buildings			7
Total 5-Plex Parking Required			70

6-Plex			
Bedrooms	Per Building	Spaces Required	Total
1 Bedroom	0	1.5	0
2 Bedrooms	1	1.75	1.75
3 Bedrooms	5	2	10
Total Required Per Building			12
Total 6-Plex Buildings			5
Total 6-Plex Parking Required			60

Total Parking Required (Without Guest Parking) 146

Plus 1 additional space per 10 required spaces for guest parking

Total Parking Required 161

Standard ADA Required 5

Van Accessible Required 1

Total Accessible Required 6

PROVIDED PARKING

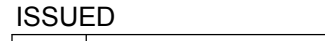
Type of Space	Each	Spaces Per	Total
Unit Garages	75	2	150
Parking Outside Garage	75	2	150
Additional Spaces	26	1	26
Total Parking Provided			326
ADA Accessible Spaces	4	1	4
Van Accessible Ada Spaces	2	1	2
Total ADA Accessible Spaces Provided			6



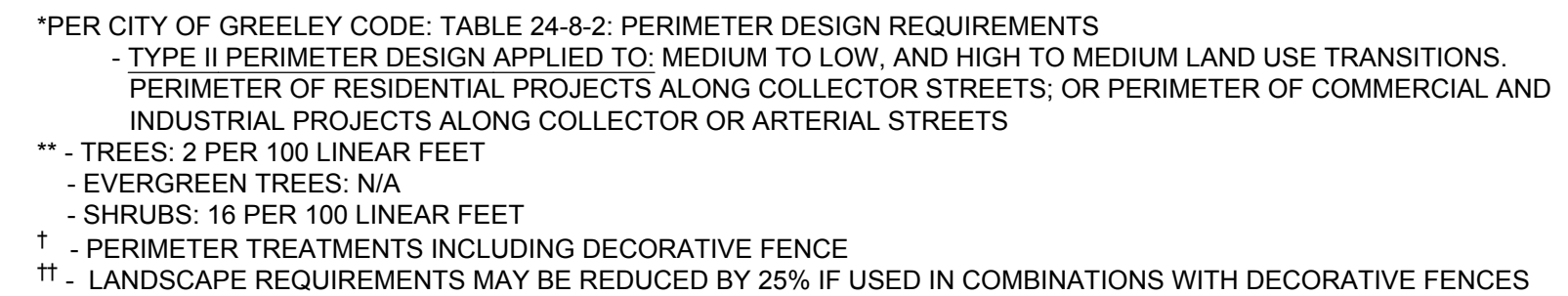
MOUNTAIN VISTA MULTIFAMILY
CITY OF GREELEY, CO
PLANNED UNIT DEVELOPMENT

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 50'
VERT: N/A
SHEET:
4 OF 8

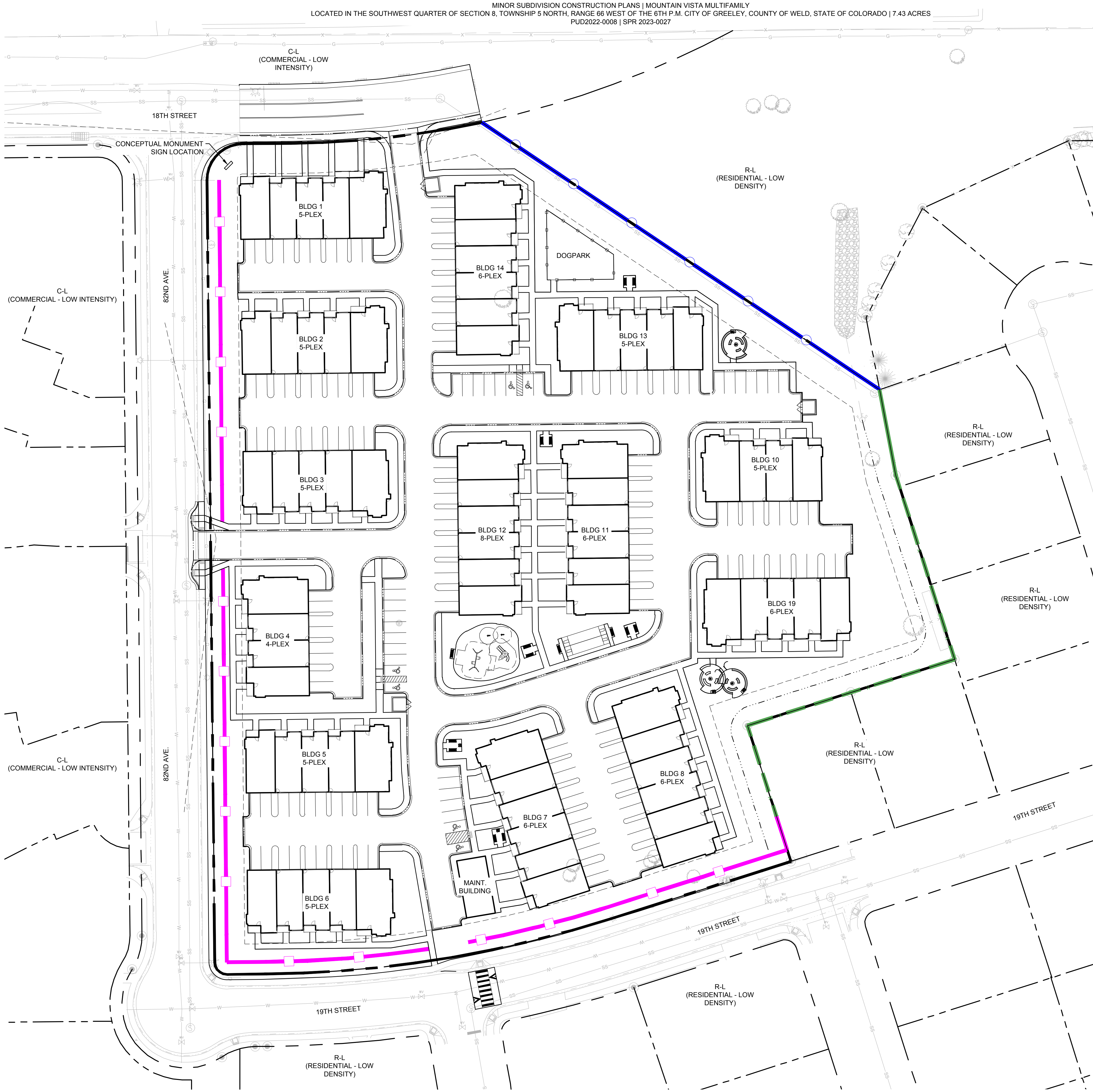


5 OF 8

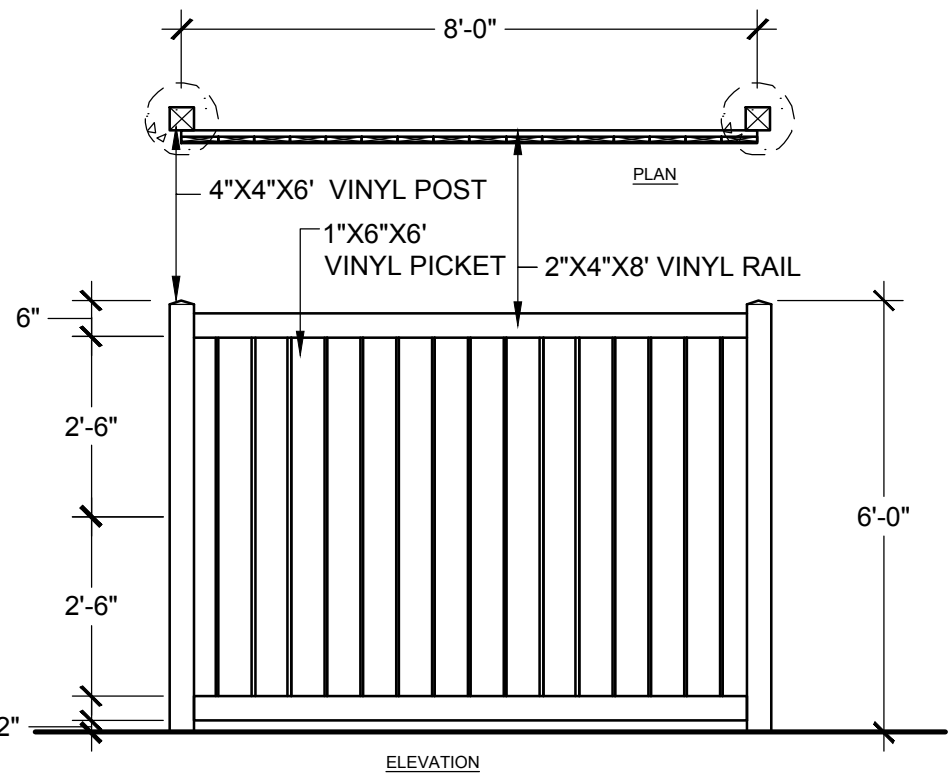


PERIMETER TREATMENT PLAN										
PERIMETER LOCATION (REQUIREMENTS CALCULATED FOR FULL PERIMETER)	PERIMETER LENGTH (LINEAR FEET)	SHADE TREE OR ORNAMENTAL TREE			EVERGREEN TREE			SHRUBS		
		REQUIRED	PROPOSED	DIFFERENCE	REQUIRED	PROPOSED	DIFFERENCE	REQUIRED	PROPOSED	DIFFERENCE
NORTH - 18TH STREET (COLLECTOR STREET ADJACENT TO C-L ZONE)*	+/- 199'	4**	4	0	N/A**	0	0	32**	40	
EAST - ADJACENT TO R-L ZONE*†	+/- 927'	14††	31	17	N/A**	5	5	112††	136	24
SOUTH - 19TH STREET (COLLECTOR STREET ADJACENT TO R-L ZONE)*†	+/- 480'	8††	14	6	N/A**	0	0	58††	70	12
WEST - 82ND AVE. (COLLECTOR STREET ADJACENT TO C-L ZONE)*†	+/- 688'	11††	16	5	N/A**	0	0	83††	106	23

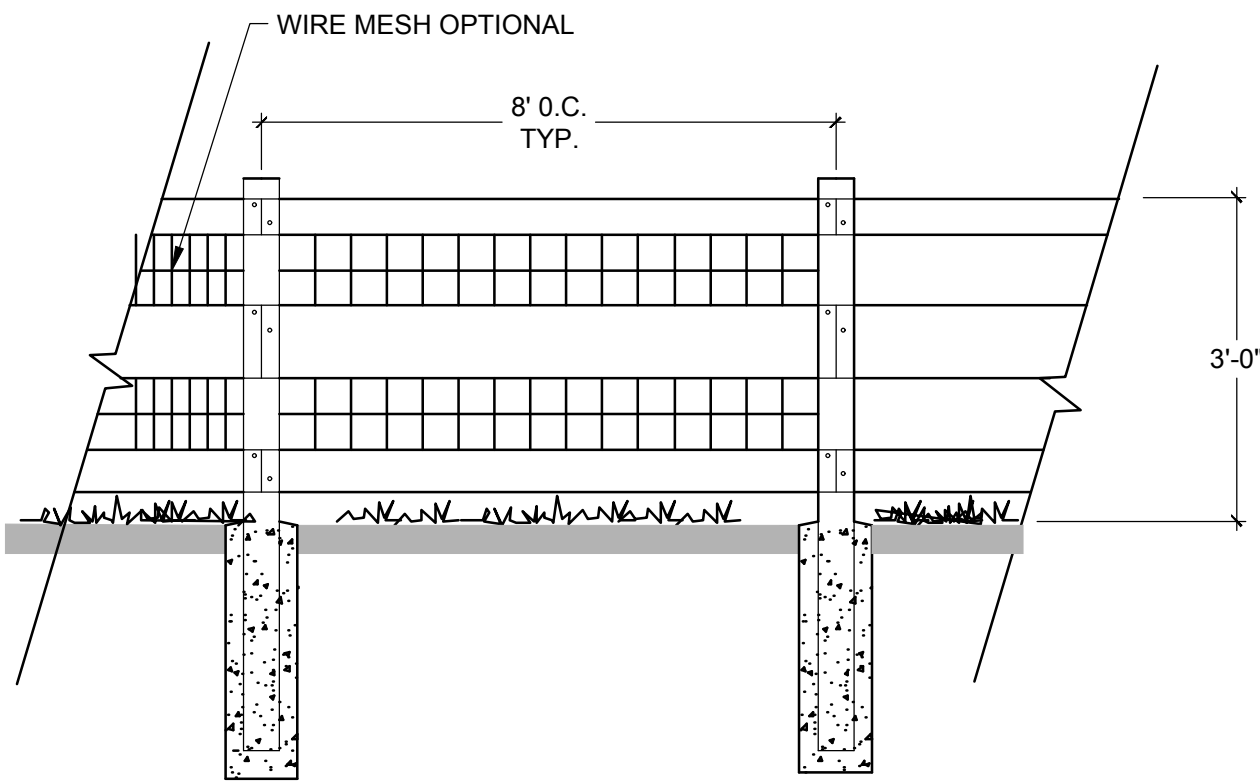
Plotted By: Alex Garver. Layout: 6 OF 8 FENCING PLAN. Printed On: 12/1/2023 9:15 AM. File Name: FENCING PLAN.dwg



- LEGEND**
- PROJECT BOUNDARY
 - MATCH LINE
 - LOT LINE
 - RIGHT OF WAY
 - SETBACK LINE
 - EASEMENT LINE
 - FIRE SERVICE LINE
 - WATER LINE UTILITY
 - SANITARY SEWER UTILITY
 - IRRIGATION LINE
 - ELECTRIC UTILITY
 - TRANSFORMER, TYP.
 - HYDRANT, TYP.
 - BIKE RACK
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY SEWER
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING FENCE
 - EXISTING STORMWATER UTILITY
 - EXISTING STREET LIGHT
 - EXISTING HYDRANT
- PROPOSED 6" VINYL PRIVACY FENCE
PROPOSED 3" VINYL 3 RAIL FENCE
EXISTING ADJACENT FENCE



1 TYPICAL 6" WHITE VINYL PRIVACY FENCE
3/8" = 1'-0" OP-MV-01



NOTE:
DESIGN AND FINISH TO MATCH PHASE 1.

2 3" SPLIT RAIL VINYL FENCE (WIRE MESH OPTIONAL)
3/8" = 1'-0" OP-MV-10

MOUNTAIN VISTA
MULTIFAMILY

PUD

GREELEY, CO
PREPARED BY:



DEVELOPER/APPLICANT

DS INVESTMENTS, LLC
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
(970) 352-7072

SITE ENGINEER

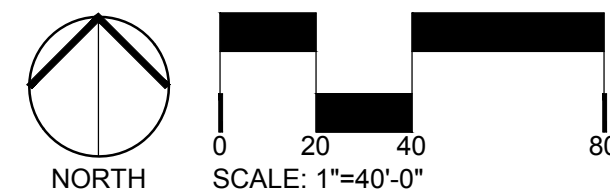
NORTHERN ENGINEERING SERVICES, INC.
ROBBIE LAURER
301 N. HOWES STREET, SUITE 100
FORT COLLINS, CO 80521
(970) 221-4158

SURVEYOR

NORTHERN ENGINEERING SERVICES, INC.
AARON LUND
301 N. HOWES STREET, SUITE 100
FORT COLLINS, CO 80521
(970) 221-4158

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
RUSS LEE
419 CANYON AVE. SUITE 200
FORT COLLINS, CO 80521
(970) 224-5828



ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	
REVISIONS		DATE
No.	DESCRIPTION	

FENCING PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R23-006
DRAWN BY:	AG
REVIEWED BY:	RL
DRAWING NUMBER:	



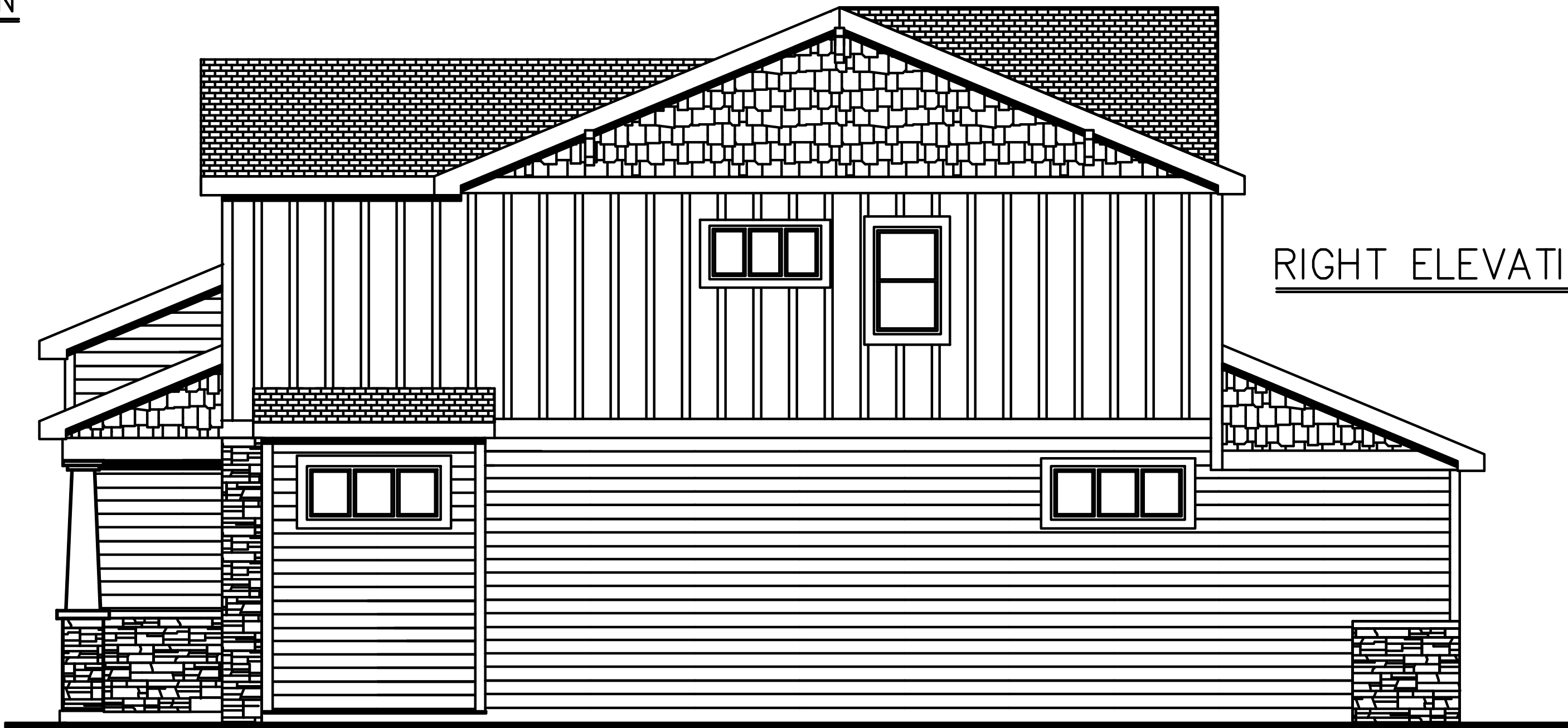
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

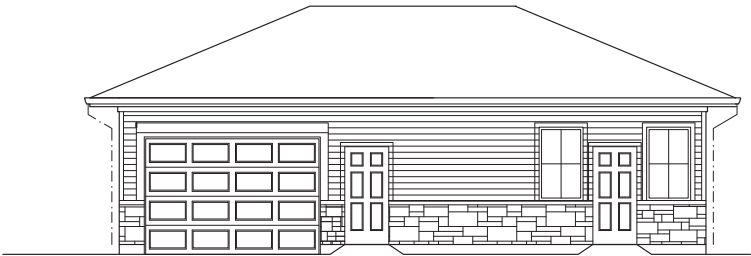


RIGHT ELEVATION

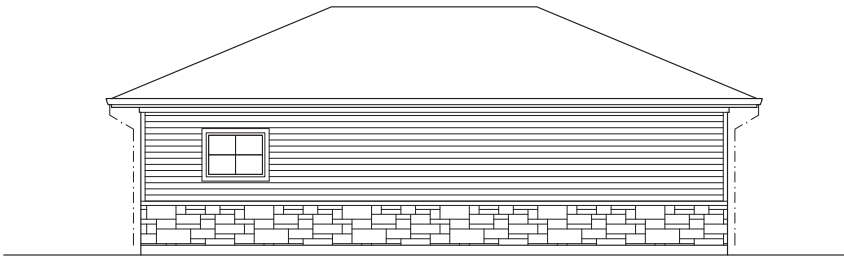
Materials						
	Column	Corble	Door	Gable	Siding	Window Grids
Elevation A	A	B	Half Moon Window	Board & Batton	Horizontal Lap	Field Stone

Colors			
	Roof Color	Body Color	Trim Color
Elevation A	Teak	Nankeen	Beaver Brown

CONCEPTUAL



2 FRONT ELEVATION



2 BACK ELEVATION



3 LEFT & RIGHT ELEVATION

CONCEPT

MOUNTAIN VISTA MULTIFAMILY PUD
MAINTENANCE SHED

ELEVATIONS

8 OF 8



Notification Map



Legend

Parcels

1: 9,717



Notes

1,619.5	0	809.73	1,619.5	Feet
---------	---	--------	---------	------

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MOUNTAIN VISTA MULTI-FAMILY
INTERMEDIATE TRANSPORTATION IMPACT STUDY

GREELEY, COLORADO

DECEMBER 2022

Prepared for:

Journey Homes & Crow Creek Construction
7251 West 20th Street, L-101B
Greeley, CO 80634

Prepared by:



DELICH ASSOCIATES
2272 Glen Haven Drive
Loveland, CO 80538
Phone: 970-669-2061
FAX: 970-669-5034

Project #2271

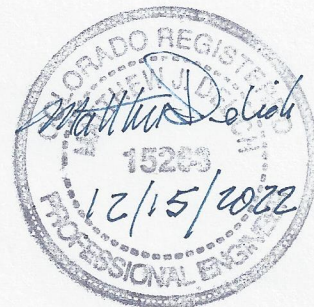


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- A. Base Assumptions Packet
- B. Peak Hour Traffic Counts
- C. Current Peak Hour Operation/Level of Service Descriptions
- D. Short Range (2030) Background Peak Hour Operation
- E. Short Range (2030) Total Peak Hour Operation
- F. Pedestrian Analysis

I. INTRODUCTION

This Intermediate Transportation Impact Study (TIS) addresses the capacity, geometric, and control requirements for the proposed Mountain Vista Multi-Family residential development. The proposed Mountain Vista Multi-Family site is located east of 83rd Avenue and south of 18th Street in Greeley, Colorado.

During the course of the analysis, numerous contacts were made with the project developer (Journey Homes & Crow Creek Construction), the project engineering consultant (Northern Engineering), and the City of Greeley. This study generally conforms to the format set forth in the Greeley TIS Guidelines. A scoping discussion was held with City of Greeley Transportation. The Base Assumptions Form and related information is provided in Appendix A. The study involved the following steps:

- Collect physical, traffic, and development data;
- Perform trip generation, trip distribution, and trip assignment;
- Determine peak hour traffic volumes;
- Conduct capacity and operational level of service analyses on key intersections;
- Analyze signal warrants;
- Conduct evaluation of pedestrian, bicycle, and transit modes of transportation.

The study intersections analyzed in this TIS are the 20th Street/83rd Avenue (major intersection), 83rd Avenue/18th Street (minor intersection), 18th Street/82nd Avenue (minor intersection), and the Site Access (minor intersections) intersections. In the Base Assumptions video meeting, it was agreed that the Mountain Vista Multi-Family site would connect to an extension of 18th Street east of 82nd Avenue.

II. EXISTING CONDITIONS

The location of the Mountain Vista Multi-Family development is shown in Figure 1. It is important that a thorough understanding of the existing conditions be presented.

Land Use

Land uses in the area are primarily residential. Figure 2 shows an aerial photograph showing existing nearby land uses. There are residential uses to the south, east, and west of the site. The center of Greeley lies to the east of the proposed Mountain Vista Multi-Family site.

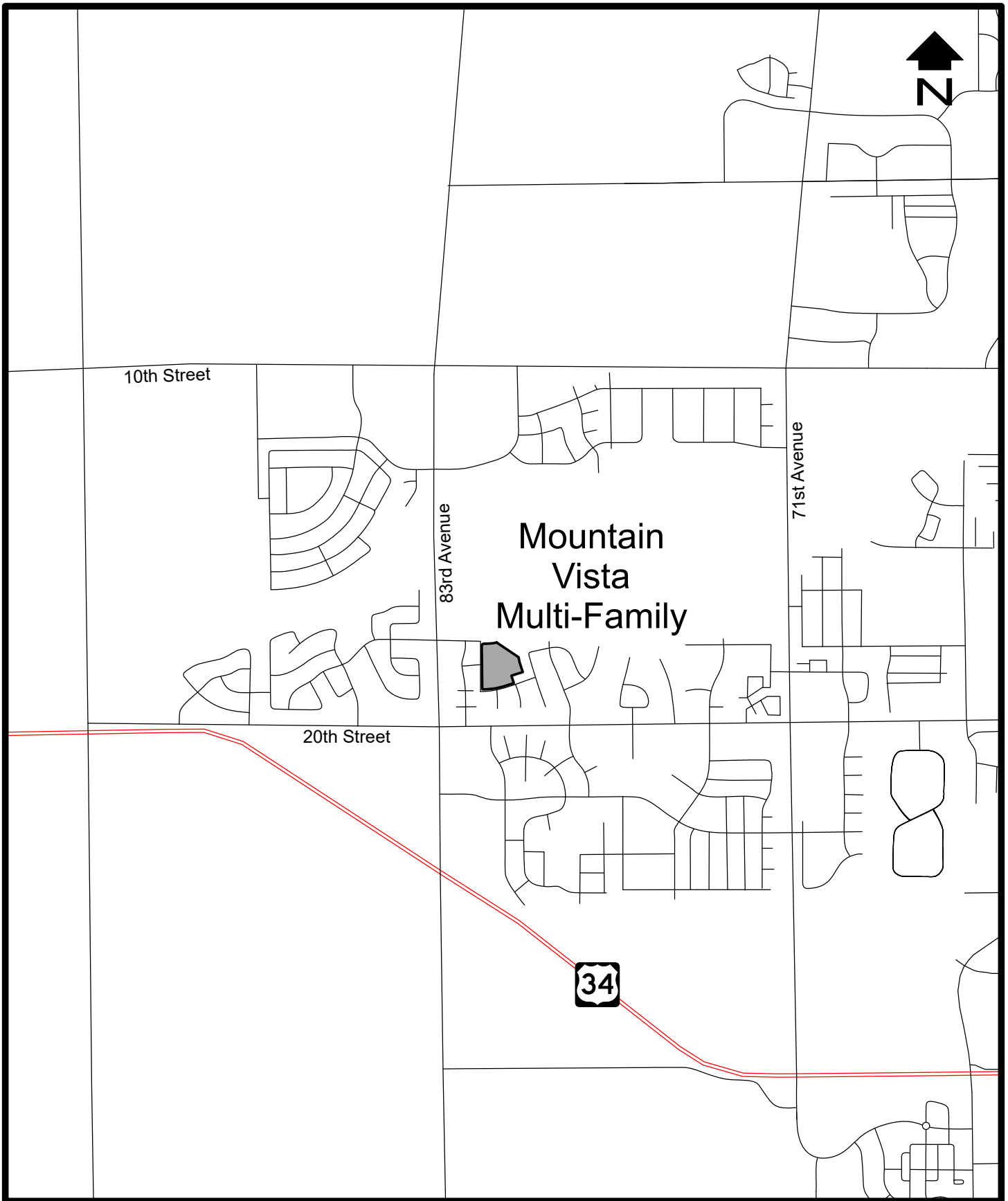
Streets

The primary streets in the area of the Mountain Vista Multi-Family site are 20th Street, 83rd Avenue, and 18th Street. The existing geometry at the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 82nd Avenue/North Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections is shown in Figure 3. Figure 3 also shows the nearby sidewalks and bicycle facilities. There are no transit routes in this area.

Twentieth Street is an east/west street classified as a minor arterial street on the Greeley Master Street Plan. Currently, east of 83rd Avenue, 20th Street has a four-lane cross section (plus center lane). West of 83rd Avenue, 20th Street has a two-lane cross section (plus center lane). The existing speed limit is 40 mph in this area. At the 20th Street/83rd Avenue roundabout intersection, 20th Street has two eastbound and westbound lanes approaching the roundabout. One of the westbound lanes is a right-turn bypass lane. There are two circulating lanes within the roundabout.

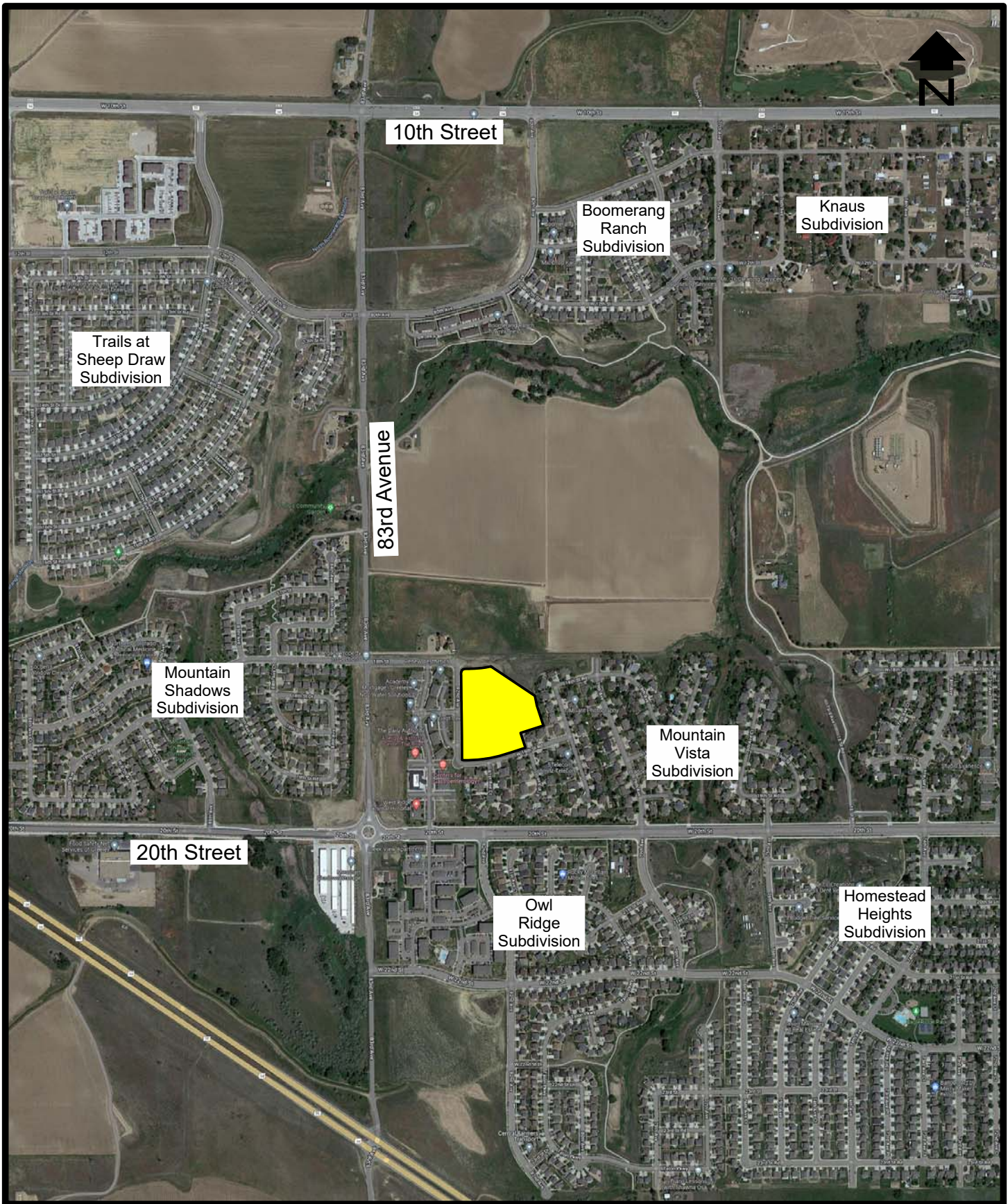
Eighty-third Avenue is a north/south street classified as a major arterial street on the Greeley Master Street Plan. North and south of 20th Street, 83rd Avenue has a two-lane cross section (no center lane) with left-turn deceleration lanes at some intersections. The existing speed limit on 83rd Avenue is 40 mph in this area. At the 20th Street/83rd Avenue roundabout intersection, 83rd Avenue has two northbound and southbound lanes approaching the roundabout. At the 83rd Avenue/18th Street intersection, 83rd Avenue has northbound and southbound left-turn lanes and one through lane in each direction. The 83rd Avenue/18th Street intersection has stop sign control on 18th Street.

Eighteenth Street is an east/west street classified as a local street on the Greeley Master Street Plan. East of 83rd Avenue, 18th Street has a two-lane cross section. The existing speed limit on 18th Street is 25 mph. At the 83rd Avenue/18th Street intersection, 18th Street has eastbound and westbound left-turn lanes and combined eastbound and westbound through/right-turn lanes. Eighteenth Street currently terminates at 82nd Avenue.



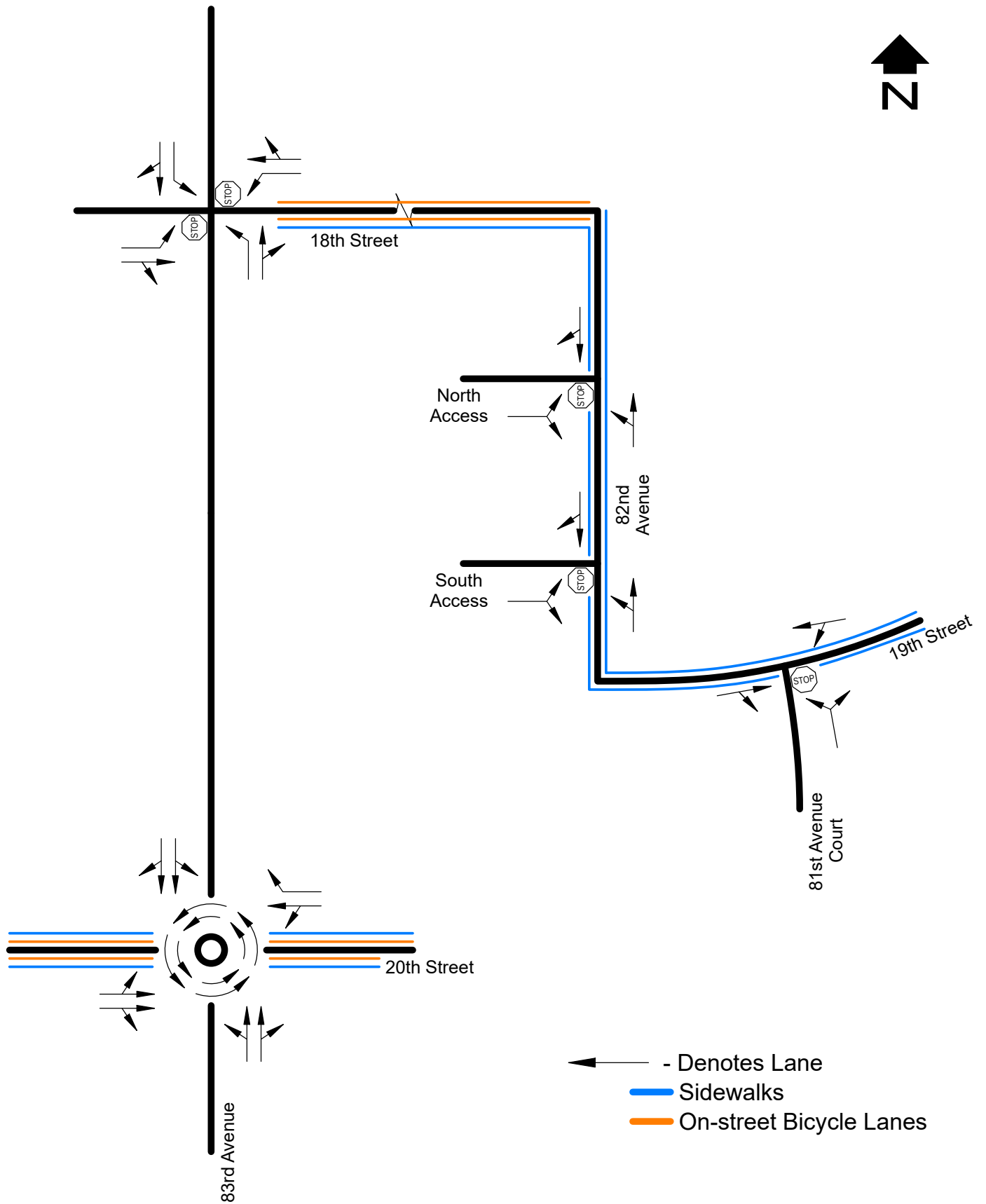
SITE LOCATION

Figure 1



LAND USES IN THE AREA

Figure 2



EXISTING INTERSECTION GEOMETRY

Figure 3

Existing Traffic

Recent morning and afternoon peak hour traffic volumes at the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 82nd Avenue/North Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections are shown in Figure 4. The counts at the key intersections were obtained in November and December 2022. Raw traffic count data is provided in Appendix B. Available daily traffic counts are also shown on Figure 4. Since the counts were performed on different days, the peak hour traffic volumes were averaged/balanced and are shown in Figure 5.

Existing Operation

The 20th Street/83rd Avenue, 83rd Avenue/18th Street, 82nd Avenue/North Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections were evaluated using techniques provided in the Highway Capacity Manual, 6th Edition. Using the morning and afternoon peak hour traffic shown in Figure 5, the peak hour operation is shown in Table 1. Calculation forms are provided in Appendix C. A description of level of service for unsignalized intersections from the Highway Capacity Manual, 6th Edition and a table showing the Greeley Acceptable LOS Standards are also provided in Appendix C. Acceptable operation at major intersections within the city limits during the peak hours is defined as level of service C or better for the overall intersection, level of service D or better for any leg, and level of service E or better for any movement. At minor intersections, acceptable operation is level of service C or better for the overall intersection, level of service E or better for any leg, and level of service F or better for any movement. The key intersections are currently operating acceptably with existing control and geometry in the morning and afternoon peak hours.

Pedestrian Facilities

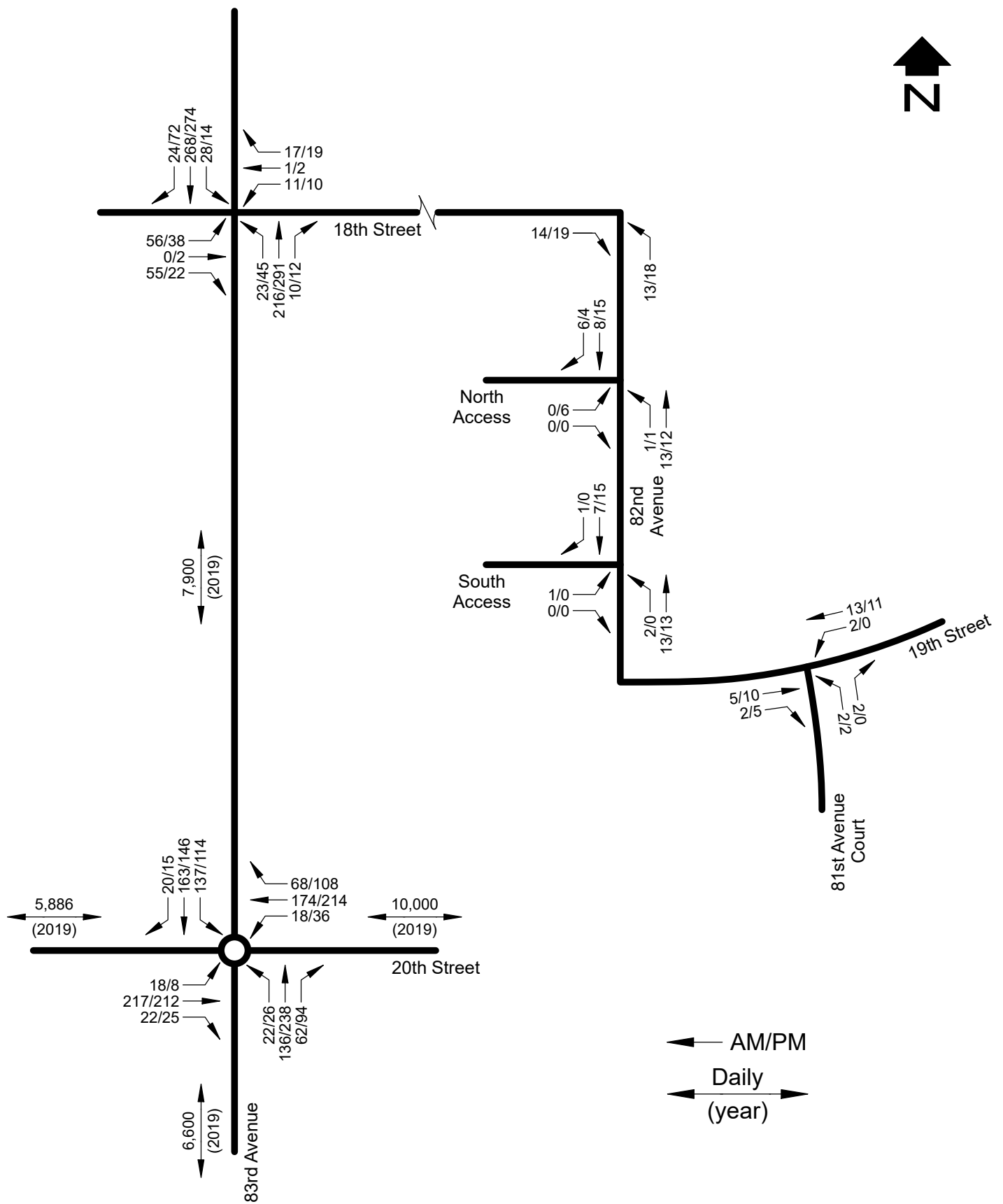
There are pedestrian facilities along both sides of 20th Street, 82nd Avenue, and 19th Street as shown on Figure 3. There are sidewalks along the south side of 18th Street. As future development occurs in the area, it is assumed that the future developments will build sidewalks to connect to adjacent streets in accordance with Greeley Standards.

Bicycle Facilities

There are bicycle lanes on 20th Street and on 18th Street, east of 83rd Avenue. There are no bicycle lanes along 83rd Avenue as shown on Figure 3.

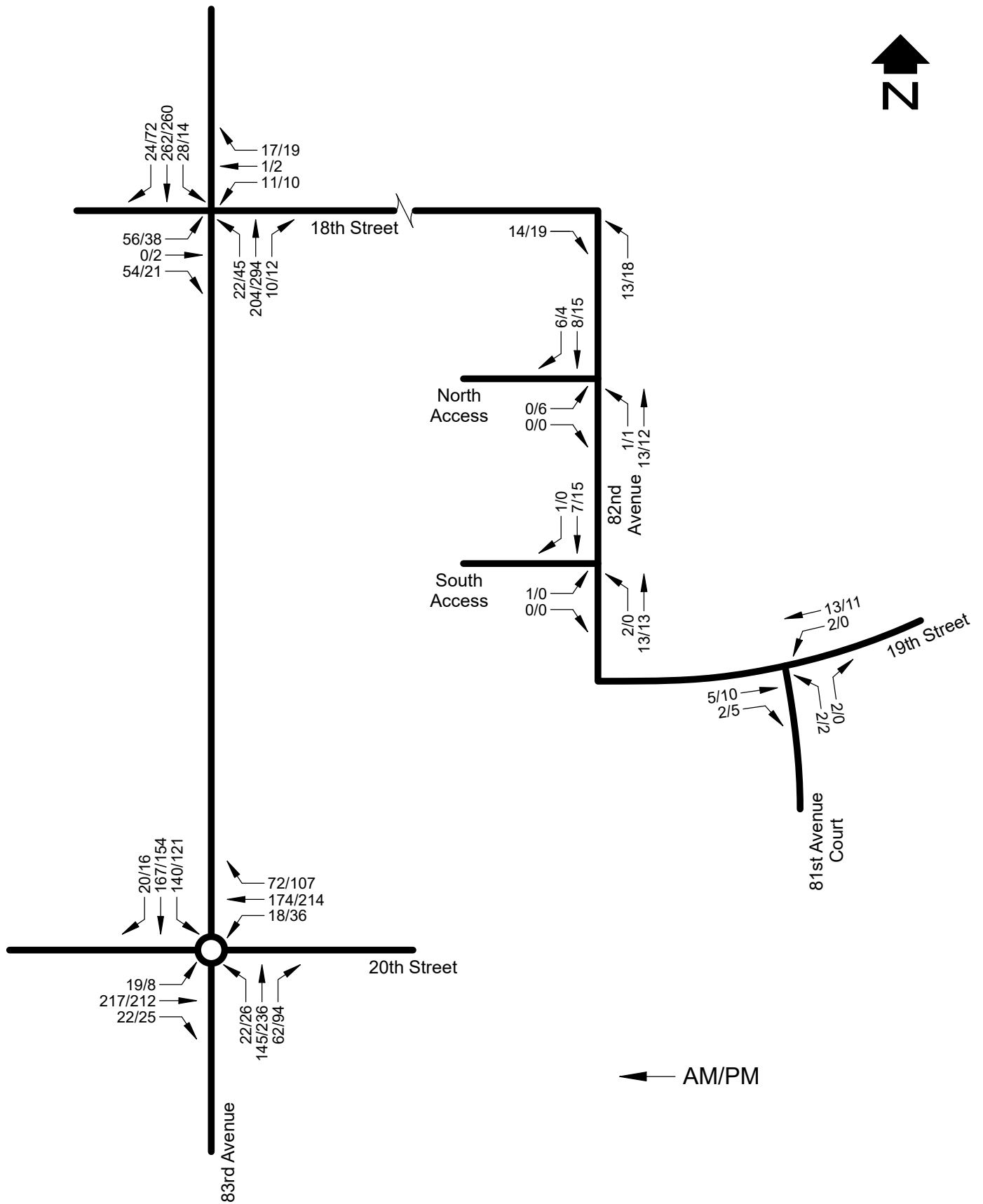
Transit Facilities

Currently, the nearest Greeley-Evans Transit (GET) route is Route 1, which runs along 20th Street and 71st Avenue.



RECENT DAILY AND PEAK HOUR TRAFFIC

Figure 4



AVERAGED/BALANCED RECENT PEAK HOUR TRAFFIC

Figure 5

TABLE 1 Current Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
20 th Street/83 rd Avenue (roundabout) (major intersection)	EB LT/T	A	A
	EB T/RT	A	A
	EB APPROACH	A	A
	WB LT/T	A	A
	WB RT	A	A
	WB APPROACH	A	A
	NB LT/T	A	A
	NB T/RT	A	A
	NB APPROACH	A	A
	SB LT/T	A	A
	SB RT	A	A
	SB APPROACH	A	A
	OVERALL	A	A
83 rd Avenue/18 th Street (stop sign) (minor intersection)	EB LT	C	C
	EB T/RT	B	B
	EB APPROACH	B	C
	WB LT	C	C
	WB T/RT	A	B
	WB APPROACH	B	B
	NB LT	A	A
	SB LT	A	A
	OVERALL	A	A
82 nd Avenue/North Access (stop sign) (minor intersection)	EB LT/RT	A	A
	NB LT/T	A	A
	OVERALL	A	A
82 nd Avenue/South Access (stop sign) (minor intersection)	EB LT/RT	A	A
	NB LT/T	A	A
	OVERALL	A	A
19 th Street/81 st Avenue Court (stop sign) (minor intersection)	NB LT/RT	A	A
	WB LT/T	A	A
	OVERALL	A	A

III. PROPOSED DEVELOPMENT

The Mountain Vista Multi-Family site is proposed as a multi-family (apartments) residential development with 100 dwelling units. The Mountain Vista Multi-Family site is located east of 83rd Avenue and south of 18th Street in Greeley. Figure 6 shows a site plan of the Mountain Vista Multi-Family site. The short range (2030) future includes development of the Mountain Vista Multi-Family site and an appropriate increase in background traffic due to normal growth and other potential developments in the area. The site plan shows that the Mountain Vista Multi-Family site will have access to/from 82nd Avenue via a full-movement access that lines up with the north access for the office development on the west side of 82nd Avenue. Eighteenth Street will be extended to the east along the site frontage providing a second site access. The Mountain Vista Multi-Family site will have emergency only access to/from 19th Street via a full-movement access that lines up with the 81st Avenue Court. The analyzed intersections were agreed to in the scoping of this TIS.

Trip Generation

Trip generation is important in considering the impact of a development, such as this, upon the existing and proposed street system. A compilation of trip generation information contained in Trip Generation, 11th Edition, ITE was used to estimate trips that would be generated by the proposed/expected use at this site. A trip is defined as a one-way vehicle movement from origin to destination. Multifamily Housing (Low-Rise) (Code 220) was used as the land use. Table 2 shows the expected trip generation on a daily and peak hour basis. Full development of the Mountain Vista Multi-Family site will generate approximately 716 daily trip ends, 54 morning peak hour trip ends, and 64 afternoon peak hour trip ends.

TABLE 2												
Trip Generation												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
220	Multifamily Housing (low rise)	100 DU	EQ	716	EQ	13	EQ	41	EQ	40	EQ	24

Trip Distribution

The assigned trip distribution for Mountain Vista Multi-Family site was estimated using the existing/future travel patterns, land uses in the area, consideration of trip attractions/productions in the area, and engineering judgment. Figure 7 shows the trip distribution for the short range (2030) future. The trip distribution was agreed to by City staff.

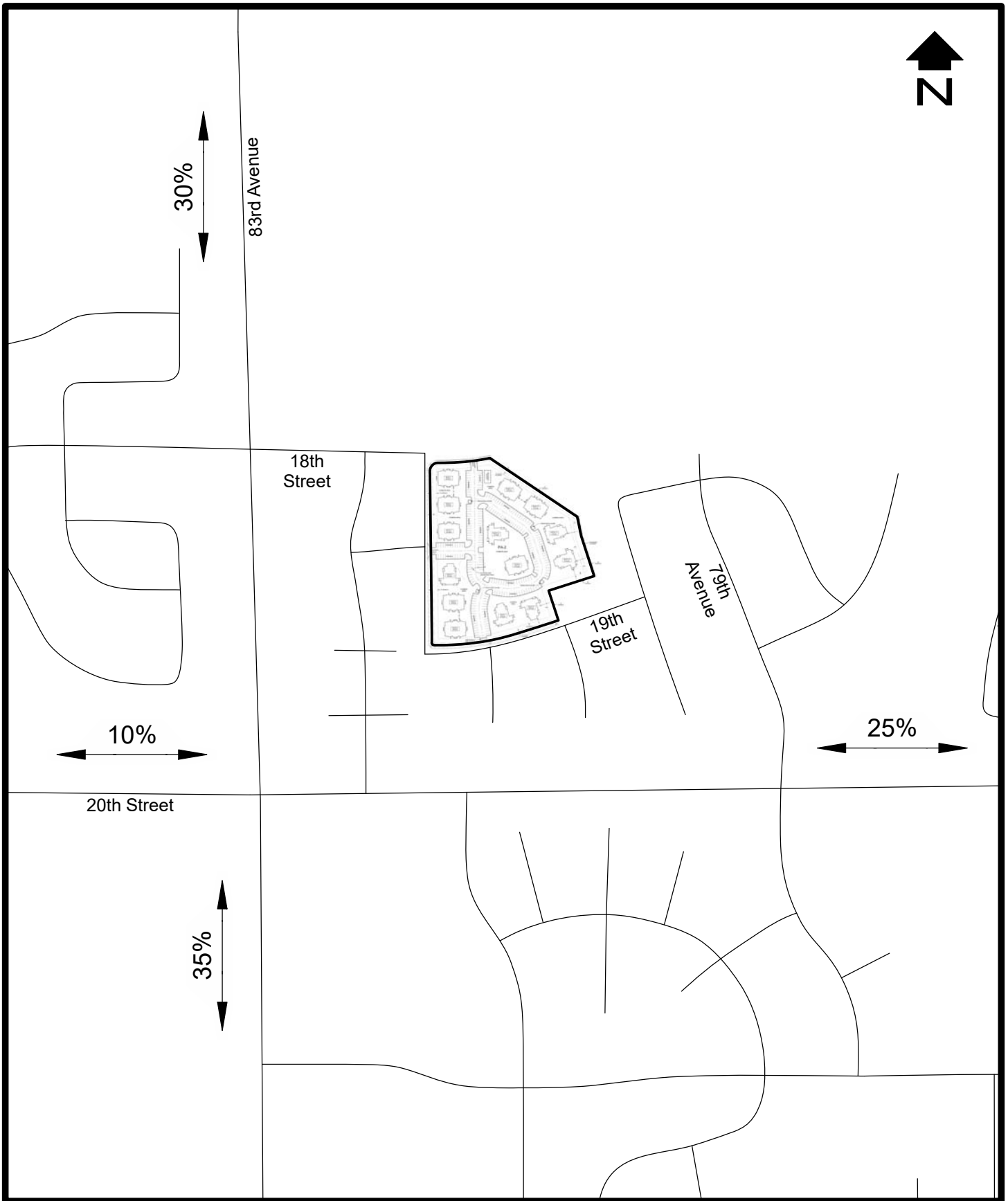


SCALE: 1"=100'



SITE PLAN

Figure 6



SCALE: 1"=500'

TRIP DISTRIBUTION

Figure 7

Background Traffic Projections

Figure 8 shows the short range (2030) background traffic projections. Background traffic projections for the short range (2030) future horizon was calculated by increasing the through traffic volumes by approximately two percent per year.

Trip Assignment/Total Traffic

Trip assignment is how the generated and distributed trips are expected to be loaded on the street system. The assigned trips are the resultant of the trip distribution process. A small amount of site traffic with destinations to/from the east on 20th Street may use the residential neighborhood streets to access the 20th Street/79th Avenue intersection. However, since both site accesses are on the northern portions of the site, and due to the circuitous nature of the route and that the streets are classified as local streets, the majority of drivers will take a more direct route using 18th Street to 83rd Avenue to 20th Street. Figure 9 shows the site generated morning and afternoon peak hour traffic at the key intersections. Figure 10 shows the short range (2030) total (site plus background) traffic projections at the key intersections.

Signal Warrants

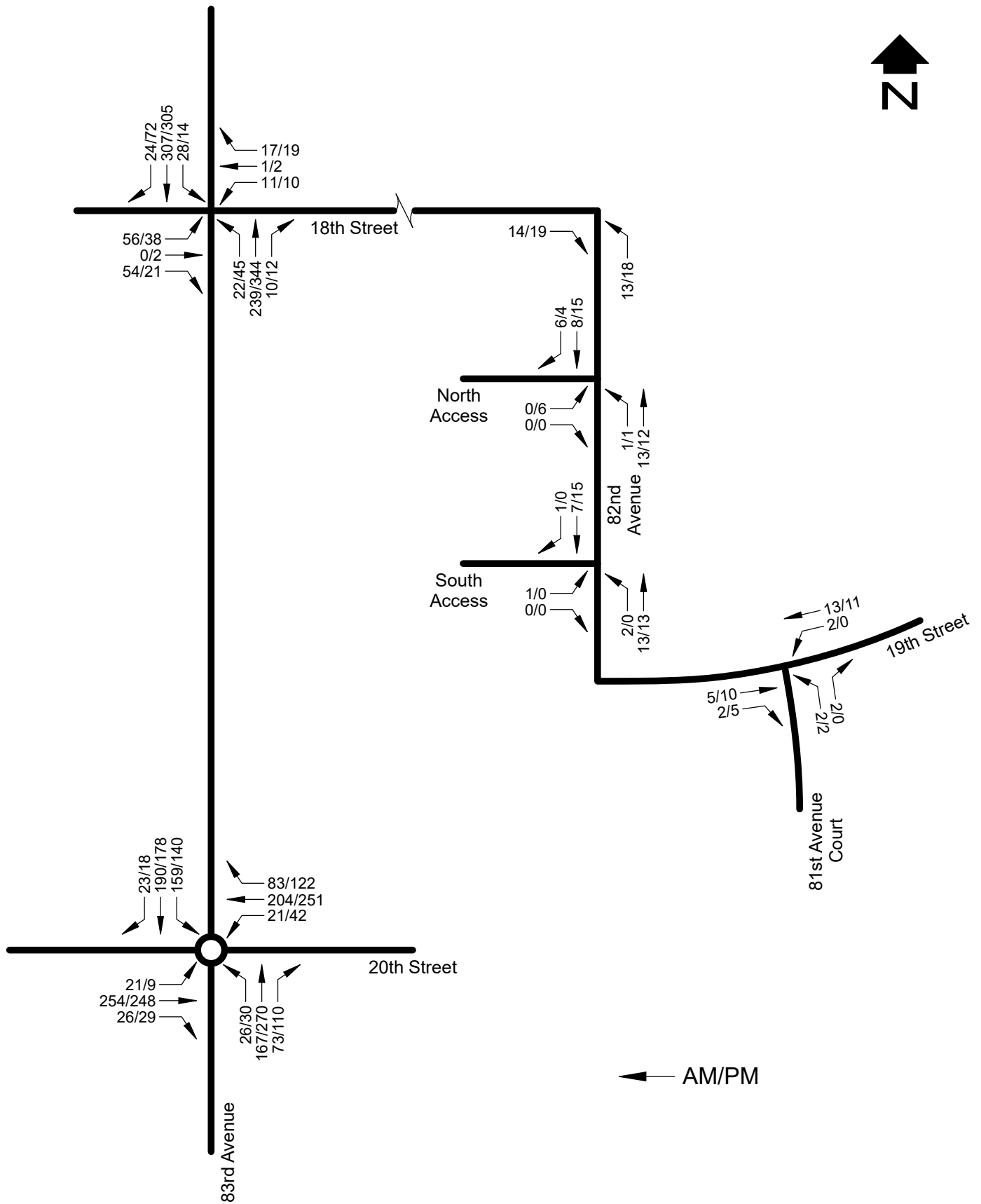
As a matter of policy, traffic signals are not installed at any location unless warrants are met according to the Manual on Uniform Traffic Control Devices. The 20th Street/83rd Avenue intersection is has roundabout control. The 83rd Avenue/18th Street stop sign controlled intersection does not meet the signal spacing requirements nor will the minor street volume criteria to warrant signalization. Therefore, that intersection will not be signalized.

Geometry

Figure 11 shows a schematic of the short range (2030) intersection geometry. The geometry at the 20th Street/83rd Avenue and 83rd Avenue/18th Street intersections will be the same as it exists today in the short range (2030) future. There is/will be on-street parking on 82nd Avenue. It is recommended that parking not be allowed within 50 feet of the site access driveways.

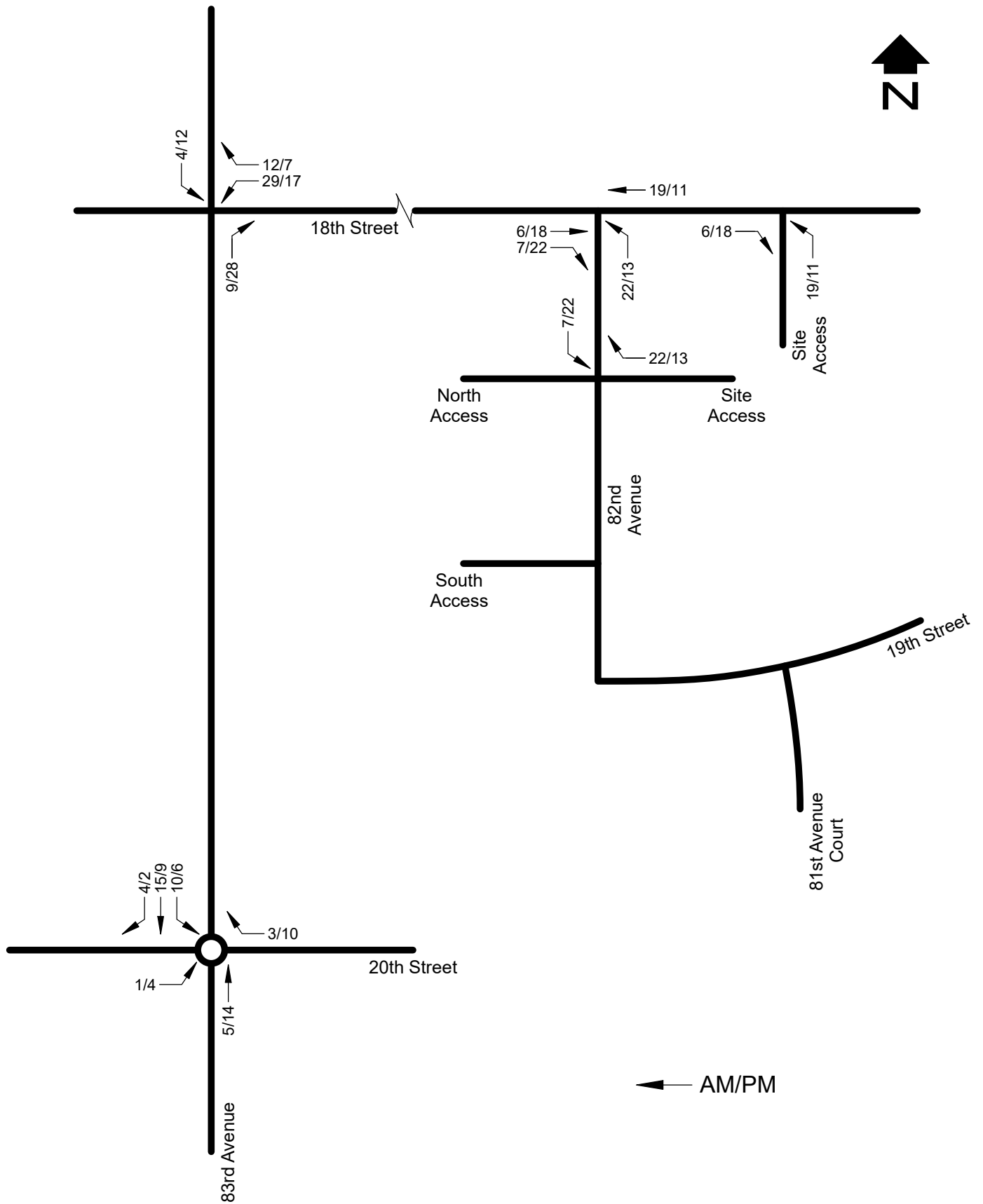
Operation Analysis

Operation analyses were performed at the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 18th Street/82nd Avenue, 82nd Avenue/North Access-Site Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections. The operations analyses were conducted for the short range future, reflecting a year 2030 condition.



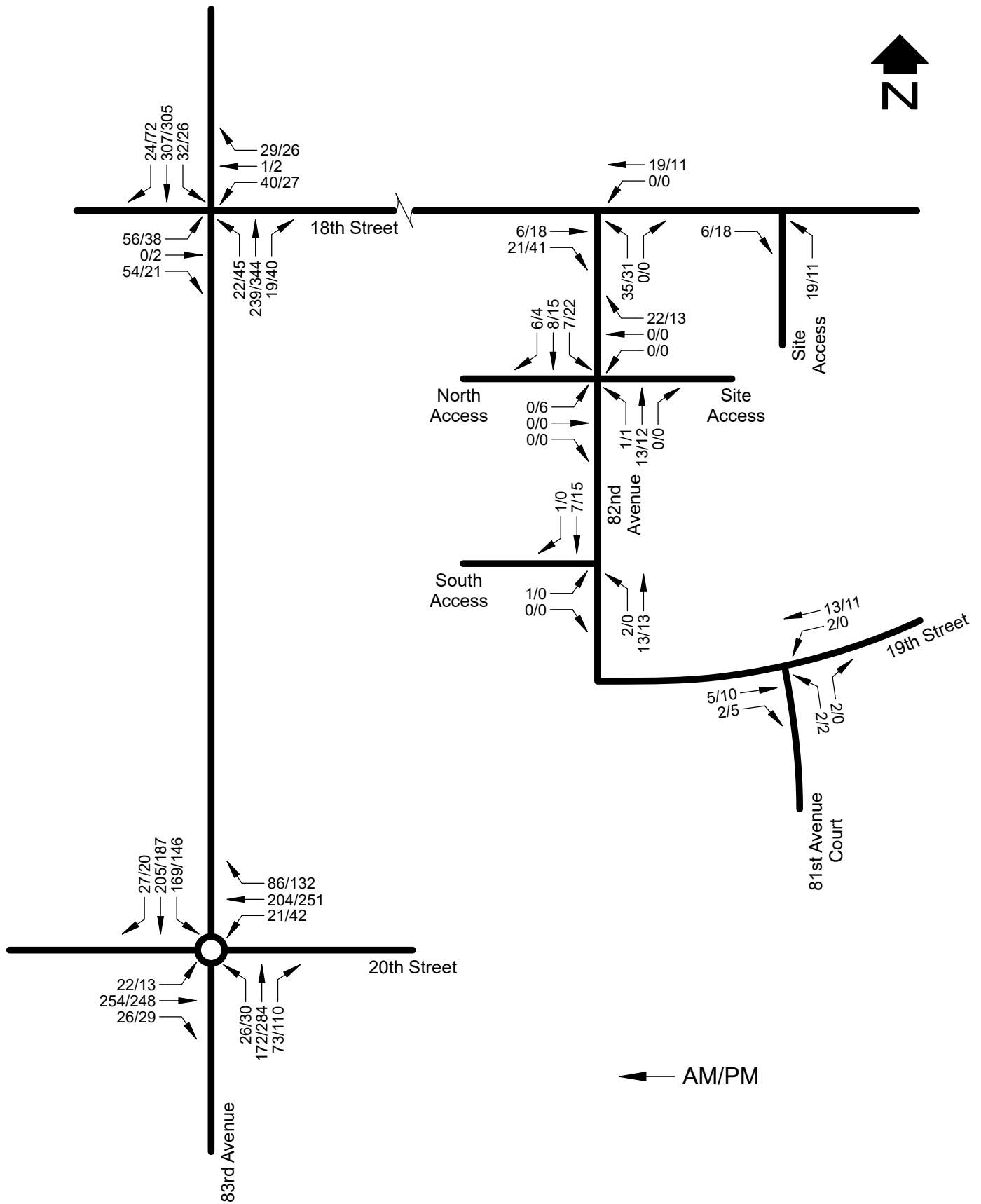
SHORT RANGE (2030) BACKGROUND PEAK HOUR TRAFFIC

Figure 8



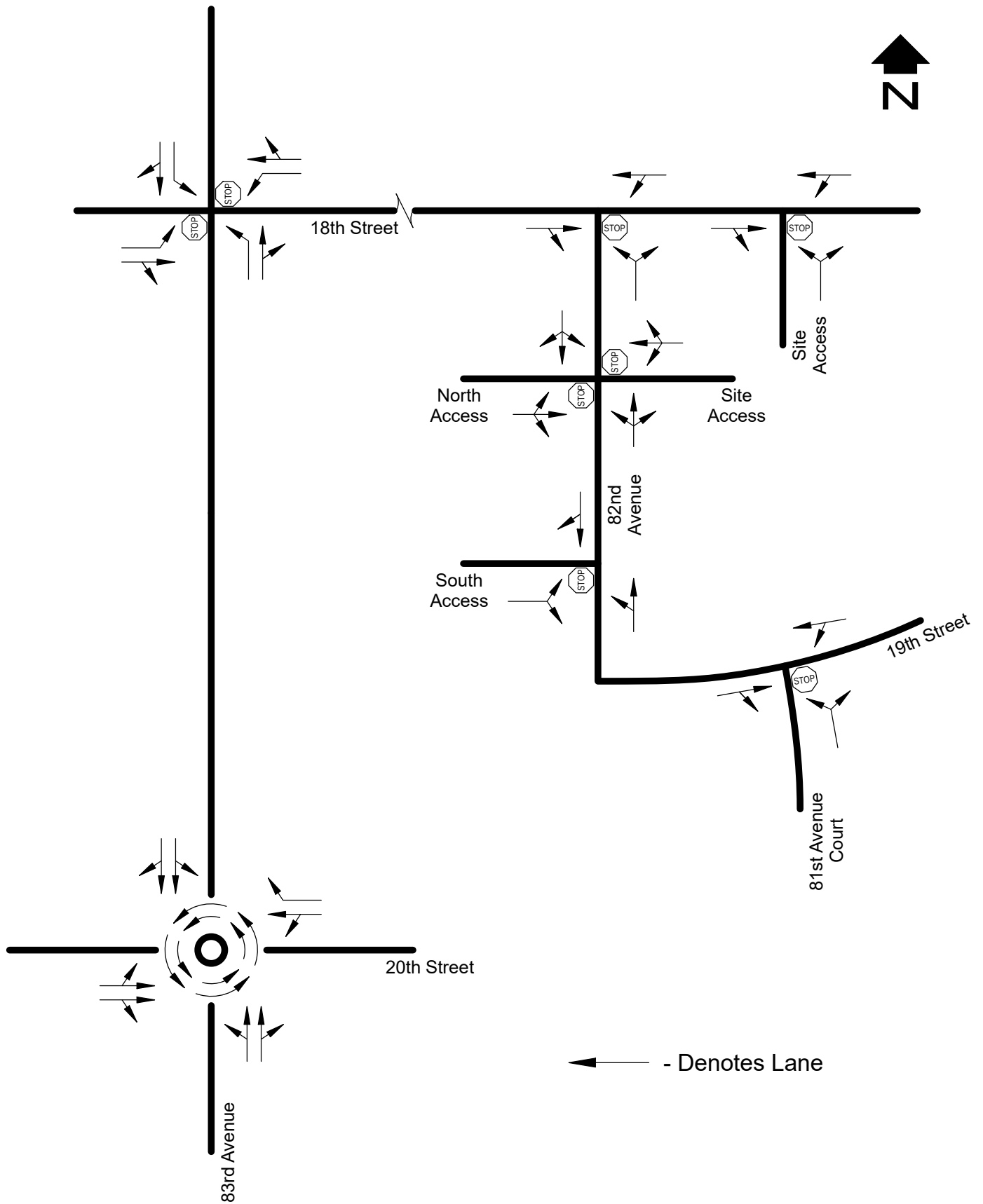
SITE GENERATED PEAK HOUR TRAFFIC

Figure 9



SHORT RANGE (2030) TOTAL PEAK HOUR TRAFFIC

Figure 10



SHORT RANGE (2030) GEOMETRY

Figure 11

Using the short range (2030) background peak hour traffic volumes (Figure 8), the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 82nd Avenue/North Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections operate as indicated in Table 3. Calculation forms for these analyses are provided in Appendix D. The key intersections meet the Greeley level of service standards in the peak hours.

Using the short range (2030) total peak hour traffic volumes (Figure 10), the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 18th Street/82nd Avenue, 82nd Avenue/North Access-Site Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections operate as indicated in Table 4. Calculation forms for these analyses are provided in Appendix E. The key intersections meet the Greeley level of service standards in the peak hours.

Pedestrian/Bicycle Facilities

There will be pedestrian facilities (sidewalks/paths) within the Mountain Vista Multi-Family site. These facilities will provide safe pedestrian areas within Mountain Vista Multi-Family site and will connect to the existing sidewalk system. Currently, there are pedestrian facilities along both sides of 20th Street, 82nd Avenue, and 19th Street as shown on Figure 3. There are sidewalks along the south side of 18th Street. Appendix F shows a map of the area that is within 1320 feet of the Mountain Vista Multi-Family site. Appendix F also contains the Greeley Pedestrian Analysis Form.

There are bicycle lanes on 20th Street and on 18th Street, east of 83rd Avenue. There are no bicycle lanes along 83rd Avenue. Bicyclists share the road with vehicles or use the existing sidewalks for travel.

TABLE 3 Short Range (2030) Background Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
20 th Street/83 rd Avenue (roundabout) (major intersection)	EB LT/T	A	A
	EB T/RT	A	A
	EB APPROACH	A	A
	WB LT/T	A	A
	WB RT	A	A
	WB APPROACH	A	A
	NB LT/T	A	A
	NB T/RT	A	A
	NB APPROACH	A	A
	SB LT/T	A	A
	SB RT	A	A
	SB APPROACH	A	A
	OVERALL	A	A
83 rd Avenue/18 th Street (stop sign) (minor intersection)	EB LT	C	C
	EB T/RT	B	B
	EB APPROACH	B	C
	WB LT	C	C
	WB T/RT	B	B
	WB APPROACH	B	C
	NB LT	A	A
	SB LT	A	A
	OVERALL	A	A
82 nd Avenue/North Access (stop sign) (minor intersection)	EB LT/RT	A	A
	NB LT/T	A	A
	OVERALL	A	A
82 nd Avenue/South Access (stop sign) (minor intersection)	EB LT/RT	A	A
	NB LT/T	A	A
	OVERALL	A	A
19 th Street/81 st Avenue Court (stop sign) (minor intersection)	NB LT/RT	A	A
	WB LT/T	A	A
	OVERALL	A	A

TABLE 4 Short Range (2030) Total Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
20 th Street/83 rd Avenue (roundabout) (major intersection)	EB LT/T	A	A
	EB T/RT	A	A
	EB APPROACH	A	A
	WB LT/T	A	A
	WB RT	A	A
	WB APPROACH	A	A
	NB LT/T	A	A
	NB T/RT	A	A
	NB APPROACH	A	A
	SB LT/T	A	A
	SB RT	A	A
	SB APPROACH	A	A
	OVERALL	A	A
83 rd Avenue/18 th Street (stop sign) (minor intersection)	EB LT	C	D
	EB T/RT	B	B
	EB APPROACH	C	C
	WB LT	C	D
	WB T/RT	B	B
	WB APPROACH	C	C
	NB LT	A	A
	SB LT	A	A
	OVERALL	A	A
18 th Street/82 nd Avenue (stop sign) (minor intersection)	NB LT/RT	A	A
	WB LT/T	A	A
	OVERALL	A	A
82 nd Avenue/North Access-Site Access (stop sign) (minor intersection)	EB LT/T/RT	A	A
	WB LT/T/RT	A	A
	NB LT/T/RT	A	A
	SB LT/T/RT	A	A
	OVERALL	A	A
82 nd Avenue/South Access (stop sign) (minor intersection)	EB LT/RT	A	A
	NB LT/T	A	A
	OVERALL	A	A
19 th Street/81 st Avenue Court (stop sign) (minor intersection)	NB LT/RT	A	A
	WB LT/T	A	A
	OVERALL	A	A

IV. CONCLUSIONS

This study assessed the impacts of the Mountain Vista Multi-Family development on the street system in the vicinity of the proposed development in the short range (2030) future. As a result of this analysis, the following is concluded:

- The Mountain Vista Multi-Family development is feasible from a traffic engineering standpoint. Full development of the Mountain Vista Multi-Family site will generate approximately 716 daily trip ends, 54 morning peak hour trip ends, and 64 afternoon peak hour trip ends.
- Currently, the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 82nd Avenue/North Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections operate acceptably with existing control and geometry.
- None of the stop sign controlled intersections will meet peak hour signal warrants or signal spacing criteria.
- In the short range (2030) future, given development of the Mountain Vista Multi-Family site and an increase in background traffic, the 20th Street/83rd Avenue, 83rd Avenue/18th Street, 18th Street/82nd Avenue, 82nd Avenue/North Access-Site Access, 82nd Avenue/South Access, and 19th Street/81st Avenue Court intersections will meet the Greeley level of service standards with the existing geometry and control at the 20th Street/83rd Avenue and 83rd Avenue/18th Street intersections.
- The short range (2030) geometry is shown in Figure 11. The geometry at the 20th Street/83rd Avenue and 83rd Avenue/18th Street intersections will be the same as it exists today in the short range (2030) future. It is recommended that parking not be allowed within 50 feet of the site access driveways.

APPENDIX A

Base Assumptions Form

** ASSUME BUILT BY 2025. PLUS 5 YEARS

Local Entity Staff: _____

2271 BAF

SUMMARY	
6-plex = 6 BUILDINGS	} 100 D.U.
8-plex = 8 BUILDINGS	
100 DU X 2.0 SPACES =	200 SPACES
4-GUEST 1 SPACE/10 SPACES =	20 SPACES
TOTAL PARKING SPACES REQUIRED = 220 SPACES	
TOTAL PARKING SPACES PROVIDED = 253 SPACES	



MOUNTAIN VISTA MULTIFAMILY
GREELEY, CO
CONCEPT PLAN
FIGURE

TRIP GENERATION (T.G., 11th EDITION)

DWELLING UNITS - MULTIFAMILY HOUSING
(Low-Rise) CODE 220

DAILY $T = 6.41x + 75.31 = 716$ TE
 $R^2 = 0.86$

AM $T = 0.31x + 22.85 = 54$ TE
 $R^2 = 0.79$

IN (24%) - 13
OUT (76%) - 41

PM $T = 0.43x + 20.55 = 64$ TE
 $R^2 = 0.84$

IN (63%) - 40
OUT (37%) - 24

Mountain Vista MF

Legend



TRIP DISTRIBUTION

APPENDIX B

DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
Phone: (970) 669-2061

TABULAR SUMMARY OF VEHICLE COUNTS

Date: 11/30/2022

Observer: Vickie

Day: Wednesday

Jurisdiction: Greeley

Intersection: 20th Street/83rd Avenue

R = right turn
S = straight
L = left turn

Time Begins	Northbound: 83rd Avenue				Southbound: 83rd Avenue				Total north/south	Eastbound: 20th Street				Westbound: 20th Street				Total east/west	Total All
	L	S	R	Total	L	S	R	Total		L	S	R	Total	L	S	R	Total		
7:00	4	33	8	45	23	34	5	62	107	0	32	7	39	9	44	10	63	102	209
7:15	3	22	8	33	33	55	8	96	129	7	50	7	64	1	46	24	71	135	264
7:30	7	43	24	74	35	46	3	84	158	3	42	7	52	10	41	13	64	116	274
7:45	9	42	21	72	44	33	4	81	153	4	74	5	83	4	41	17	62	145	298
8:00	3	29	9	41	25	29	5	59	100	4	51	3	58	3	46	14	63	121	221
8:15	1	28	10	39	15	28	4	47	86	0	39	4	43	10	30	21	61	104	190
8:30	5	28	6	39	20	21	1	42	81	2	35	1	38	6	28	9	43	81	162
8:45	2	14	14	30	14	31	2	47	77	4	36	5	45	4	30	11	45	90	167

7:15-8:15	22	136	62	220	137	163	20	320	540	18	217	22	257	18	174	68	260	517	1057
PHF	0.61	0.79	0.65	0.74	0.78	0.74	0.63	0.83	0.85	0.64	0.73	0.79	0.77	0.45	0.95	0.71	0.92	0.89	0.89

4:00	2	52	12	66	11	26	6	43	109	4	52	6	62	16	79	35	130	192	301
4:15	5	45	18	68	22	38	3	63	131	1	55	2	58	19	57	27	103	161	292
4:30	9	47	16	72	23	43	1	67	139	1	45	3	49	18	38	21	77	126	265
4:45	9	58	25	92	23	44	6	73	165	1	49	5	55	7	37	19	63	118	283
5:00	5	42	18	65	17	41	3	61	126	4	50	9	63	11	54	31	96	159	285
5:15	6	74	29	109	33	36	4	73	182	2	54	7	63	11	77	32	120	183	365
5:30	6	64	22	92	41	25	2	68	160	1	59	4	64	7	46	26	79	143	303
5:45	5	42	21	68	19	26	1	46	114	2	44	2	48	4	33	35	72	120	234

4:45-5:45	26	238	94	358	114	146	15	275	633	8	212	25	245	36	214	108	358	603	1236
PHF	0.72	0.8	0.81	0.82	0.7	0.83	0.63	0.94	0.87	0.5	0.9	0.69	0.96	0.82	0.69	0.84	0.75	0.82	0.85

DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
Phone: (970) 669-2061

TABULAR SUMMARY OF VEHICLE COUNTS

Date: 12/1/2022

Observer: Vickie

Day: Thursday

Jurisdiction: Greeley

Intersection: 83rd Avenue/18th Street

R = right turn
S = straight
L = left turn

Time Begins	Northbound: 83rd Avenue				Southbound: 83rd Avenue				Total north/south	Eastbound: 18th Street				Westbound: 18th Street				Total east/west	Total All
	L	S	R	Total	L	S	R	Total		L	S	R	Total	L	S	R	Total		
7:00	3	38	1	42	2	61	2	65	107	5	0	9	14	1	0	3	4	18	125
7:15	2	49	1	52	5	68	3	76	128	11	0	20	31	2	0	4	6	37	165
7:30	5	50	2	57	2	83	4	89	146	14	0	18	32	2	0	3	5	37	183
7:45	8	61	5	74	13	72	4	89	163	11	0	10	21	4	0	4	8	29	192
8:00	8	56	2	66	8	45	13	66	132	20	0	7	27	3	1	6	10	37	169
8:15	5	35	3	43	5	46	9	60	103	11	0	2	13	2	0	3	5	18	121
8:30	4	34	1	39	5	48	8	61	100	9	0	5	14	1	0	2	3	17	117
8:45	5	34	3	42	9	41	7	57	99	2	0	5	7	0	0	4	4	11	110

7:15-8:15	23	216	10	249	28	268	24	320	569	56	0	55	111	11	1	17	29	140	709
PHF	0.72	0.89	0.5	0.84	0.54	0.81	0.46	0.9	0.87	0.7	n/a	0.69	0.87	0.69	0.25	0.71	0.73	0.95	0.92

4:00	14	73	8	95	7	65	23	95	190	6	0	6	12	3	0	5	8	20	210
4:15	12	71	3	86	5	69	18	92	178	11	0	5	16	1	1	3	5	21	199
4:30	8	78	0	86	4	68	16	88	174	7	2	5	14	1	1	5	7	21	195
4:45	10	60	6	76	3	62	9	74	150	10	0	8	18	5	0	7	12	30	180
5:00	15	82	3	100	2	75	29	106	206	10	0	4	14	3	0	4	7	21	227
5:15	11	64	1	76	5	54	15	74	150	13	0	4	17	0	0	4	4	21	171
5:30	10	56	1	67	1	57	10	68	135	9	0	8	17	2	1	10	13	30	165
5:45	4	57	1	62	5	43	8	56	118	6	0	1	7	6	0	4	10	17	135

4:15-5:15	45	291	12	348	14	274	72	360	708	38	2	22	62	10	2	19	31	93	801
PHF	0.75	0.89	0.5	0.87	0.7	0.91	0.62	0.85	0.86	0.86	0.25	0.69	0.86	0.5	0.5	0.68	0.65	0.78	0.88

DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
Phone: (970) 669-2061

TABULAR SUMMARY OF VEHICLE COUNTS

Date: 11/29/2022

Observer: Vickie

Day: Tuesday

Jurisdiction: Greeley

Intersection: 82nd Avenue/North Access

R = right turn
S = straight
L = left turn

Time Begins	Northbound: 82nd Avenue				Southbound: 82nd Avenue				Total north/south	Eastbound: North Access				Westbound:				Total east/west	Total All
	L	S	R	Total	L	S	R	Total		L	S	R	Total	L	S	R	Total		
7:00	0	4		4		0	1	1	5	0		0	0				0	0	5
7:15	0	4		4		0	3	3	7	0		0	0				0	0	7
7:30	0	2		2		1	1	2	4	0		0	0				0	0	4
7:45	0	3		3		2	2	4	7	0		0	0				0	0	7
8:00	1	4		5		2	0	2	7	0		0	0				0	0	7
8:15	0	4		4		3	3	6	10	0		0	0				0	0	10
8:30	0	1		1		2	1	3	4	2		0	2				0	2	6
8:45	0	2		2		2	1	3	5	2		0	2				0	2	7

7:30-8:30	1	13	0	14	0	8	6	14	28	0	0	0	0	0	0	0	0	0	28
PHF	0.25	0.81	n/a	0.7	n/a	0.67	0.5	0.58	0.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.7

4:00	0	2		2		1	1	2	4	0		0	0				0	0	4
4:15	0	3		3		3	3	6	9	3		0	3				0	3	12
4:30	1	2		3		7	0	7	10	3		0	3				0	3	13
4:45	0	5		5		4	0	4	9	0		0	0				0	0	9
5:00	0	0		0		0	0	0	0	2		2	4				0	4	4
5:15	0	0		0		6	3	9	9	0		0	0				0	0	9
5:30	0	3		3		3	2	5	8	1		0	1				0	1	9
5:45	0	3		3		1	0	1	4	2		0	2				0	2	6

4:00-5:00	1	12	0	13	0	15	4	19	32	6	0	0	6	0	0	0	0	6	38
PHF	0.25	0.6	n/a	0.65	n/a	0.54	0.33	0.68	0.8	0.5	n/a	n/a	0.5	n/a	n/a	n/a	n/a	0.5	0.73

DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
Phone: (970) 669-2061

TABULAR SUMMARY OF VEHICLE COUNTS

Date: 11/29/2022

Observer: Vickie

Day: Tuesday

Jurisdiction: Greeley

Intersection: 82nd Avenue/South Access

R = right turn
S = straight
L = left turn

Time Begins	Northbound: 82nd Avenue				Southbound: 82nd Avenue				Total north/south	Eastbound: South Access				Westbound:				Total east/west	Total All
	L	S	R	Total	L	S	R	Total		L	S	R	Total	L	S	R	Total		
7:00	0	4		4		0	0	0	4	0		0	0				0	0	4
7:15	0	4		4		0	0	0	4	0		0	0				0	0	4
7:30	0	2		2		1	0	1	3	0		0	0				0	0	3
7:45	1	3		4		2	0	2	6	0		0	0				0	0	6
8:00	0	4		4		1	1	2	6	1		0	1				0	1	7
8:15	1	4		5		3	0	3	8	0		0	0				0	0	8
8:30	0	1		1		1	1	2	3	0		0	0				0	0	3
8:45	0	2		2		2	0	2	4	0		0	0				0	0	4

7:30-8:30	2	13	0	15	0	7	1	8	23	1	0	0	1	0	0	0	0	1	24
PHF	0.5	0.81	n/a	0.75	n/a	0.58	0.25	0.67	0.72	0.25	n/a	n/a	0.25	n/a	n/a	n/a	n/a	0.25	0.75

4:00	0	2		2		1	0	1	3	0		0	0				0	0	3
4:15	0	3		3		3	0	3	6	0		0	0				0	0	6
4:30	0	3		3		7	0	7	10	0		0	0				0	0	10
4:45	0	5		5		4	0	4	9	0		0	0				0	0	9
5:00	0	0		0		2	0	2	2	0		0	0				0	0	2
5:15	0	0		0		6	0	6	6	0		0	0				0	0	6
5:30	0	2		2		3	0	3	5	1		0	1				0	1	6
5:45	0	3		3		1	0	1	4	0		0	0				0	0	4

4:00-5:00	0	13	0	13	0	15	0	15	28	0	0	0	0	0	0	0	0	0	28
PHF	n/a	0.65	n/a	0.65	n/a	0.54	n/a	0.54	0.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.7

DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
Phone: (970) 669-2061

TABULAR SUMMARY OF VEHICLE COUNTS

Date: 11/29/2022

Observer: Vickie

Day: Tuesday

Jurisdiction: Greeley

Intersection: 81st Avenue Court/19th Street

R = right turn
S = straight
L = left turn

Time Begins	Northbound: 81st Avenue Ct.				Southbound:				Total north/south	Eastbound: 19th Street				Westbound: 19th Street				Total east/west	Total All
	L	S	R	Total	L	S	R	Total		L	S	R	Total	L	S	R	Total		
7:00	1		0	1				0	1		0	0	0	0	3		3	3	4
7:15	0		0	0				0	0		0	0	0	0	4		4	4	4
7:30	0		1	1				0	1		1	0	1	1	2		3	4	5
7:45	0		1	1				0	1		1	1	2	0	4		4	6	7
8:00	1		0	1				0	1		0	1	1	0	3		3	4	5
8:15	1		0	1				0	1		3	0	3	1	4		5	8	9
8:30	0		0	0				0	0		1	0	1	0	1		1	2	2
8:45	0		0	0				0	0		2	0	2	0	2		2	4	4

7:30-8:30	2	0	2	4	0	0	0	0	4	0	5	2	7	2	13	0	15	22	26
PHF	0.5	n/a	0.5	1	n/a	n/a	n/a	n/a	1	n/a	0.42	0.5	0.58	0.5	0.81	n/a	0.75	0.69	0.72

4:00	1		0	1				0	1		0	1	1	0	1		1	2	3
4:15	1		0	1				0	1		2	1	3	0	2		2	5	6
4:30	0		0	0				0	0		5	2	7	0	3		3	10	10
4:45	0		0	0				0	0		3	1	4	0	5		5	9	9
5:00	0		1	1				0	1		2	0	2	0	0		0	2	3
5:15	0		0	0				0	0		6	0	6	1	0		1	7	7
5:30	0		1	1				0	1		0	3	3	1	2		3	6	7
5:45	0		0	0				0	0		0	1	1	0	3		3	4	4

4:00-5:00	2	0	0	2	0	0	0	0	2	0	10	5	15	0	11	0	11	26	28
PHF	0.5	n/a	n/a	0.5	n/a	n/a	n/a	n/a	0.5	n/a	0.5	0.63	0.54	n/a	0.55	n/a	0.55	0.65	0.7

APPENDIX C

HCM 6th Roundabout
3: 20th Street & 83rd Avenue

Recent AM

Intersection

Intersection Delay, s/veh

4.7

Intersection LOS

A

Approach	EB		WB		NB		SB	
Entry Lanes	2		1		2		2	
Conflicting Circle Lanes	2		2		2		2	
Adj Approach Flow, veh/h	290		297		258		367	
Demand Flow Rate, veh/h	296		303		263		374	
Vehicles Circulating, veh/h	372		212		430		245	
Vehicles Exiting, veh/h	247		480		237		187	
Ped Vol Crossing Leg, #/h	0		0		0		0	
Ped Cap Adj	1.000		1.000		1.000		1.000	
Approach Delay, s/veh	5.1		3.4		5.7		4.8	
Approach LOS	A		A		A		A	
Lane	Left	Right	Left	Bypass	Left	Right	Left	Right
Designated Moves	LT	TR	LT	R	LT	R	LT	TR
Assumed Moves	LT	TR	LT	R	LT	R	LT	TR
RT Channelized				Free				
Lane Util	0.470	0.530	1.000		0.730	0.270	0.471	0.529
Follow-Up Headway, s	2.667	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	83	4.645	4.328	4.645	4.328
Entry Flow, veh/h	139	157	220	1938	192	71	176	198
Cap Entry Lane, veh/h	959	1035	1186	0.980	909	985	1077	1153
Entry HV Adj Factor	0.981	0.979	0.982	81	0.978	0.986	0.981	0.983
Flow Entry, veh/h	136	154	216	1900	188	70	173	195
Cap Entry, veh/h	940	1014	1165	0.043	889	971	1057	1134
V/C Ratio	0.145	0.152	0.186	0.0	0.211	0.072	0.163	0.172
Control Delay, s/veh	5.2	4.9	4.7	A	6.2	4.4	4.9	4.7
LOS	A	A	A	0	A	A	A	A
95th %tile Queue, veh	1	1	1		1	0	1	1

Lanes and Geometrics
3: 20th Street & 83rd Avenue

Recent AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		0	0		0	0		200
Storage Lanes	0		1	0		1	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.987				0.850		0.959			0.991	
Flt Protected		0.996			0.995			0.995			0.979	
Satd. Flow (prot)	0	3479	0	0	1853	1583	0	3377	0	0	3434	0
Flt Permitted		0.996			0.995			0.995			0.979	
Satd. Flow (perm)	0	3479	0	0	1853	1583	0	3377	0	0	3434	0
Link Speed (mph)		40			40			40			40	
Link Distance (ft)		1243			1693			576			1292	
Travel Time (s)		21.2			28.9			9.8			22.0	
Intersection Summary												
Area Type:	Other											

HCM 6th Roundabout
3: 20th Street & 83rd Avenue

Recent PM

Intersection

Intersection Delay, s/veh	5.4							
Intersection LOS	A							
Approach	EB		WB		NB		SB	
Entry Lanes	2		1		2		2	
Conflicting Circle Lanes	2		2		2		2	
Adj Approach Flow, veh/h	287		420		420		342	
Demand Flow Rate, veh/h	293		429		429		349	
Vehicles Circulating, veh/h	373		325		408		332	
Vehicles Exiting, veh/h	308		512		258		293	
Ped Vol Crossing Leg, #/h	0		0		0		0	
Ped Cap Adj	1.000		1.000		1.000		1.000	
Approach Delay, s/veh	5.1		4.3		6.9		5.1	
Approach LOS	A		A		A		A	
Lane	Left	Right	Left	Bypass	Left	Right	Left	Right
Designated Moves	LT	TR	LT	R	LT	R	LT	TR
Assumed Moves	LT	TR	LT	R	LT	R	LT	TR
RT Channelized				Free				
Lane Util	0.471	0.529	1.000		0.737	0.263	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	129	4.645	4.328	4.645	4.328
Entry Flow, veh/h	138	155	300	1938	316	113	164	185
Cap Entry Lane, veh/h	958	1034	1077	0.980	927	1004	995	1071
Entry HV Adj Factor	0.978	0.981	0.980	126	0.979	0.982	0.981	0.981
Flow Entry, veh/h	135	152	294	1900	309	111	161	181
Cap Entry, veh/h	936	1015	1056	0.066	908	986	976	1050
V/C Ratio	0.144	0.150	0.278	0.0	0.341	0.113	0.165	0.173
Control Delay, s/veh	5.2	4.9	6.1	A	7.7	4.7	5.2	5.0
LOS	A	A	A	0	A	A	A	A
95th %tile Queue, veh	1	1	1		2	0	1	1

Lanes and Geometrics
3: 20th Street & 83rd Avenue

Recent PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		0	0		0	0		200
Storage Lanes	0		1	0		1	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.985				0.850		0.960			0.992	
Flt Protected		0.998			0.993			0.996			0.980	
Satd. Flow (prot)	0	3479	0	0	1850	1583	0	3384	0	0	3441	0
Flt Permitted		0.998			0.993			0.996			0.980	
Satd. Flow (perm)	0	3479	0	0	1850	1583	0	3384	0	0	3441	0
Link Speed (mph)		40			40			40			40	
Link Distance (ft)		1243			1693			576			1292	
Travel Time (s)		21.2			28.9			9.8			22.0	
Intersection Summary												
Area Type:	Other											

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	0	54	11	1	17	22	204	10	28	262	24
Future Vol, veh/h	56	0	54	11	1	17	22	204	10	28	262	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	59	12	1	18	24	222	11	30	285	26

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	643	639	298	664	647	228	311	0	0	233	0	0
Stage 1	358	358	-	276	276	-	-	-	-	-	-	-
Stage 2	285	281	-	388	371	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	386	394	741	374	390	811	1249	-	-	1335	-	-
Stage 1	660	628	-	730	682	-	-	-	-	-	-	-
Stage 2	722	678	-	636	620	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	364	378	741	334	374	811	1249	-	-	1335	-	-
Mov Cap-2 Maneuver	364	378	-	334	374	-	-	-	-	-	-	-
Stage 1	647	614	-	716	669	-	-	-	-	-	-	-
Stage 2	691	665	-	572	606	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	13.7		12.2		0.7		0.7	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1249	-	-	364	741	334	762	1335	-	-
HCM Lane V/C Ratio	0.019	-	-	0.167	0.079	0.036	0.026	0.023	-	-
HCM Control Delay (s)	7.9	-	-	16.9	10.3	16.2	9.8	7.8	-	-
HCM Lane LOS	A	-	-	C	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.3	0.1	0.1	0.1	-	-

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	2	21	10	2	19	45	294	12	14	260	72
Future Vol, veh/h	38	2	21	10	2	19	45	294	12	14	260	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	2	24	11	2	22	51	334	14	16	295	82

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	823	818	336	824	852	341	377	0	0	348	0	0
Stage 1	368	368	-	443	443	-	-	-	-	-	-	-
Stage 2	455	450	-	381	409	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	292	311	706	292	297	701	1181	-	-	1211	-	-
Stage 1	652	621	-	594	576	-	-	-	-	-	-	-
Stage 2	585	572	-	641	596	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	269	294	706	269	281	701	1181	-	-	1211	-	-
Mov Cap-2 Maneuver	269	294	-	269	281	-	-	-	-	-	-	-
Stage 1	624	613	-	568	551	-	-	-	-	-	-	-
Stage 2	540	547	-	609	588	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.2	13.6	1	0.3
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1181	-	-	269	629	269	614	1211	-	-
HCM Lane V/C Ratio	0.043	-	-	0.161	0.042	0.042	0.039	0.013	-	-
HCM Control Delay (s)	8.2	-	-	20.9	11	19	11.1	8	-	-
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.1	0.1	0.1	0	-	-

HCM 6th TWSC
13: 82nd Avenue & North Access

Recent AM

Intersection

Int Delay, s/veh 0.3

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	0	0	1	13	8	6
Future Vol, veh/h	0	0	1	13	8	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1	15	9	7

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	30	13	16	0	-	0
Stage 1	13	-	-	-	-	-
Stage 2	17	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	984	1067	1602	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	1006	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	983	1067	1602	-	-	-
Mov Cap-2 Maneuver	983	-	-	-	-	-
Stage 1	1009	-	-	-	-	-
Stage 2	1006	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	0	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1602	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	7.2	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

HCM 6th TWSC
13: 82nd Avenue & North Access

Recent PM

Intersection

Int Delay, s/veh 1.6

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	6	0	1	12	15	4
Future Vol, veh/h	6	0	1	12	15	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	0	1	14	18	5

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	37	21	23	0	-	0
Stage 1	21	-	-	-	-	-
Stage 2	16	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	975	1056	1592	-	-	-
Stage 1	1002	-	-	-	-	-
Stage 2	1007	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	974	1056	1592	-	-	-
Mov Cap-2 Maneuver	974	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	1007	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	8.7	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1592	-	974	-	-
HCM Lane V/C Ratio	0.001	-	0.007	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
15: 82nd Avenue & South Access

Recent AM

Intersection

Int Delay, s/veh 1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	1	0	2	13	7	1
Future Vol, veh/h	1	0	2	13	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	2	15	8	1

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	28	9	9	0	-	0
Stage 1	9	-	-	-	-	-
Stage 2	19	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	987	1073	1611	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	1004	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	986	1073	1611	-	-	-
Mov Cap-2 Maneuver	986	-	-	-	-	-
Stage 1	1013	-	-	-	-	-
Stage 2	1004	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	8.7	1	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1611	-	986	-	-
HCM Lane V/C Ratio	0.001	-	0.001	-	-
HCM Control Delay (s)	7.2	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
15: 82nd Avenue & South Access

Recent PM

Intersection

Int Delay, s/veh 0

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	0	0	0	13	15	0
Future Vol, veh/h	0	0	0	13	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	15	18	0

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	33	18	18	0	-	0
Stage 1	18	-	-	-	-	-
Stage 2	15	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	980	1061	1599	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	980	1061	1599	-	-	-
Mov Cap-2 Maneuver	980	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1599	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

HCM 6th TWSC
11: 81st Avenue Court & 19th Street

Recent AM

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	5	2	2	13	2	2
Future Vol, veh/h	5	2	2	13	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	2	2	15	2	2

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	8
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1612
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1612
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1030	-	-	1612	-
HCM Lane V/C Ratio	0.005	-	-	0.001	-
HCM Control Delay (s)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 6th TWSC
11: 81st Avenue Court & 19th Street

Recent PM

Intersection

Int Delay, s/veh 0.6

Movement EBT EBR WBL WBT NBL NBR

Lane Configurations						
Traffic Vol, veh/h	10	5	0	11	2	0
Future Vol, veh/h	10	5	0	11	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	6	0	13	2	0

Major/Minor Major1 Major2 Minor1

Conflicting Flow All	0	0	18	0	28	15
Stage 1	-	-	-	-	15	-
Stage 2	-	-	-	-	13	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1599	-	987	1065
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1010	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1599	-	987	1065
Mov Cap-2 Maneuver	-	-	-	-	987	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1010	-

Approach EB WB NB

HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt NBLn1 EBT EBR WBL WBT

Capacity (veh/h)	987	-	-	1599	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

UNSIGNALIZED INTERSECTIONS

Level-of-Service	Average Total Delay sec/veh
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Table 4. Acceptable Level of Service Standards

Intersection Component	Major Intersection ¹	Minor Intersection ²
Overall (City Limits)	LOS C	LOS C
Overall (LREGA) ³	LOS D	LOS C
Any Leg	LOS D	LOS E
Any Movement	LOS E	LOS F
¹ Includes all signalized and unsignalized arterial/arterial and arterial/major collector intersections. ² Includes all unsignalized intersections and high volume driveways. ³ Long Range Expected Growth Area *On State and US Highways overall LOS D is acceptable.		

APPENDIX D

HCM 6th Roundabout
3: 20th Street & 83rd Avenue

Short Bkgrd AM

Intersection

Intersection Delay, s/veh

5.3

Intersection LOS

A

Approach	EB		WB		NB		SB	
Entry Lanes	2		1		2		2	
Conflicting Circle Lanes	2		2		2		2	
Adj Approach Flow, veh/h	338		346		299		418	
Demand Flow Rate, veh/h	345		353		306		427	
Vehicles Circulating, veh/h	424		246		498		288	
Vehicles Exiting, veh/h	291		558		271		216	
Ped Vol Crossing Leg, #/h	0		0		0		0	
Ped Cap Adj	1.000		1.000		1.000		1.000	
Approach Delay, s/veh	5.6		3.8		6.5		5.3	
Approach LOS	A		A		A		A	
Lane	Left	Right	Left	Bypass	Left	Right	Left	Right
Designated Moves	LT	TR	LT	R	LT	R	LT	TR
Assumed Moves	LT	TR	LT	R	LT	R	LT	TR
RT Channelized				Free				
Lane Util	0.470	0.530	1.000		0.725	0.275	0.471	0.529
Follow-Up Headway, s	2.667	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	95	4.645	4.328	4.645	4.328
Entry Flow, veh/h	162	183	258	1938	222	84	201	226
Cap Entry Lane, veh/h	914	990	1152	0.980	854	930	1036	1112
Entry HV Adj Factor	0.981	0.980	0.982	93	0.979	0.976	0.977	0.980
Flow Entry, veh/h	159	179	253	1900	217	82	196	221
Cap Entry, veh/h	897	970	1132	0.049	835	908	1012	1089
V/C Ratio	0.177	0.185	0.224	0.0	0.260	0.090	0.194	0.203
Control Delay, s/veh	5.8	5.5	5.2	A	7.1	4.8	5.4	5.2
LOS	A	A	A	0	A	A	A	A
95th %tile Queue, veh	1	1	1		1	0	1	1

Lanes and Geometrics
3: 20th Street & 83rd Avenue

Short Bkgrd AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		0	0		0	0		200
Storage Lanes	0		1	0		1	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.987				0.850		0.959			0.991	
Flt Protected		0.996			0.995			0.995			0.979	
Satd. Flow (prot)	0	3479	0	0	1853	1583	0	3377	0	0	3434	0
Flt Permitted		0.996			0.995			0.995			0.979	
Satd. Flow (perm)	0	3479	0	0	1853	1583	0	3377	0	0	3434	0
Link Speed (mph)		40			40			40			40	
Link Distance (ft)		1243			1693			576			1292	
Travel Time (s)		21.2			28.9			9.8			22.0	
Intersection Summary												
Area Type:	Other											

HCM 6th Roundabout
3: 20th Street & 83rd Avenue

Short Bkgrd PM

Intersection

Intersection Delay, s/veh

6.2

Intersection LOS

A

Approach	EB		WB		NB		SB	
Entry Lanes	2		1		2		2	
Conflicting Circle Lanes	2		2		2		2	
Adj Approach Flow, veh/h	337		488		482		395	
Demand Flow Rate, veh/h	344		498		492		402	
Vehicles Circulating, veh/h	431		371		477		387	
Vehicles Exiting, veh/h	358		598		298		335	
Ped Vol Crossing Leg, #/h	0		0		0		0	
Ped Cap Adj	1.000		1.000		1.000		1.000	
Approach Delay, s/veh	5.6		5.0		8.2		5.7	
Approach LOS	A		A		A		A	
Lane	Left	Right	Left	Bypass	Left	Right	Left	Right
Designated Moves	LT	TR	LT	R	LT	R	LT	TR
Assumed Moves	LT	TR	LT	R	LT	R	LT	TR
RT Channelized				Free				
Lane Util	0.471	0.529	1.000		0.732	0.268	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	147	4.645	4.328	4.645	4.328
Entry Flow, veh/h	162	182	351	1938	360	132	189	213
Cap Entry Lane, veh/h	908	984	1036	0.980	870	947	946	1022
Entry HV Adj Factor	0.978	0.982	0.980	144	0.980	0.977	0.982	0.982
Flow Entry, veh/h	158	179	344	1900	353	129	186	209
Cap Entry, veh/h	888	967	1016	0.076	853	925	928	1004
V/C Ratio	0.178	0.185	0.339	0.0	0.414	0.139	0.200	0.208
Control Delay, s/veh	5.8	5.5	7.0	A	9.2	5.2	5.8	5.6
LOS	A	A	A	0	A	A	A	A
95th %tile Queue, veh	1	1	2		2	0	1	1

Lanes and Geometrics
3: 20th Street & 83rd Avenue

Short Bkgrd PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		0	0		0	0		200
Storage Lanes	0		1	0		1	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.985				0.850		0.960			0.992	
Flt Protected		0.998			0.993			0.996			0.980	
Satd. Flow (prot)	0	3479	0	0	1850	1583	0	3384	0	0	3441	0
Flt Permitted		0.998			0.993			0.996			0.980	
Satd. Flow (perm)	0	3479	0	0	1850	1583	0	3384	0	0	3441	0
Link Speed (mph)		40			40			40			40	
Link Distance (ft)		1243			1693			576			1292	
Travel Time (s)		21.2			28.9			9.8			22.0	
Intersection Summary												
Area Type:	Other											

Intersection

Int Delay, s/veh 3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	0	54	11	1	17	22	239	10	28	307	24
Future Vol, veh/h	56	0	54	11	1	17	22	239	10	28	307	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	59	12	1	18	24	260	11	30	334	26

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	730	726	347	751	734	266	360	0	0	271	0	0
Stage 1	407	407	-	314	314	-	-	-	-	-	-	-
Stage 2	323	319	-	437	420	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	338	351	696	327	347	773	1199	-	-	1292	-	-
Stage 1	621	597	-	697	656	-	-	-	-	-	-	-
Stage 2	689	653	-	598	589	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	318	336	696	290	332	773	1199	-	-	1292	-	-
Mov Cap-2 Maneuver	318	336	-	290	332	-	-	-	-	-	-	-
Stage 1	609	583	-	683	643	-	-	-	-	-	-	-
Stage 2	658	640	-	535	575	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.9	13.1	0.7	0.6
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1199	-	-	318	696	290	720	1292	-	-
HCM Lane V/C Ratio	0.02	-	-	0.191	0.084	0.041	0.027	0.024	-	-
HCM Control Delay (s)	8.1	-	-	19	10.6	17.9	10.1	7.9	-	-
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.3	0.1	0.1	0.1	-	-

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	2	21	10	2	19	45	344	12	14	305	72
Future Vol, veh/h	38	2	21	10	2	19	45	344	12	14	305	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	2	24	11	2	22	51	391	14	16	347	82

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	932	927	388	933	961	398	429	0	0	405	0	0
Stage 1	420	420	-	500	500	-	-	-	-	-	-	-
Stage 2	512	507	-	433	461	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	247	268	660	246	256	652	1130	-	-	1154	-	-
Stage 1	611	589	-	553	543	-	-	-	-	-	-	-
Stage 2	545	539	-	601	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	226	252	660	225	241	652	1130	-	-	1154	-	-
Mov Cap-2 Maneuver	226	252	-	225	241	-	-	-	-	-	-	-
Stage 1	584	581	-	528	519	-	-	-	-	-	-	-
Stage 2	501	515	-	569	557	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	19.7		15		0.9		0.3	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1130	-	-	226	579	225	561	1154	-	-
HCM Lane V/C Ratio	0.045	-	-	0.191	0.045	0.051	0.043	0.014	-	-
HCM Control Delay (s)	8.3	-	-	24.7	11.5	21.8	11.7	8.2	-	-
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.1	0.2	0.1	0	-	-

HCM 6th TWSC
13: 82nd Avenue & North Access

Short Bkgrd AM

Intersection

Int Delay, s/veh 0.3

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	0	0	1	13	8	6
Future Vol, veh/h	0	0	1	13	8	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1	15	9	7

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	30	13	16	0	-	0
Stage 1	13	-	-	-	-	-
Stage 2	17	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	984	1067	1602	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	1006	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	983	1067	1602	-	-	-
Mov Cap-2 Maneuver	983	-	-	-	-	-
Stage 1	1009	-	-	-	-	-
Stage 2	1006	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	0	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1602	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	7.2	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

HCM 6th TWSC
13: 82nd Avenue & North Access

Short Bkgrd PM

Intersection

Int Delay, s/veh 1.6

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	6	0	1	12	15	4
Future Vol, veh/h	6	0	1	12	15	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	0	1	14	18	5

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	37	21	23	0	-	0
Stage 1	21	-	-	-	-	-
Stage 2	16	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	975	1056	1592	-	-	-
Stage 1	1002	-	-	-	-	-
Stage 2	1007	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	974	1056	1592	-	-	-
Mov Cap-2 Maneuver	974	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	1007	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	8.7	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1592	-	974	-	-
HCM Lane V/C Ratio	0.001	-	0.007	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
15: 82nd Avenue & South Access

Short Bkgrd AM

Intersection

Int Delay, s/veh 1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	1	0	2	13	7	1
Future Vol, veh/h	1	0	2	13	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	2	15	8	1

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	28	9	9	0	-	0
Stage 1	9	-	-	-	-	-
Stage 2	19	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	987	1073	1611	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	1004	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	986	1073	1611	-	-	-
Mov Cap-2 Maneuver	986	-	-	-	-	-
Stage 1	1013	-	-	-	-	-
Stage 2	1004	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	8.7	1	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1611	-	986	-	-
HCM Lane V/C Ratio	0.001	-	0.001	-	-
HCM Control Delay (s)	7.2	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
15: 82nd Avenue & South Access

Short Bkgrd PM

Intersection

Int Delay, s/veh 0

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 0 0 0 13 15 0

Future Vol, veh/h 0 0 0 13 15 0

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 85 85 85 85 85 85

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 0 0 0 15 18 0

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 33 18 18 0 - 0

Stage 1 18 - - - - -

Stage 2 15 - - - - -

Critical Hdwy 6.42 6.22 4.12 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.218 - - -

Pot Cap-1 Maneuver 980 1061 1599 - - -

Stage 1 1005 - - - - -

Stage 2 1008 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 980 1061 1599 - - -

Mov Cap-2 Maneuver 980 - - - - -

Stage 1 1005 - - - - -

Stage 2 1008 - - - - -

Approach EB NB SB

HCM Control Delay, s 0 0 0

HCM LOS A

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 1599 - - - -

HCM Lane V/C Ratio - - - -

HCM Control Delay (s) 0 - 0 - -

HCM Lane LOS A - A - -

HCM 95th %tile Q(veh) 0 - - - -

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	5	2	2	13	2	2
Future Vol, veh/h	5	2	2	13	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	2	2	15	2	2

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	8
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1612
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1612
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1030	-	-	1612	-
HCM Lane V/C Ratio	0.005	-	-	0.001	-
HCM Control Delay (s)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	5	0	11	2	0
Future Vol, veh/h	10	5	0	11	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	6	0	13	2	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	18
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.12	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.218	-
Pot Cap-1 Maneuver	-	1599	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1599	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	987	-	-	1599	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

APPENDIX E

HCM 6th Roundabout
3: 20th Street & 83rd Avenue

Short Total AM

Intersection

Intersection Delay, s/veh 5.4
Intersection LOS A

Approach	EB		WB		NB		SB	
Entry Lanes	2		1		2		2	
Conflicting Circle Lanes	2		2		2		2	
Adj Approach Flow, veh/h	339		350		304		450	
Demand Flow Rate, veh/h	347		357		311		460	
Vehicles Circulating, veh/h	453		252		510		288	
Vehicles Exiting, veh/h	295		569		289		222	
Ped Vol Crossing Leg, #/h	0		0		0		0	
Ped Cap Adj	1.000		1.000		1.000		1.000	
Approach Delay, s/veh	5.8		3.8		6.6		5.4	
Approach LOS	A		A		A		A	
Lane	Left	Right	Left	Bypass	Left	Right	Left	Right
Designated Moves	LT	TR	LT	R	LT	R	LT	TR
Assumed Moves	LT	TR	LT	R	LT	R	LT	TR
RT Channelized				Free				
Lane Util	0.470	0.530	1.000		0.730	0.270	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	99	4.645	4.328	4.645	4.328
Entry Flow, veh/h	163	184	258	1938	227	84	216	244
Cap Entry Lane, veh/h	890	966	1146	0.980	844	921	1036	1112
Entry HV Adj Factor	0.978	0.977	0.982	97	0.979	0.976	0.980	0.978
Flow Entry, veh/h	159	180	253	1900	222	82	212	239
Cap Entry, veh/h	871	944	1126	0.051	826	899	1015	1088
V/C Ratio	0.183	0.190	0.225	0.0	0.269	0.091	0.209	0.219
Control Delay, s/veh	6.0	5.7	5.2	A	7.3	4.9	5.5	5.3
LOS	A	A	A	0	A	A	A	A
95th %tile Queue, veh	1	1	1		1	0	1	1

Lanes and Geometrics
3: 20th Street & 83rd Avenue

Short Total AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		0	0		0	0		200
Storage Lanes	0		1	0		1	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.987				0.850		0.960			0.990	
Flt Protected		0.996			0.995			0.995			0.979	
Satd. Flow (prot)	0	3479	0	0	1853	1583	0	3381	0	0	3430	0
Flt Permitted		0.996			0.995			0.995			0.979	
Satd. Flow (perm)	0	3479	0	0	1853	1583	0	3381	0	0	3430	0
Link Speed (mph)		40			40			40			40	
Link Distance (ft)		1243			1693			576			1292	
Travel Time (s)		21.2			28.9			9.8			22.0	
Intersection Summary												
Area Type:	Other											

HCM 6th Roundabout
3: 20th Street & 83rd Avenue

Short Total PM

Intersection

Intersection Delay, s/veh 6.4
Intersection LOS A

Approach	EB		WB		NB		SB	
Entry Lanes	2		1		2		2	
Conflicting Circle Lanes	2		2		2		2	
Adj Approach Flow, veh/h	341		499		498		416	
Demand Flow Rate, veh/h	348		509		509		423	
Vehicles Circulating, veh/h	449		392		488		387	
Vehicles Exiting, veh/h	361		605		309		356	
Ped Vol Crossing Leg, #/h	0		0		0		0	
Ped Cap Adj	1.000		1.000		1.000		1.000	
Approach Delay, s/veh	5.8		5.0		8.6		5.8	
Approach LOS	A		A		A		A	
Lane	Left	Right	Left	Bypass	Left	Right	Left	Right
Designated Moves	LT	TR	LT	R	LT	R	LT	TR
Assumed Moves	LT	TR	LT	R	LT	R	LT	TR
RT Channelized				Free				
Lane Util	0.471	0.529	1.000		0.741	0.259	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	158	4.645	4.328	4.645	4.328
Entry Flow, veh/h	164	184	351	1938	377	132	199	224
Cap Entry Lane, veh/h	893	970	1018	0.980	862	938	946	1022
Entry HV Adj Factor	0.978	0.983	0.980	155	0.980	0.977	0.982	0.983
Flow Entry, veh/h	160	181	344	1900	369	129	195	220
Cap Entry, veh/h	873	953	998	0.082	844	917	928	1005
V/C Ratio	0.184	0.190	0.345	0.0	0.438	0.141	0.210	0.219
Control Delay, s/veh	6.0	5.6	7.2	A	9.7	5.3	6.0	5.7
LOS	A	A	A	0	A	A	A	A
95th %tile Queue, veh	1	1	2		2	0	1	1

Lanes and Geometrics
3: 20th Street & 83rd Avenue

Short Total PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		100	0		0	0		0	0		200
Storage Lanes	0		1	0		1	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.985				0.850		0.961			0.991	
Flt Protected		0.998			0.993			0.996			0.980	
Satd. Flow (prot)	0	3479	0	0	1850	1583	0	3388	0	0	3437	0
Flt Permitted		0.998			0.993			0.996			0.980	
Satd. Flow (perm)	0	3479	0	0	1850	1583	0	3388	0	0	3437	0
Link Speed (mph)		40			40			40			40	
Link Distance (ft)		1243			1693			576			1292	
Travel Time (s)		21.2			28.9			9.8			22.0	
Intersection Summary												
Area Type:	Other											

HCM 6th TWSC
6: 83rd Avenue & 18th Street

Short Total AM

Intersection

Int Delay, s/veh 3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	0	54	40	1	29	22	239	19	32	307	24
Future Vol, veh/h	56	0	54	40	1	29	22	239	19	32	307	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	59	43	1	32	24	260	21	35	334	26

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	752	746	347	766	749	271	360	0	0	281	0	0
Stage 1	417	417	-	319	319	-	-	-	-	-	-	-
Stage 2	335	329	-	447	430	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	327	342	696	320	341	768	1199	-	-	1282	-	-
Stage 1	613	591	-	693	653	-	-	-	-	-	-	-
Stage 2	679	646	-	591	583	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	301	326	696	283	325	768	1199	-	-	1282	-	-
Mov Cap-2 Maneuver	301	326	-	283	325	-	-	-	-	-	-	-
Stage 1	601	575	-	679	640	-	-	-	-	-	-	-
Stage 2	637	633	-	526	567	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	15.4		15.8		0.6		0.7	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1199	-	-	301	696	283	735	1282	-	-
HCM Lane V/C Ratio	0.02	-	-	0.202	0.084	0.154	0.044	0.027	-	-
HCM Control Delay (s)	8.1	-	-	20	10.6	20	10.1	7.9	-	-
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.3	0.5	0.1	0.1	-	-

HCM 6th TWSC
6: 83rd Avenue & 18th Street

Short Total PM

Intersection

Int Delay, s/veh 3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	2	21	27	2	26	45	344	40	26	305	72
Future Vol, veh/h	38	2	21	27	2	26	45	344	40	26	305	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	2	24	31	2	30	51	391	45	30	347	82

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	980	986	388	977	1005	414	429	0	0	436	0	0
Stage 1	448	448	-	516	516	-	-	-	-	-	-	-
Stage 2	532	538	-	461	489	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	229	248	660	230	241	638	1130	-	-	1124	-	-
Stage 1	590	573	-	542	534	-	-	-	-	-	-	-
Stage 2	531	522	-	581	549	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	205	230	660	208	224	638	1130	-	-	1124	-	-
Mov Cap-2 Maneuver	205	230	-	208	224	-	-	-	-	-	-	-
Stage 1	563	558	-	518	510	-	-	-	-	-	-	-
Stage 2	481	499	-	543	534	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	21.3		18.4		0.9		0.5	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1130	-	-	205	568	208	564	1124	-	-
HCM Lane V/C Ratio	0.045	-	-	0.211	0.046	0.148	0.056	0.026	-	-
HCM Control Delay (s)	8.3	-	-	27.2	11.6	25.3	11.8	8.3	-	-
HCM Lane LOS	A	-	-	D	B	D	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.1	0.5	0.2	0.1	-	-

HCM 6th TWSC
8: 82nd Avenue & 18th Street

Short Total AM

Intersection

Int Delay, s/veh 3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	6	21	0	19	35	0
Future Vol, veh/h	6	21	0	19	35	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	25	0	22	41	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	32
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1580
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1580
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	969	-	-	1580	-
HCM Lane V/C Ratio	0.042	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 6th TWSC
8: 82nd Avenue & 18th Street

Short Total PM

Intersection

Int Delay, s/veh 2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	18	41	0	11	31	0
Future Vol, veh/h	18	41	0	11	31	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	48	0	13	36	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	69
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1532
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1532
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	949	-	-	1532	-
HCM Lane V/C Ratio	0.038	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 6th TWSC
13: 82nd Avenue & North Access/Site Access

Short Total AM

Intersection

Int Delay, s/veh 4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	0	0	0	0	0	22	1	13	0	7	8	6
Future Vol, veh/h	0	0	0	0	0	22	1	13	0	7	8	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	26	1	15	0	8	9	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	59	46	13	46	49	15	16	0	0	15	0	0
Stage 1	29	29	-	17	17	-	-	-	-	-	-	-
Stage 2	30	17	-	29	32	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	937	846	1067	955	843	1065	1602	-	-	1603	-	-
Stage 1	988	871	-	1002	881	-	-	-	-	-	-	-
Stage 2	987	881	-	988	868	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	910	841	1067	950	838	1065	1602	-	-	1603	-	-
Mov Cap-2 Maneuver	910	841	-	950	838	-	-	-	-	-	-	-
Stage 1	987	867	-	1001	880	-	-	-	-	-	-	-
Stage 2	962	880	-	983	864	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	8.5	0.5	2.4
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1602	-	-	-	1065	1603	-
HCM Lane V/C Ratio	0.001	-	-	-	0.024	0.005	-
HCM Control Delay (s)	7.2	0	-	0	8.5	7.3	0
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0	-

HCM 6th TWSC
13: 82nd Avenue & North Access/Site Access

Short Total PM

Intersection

Int Delay, s/veh	4.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	0	0	0	0	13	1	12	0	22	15	4
Future Vol, veh/h	6	0	0	0	0	13	1	12	0	22	15	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	0	0	0	0	15	1	14	0	26	18	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	97	89	21	89	91	14	23	0	0	14	0	0
Stage 1	73	73	-	16	16	-	-	-	-	-	-	-
Stage 2	24	16	-	73	75	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	885	801	1056	896	799	1066	1592	-	-	1604	-	-
Stage 1	937	834	-	1004	882	-	-	-	-	-	-	-
Stage 2	994	882	-	937	833	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	861	787	1056	884	785	1066	1592	-	-	1604	-	-
Mov Cap-2 Maneuver	861	787	-	884	785	-	-	-	-	-	-	-
Stage 1	936	821	-	1003	881	-	-	-	-	-	-	-
Stage 2	979	881	-	922	820	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.2			8.4			0.6			3.9		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1592	-	-	861 1066	1604	-	-
HCM Lane V/C Ratio	0.001	-	-	0.008 0.014	0.016	-	-
HCM Control Delay (s)	7.3	0	-	9.2 8.4	7.3	0	-
HCM Lane LOS	A	A	-	A A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0 0	0	-	-

HCM 6th TWSC
15: 82nd Avenue & South Access

Short Total AM

Intersection

Int Delay, s/veh 1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 1 0 2 13 7 1

Future Vol, veh/h 1 0 2 13 7 1

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 85 85 85 85 85 85

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 1 0 2 15 8 1

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 28 9 9 0 - 0

Stage 1 9 - - - - -

Stage 2 19 - - - - -

Critical Hdwy 6.42 6.22 4.12 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.218 - - -

Pot Cap-1 Maneuver 987 1073 1611 - - -

Stage 1 1014 - - - - -

Stage 2 1004 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 986 1073 1611 - - -

Mov Cap-2 Maneuver 986 - - - - -

Stage 1 1013 - - - - -

Stage 2 1004 - - - - -

Approach EB NB SB

HCM Control Delay, s 8.7 1 0

HCM LOS A

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 1611 - 986 - -

HCM Lane V/C Ratio 0.001 - 0.001 - -

HCM Control Delay (s) 7.2 0 8.7 - -

HCM Lane LOS A A A - -

HCM 95th %tile Q(veh) 0 - 0 - -

HCM 6th TWSC
15: 82nd Avenue & South Access

Short Total PM

Intersection

Int Delay, s/veh 0

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	0	0	0	13	15	0
Future Vol, veh/h	0	0	0	13	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	15	18	0

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	33	18	18	0	-	0
Stage 1	18	-	-	-	-	-
Stage 2	15	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	980	1061	1599	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	980	1061	1599	-	-	-
Mov Cap-2 Maneuver	980	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1599	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

HCM 6th TWSC
11: 81st Avenue Court & 19th Street

Short Total AM

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	5	2	2	13	2	2
Future Vol, veh/h	5	2	2	13	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	2	2	15	2	2

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	8
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1612
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1612
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1030	-	-	1612	-
HCM Lane V/C Ratio	0.005	-	-	0.001	-
HCM Control Delay (s)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 6th TWSC
11: 81st Avenue Court & 19th Street

Short Total PM

Intersection

Int Delay, s/veh 0.6

Movement EBT EBR WBL WBT NBL NBR

Lane Configurations						
Traffic Vol, veh/h	10	5	0	11	2	0
Future Vol, veh/h	10	5	0	11	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	6	0	13	2	0

Major/Minor Major1 Major2 Minor1

Conflicting Flow All	0	0	18	0	28	15
Stage 1	-	-	-	-	15	-
Stage 2	-	-	-	-	13	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1599	-	987	1065
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1010	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1599	-	987	1065
Mov Cap-2 Maneuver	-	-	-	-	987	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1010	-

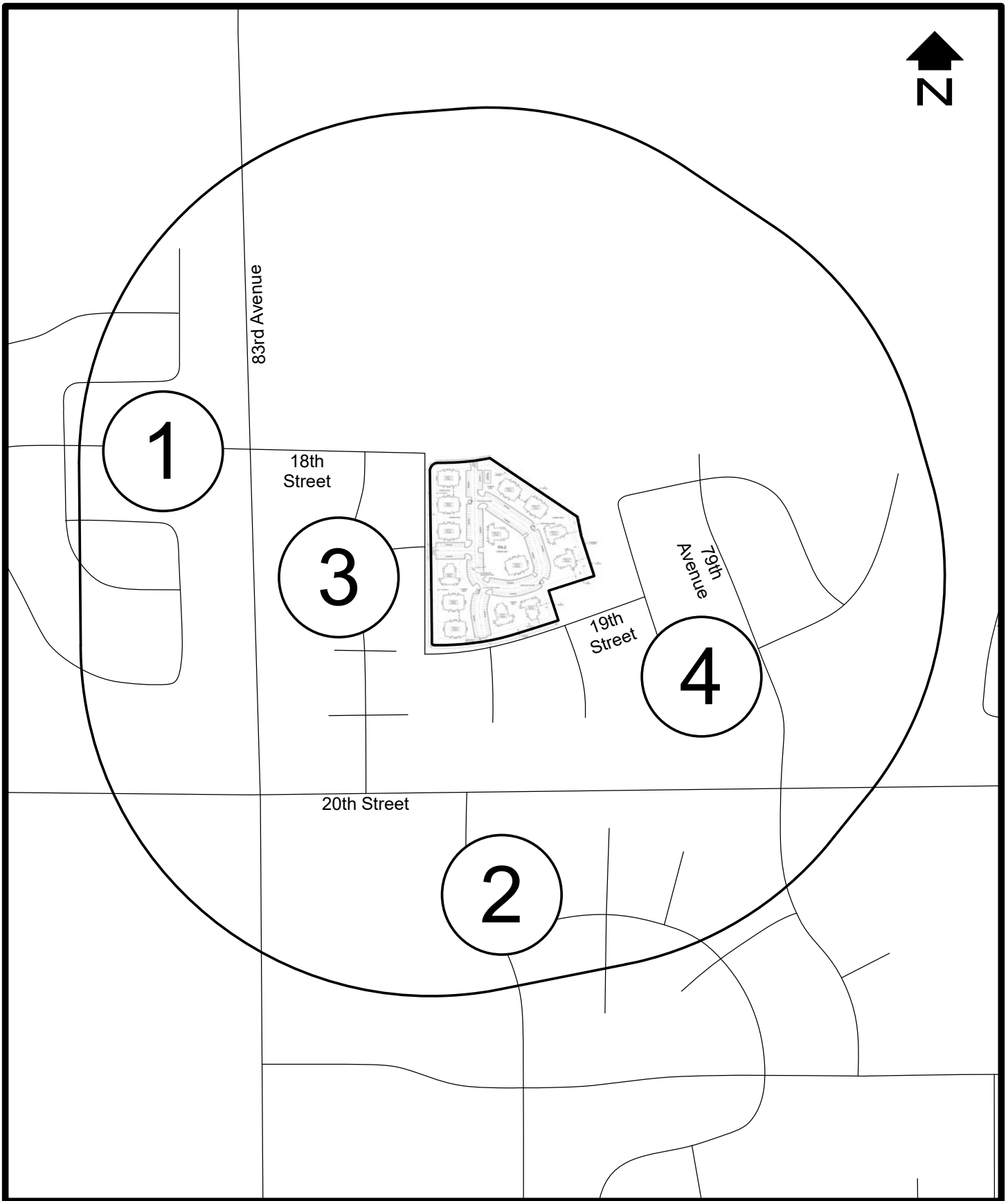
Approach EB WB NB

HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt NBLn1 EBT EBR WBL WBT

Capacity (veh/h)	987	-	-	1599	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

APPENDIX F



SCALE: 1"=500'

PEDESTRIAN INFLUENCE AREA

Transportation Impact Study

Pedestrian Analysis Form

INSTRUCTIONS: Identify the pedestrian destinations within 1320' (1.5 miles for schools) of the project boundary in the spaces below. The pedestrian analysis for the facility/corridor linking these destinations to the project site will be based on the directness, continuity, types of street crossings, walkway surface condition, visual interest/amenity, and security of the selected route(s).

	Name	Distance from Project
Recreation		
Residential	1) Mountain Shadows 2) Owl Ridge 4) Owl Ridge	2) approx. 1080' 2) approx. 1000' 4) approx. 700'
Institution (school, church, etc.)		
Office/Business	3) Mountain Vista Office Park	3) approx. 150'
Commercial		
Industrial		
Other		

Mountain Vista MF Neighborhood meeting

June 13, 2023

Morgan Kidder of Journey Homes gave an overview of the project on behalf of the owner.

- Areas above and beyond city standards include
 - Setbacks 50ft from property line
 - Additional trees adjacent to homes 35 including Evergreen trees

Questions and comments from neighbors: (Bold are captured responses provided)

What will zoning be? **Planned Unit Development**

Where are access points? **82nd Avenue & 18th Street**

How many Units? **100**

Who manages property? **Not determined at this time, but will be local professional management company.**

Will 18th St & 82nd Ave be stop sign controlled? **Yes. Traffic study showed level of service that would not require a signal or other improvements.**

What is the number of parking stalls? **Don't know at this time since plan is conceptual, but will meet city code.**

Well caped Correctly? **Yes. State inspected**

Ratio of 1 and 2 Bedrooms in each unit?

How will project affect water pressure and other dry utilities? **Water & Sewer study is being done and will be reviewed and approved by city.**

Will there be parking on 19th street? **There currently is room for on street parking.**

Did we look at the traffic to the East through the existing neighborhood. **Yes the Traffic engineer and city discussed it and didn't require anything further.**

The average price of house is \$600,000 & high density apartments don't make sense.

What is the consideration to support Windsor schools? **1 time fee paid by district and set by district.**

When was traffic counts done? **Fall 2022 during week and did account for school traffic and school buses.**

Why apartments not something else?

What is the consideration for missing middle homes?

Who owns the property? **Mountain Vista Apartments, LLC**

What can neighborhoods do to prove a point and get what they want?

When will Planning Commission be? **Not yet been set.** Will they get notice? **Yes, 2 weeks**

Mountain Vista MF Neighborhood meeting

June 13, 2023

What examples of changes were made to a project after neighbor meeting on other projects? **Severance project had changes.**

Have we looked at home values after MF is developed?

Did developer consider swapping land somewhere else due to impact to neighborhood?

How will developer improve pond since they don't own?

How will police patrol with extra people speeding in area? **Developer pays impact fee per unit to city to help with additional impacts from development.**

- 20th street is a problem now and Police can't get a handle on it.

When people purchased their home, they thought that it would be a park or commercial project.

All homes are custom.

What will developer pay to police to help patrol? **Are not sure from memory what Police Impact Fee is.**

Has single family senior homes been a consideration?

What is the well setback. **It is 50ft from capped well, 350' from existing facilities?**

How many units will be low income? **Unsure what is considered low income.**

What will rent be? Has not been determined yet. **Will be market driven.**

People were told it would be a park when they bought.

People are talking about moving due to project.

Why not more offices like to the southwest?

What prevents the project from getting bigger? **PUD restricts size and number of units.**

Can cars be marked with tags in apartment area to prevent from parking on city streets.

Do we consider the number of visitor parking requirements? **City response an additional 10% is required.**

Concern for maintenance of rentals prefer ownership type project of project.

What is the difference between 6&8 plex? **Used picture boards to show and explain layouts of buildings.**

Neighbors maybe willing to buy property.

Who is the owner who will be at the Planning Commission meeting?

Mountain Vista MF Neighborhood meeting

June 13, 2023

Questions to city staff

Do they ever do studies after a project to review project and what its impacts are? **City said no**

Is there a master plan as growth occurs to 10th street? Per **Comp plan but no zoning for every parcel.**

Does city look at so many people, then build a park? **Yes, use park fees.**

Where will kids play?

How many apartments does city need?

Will the city read the 11-page petition?

Where does park impact fee go?

Will there be another public meeting/ hearing be held- **City said no**

Someone was told the well is leaking. **State inspected oil and gas company plugging of well.**

Can property owners in Mountain Vista put gates on city streets? **No, roads would have to then be private and maintained by property owners.**

Why traffic study doesn't require a signal? **Meets level of service criteria.**

Who did traffic study and was it by a third party, and can they get a copy Mountain Vista and Creekview? **Was done by a third party and met city criteria. Contact city staff and can get a copy of both traffic studies**

Does traffic study look at larger city traffic miles away? **Does look at localized future traffic volumes and impacts.**

How many more public meetings? **2 more: Planning Commission and City Council**

Doesn't feel like the project meets Comp plan.

Can they/neighbors have another neighborhood meeting? **City said only if there was substantial changes that impacted the neighborhood.**

How many PC members? **7**

Is city supportive of what is being proposed? **City responded the project is still under review**

Can project be appealed beyond city council? **Yes, District Court**

MOUNTAIN VISTA MULTIFAMILY NEIGHBORHOOD MEETING

June 13, 2023

Greeley Family Funplex

[illegible]

MOUNTAIN VISTA MULTIFAMILY NEIGHBORHOOD MEETING

June 13, 2023

Greeley Family Funplex

[illegible]

Regina Holzmeister
1907 81st Avenue
Greeley, CO 80634
(970) 939-8574

August 23, 2023

City of Greeley Code Compliance
1100 10th Street
Greeley, CO 80631
970-350-9833

BACKGROUND

On February 22, 2023, Mountain Vista's H.O.A. notified residents in Mountain Vista community of an application proposal to rezone Parcel #095908321011, Section 8, Township 5 North, Range 66 West. This Company's request is to change the Open Land west of 82nd Avenue between 18th and 19th Streets from its current designation of Holding Agriculture (HA) Residential Low density (R-L) to Planned Unit Development (PUD) Residential high density (R-H). The company's purpose is to develop approximately 14 buildings comprised of six- and eight-unit structures under the name [Mountain Vista West Apartments LLC](#). (Figure A) within our rural and quiet Mountain Vista, single-home [subdivision FG#3, tract 2](#).

POSITION STATEMENT

As a proud, teacher, a Navy Veteran, and an active volunteer in Colorado Girls Scouts, and Greeley's Government Commission Services for Human Relations, I respectfully request for Greeley's City Council to deny the application to rezone Parcel #095908321011, section 8, township 5 north, range 66 west. The applicant's request to rezone does not comply with several goals listed in the City of Greeley's Comprehensive Plan, Land Use Policies, Development Code, Greeley Police Department (GPD) Strategic Plan, Greeley's Water Efficiency Plan, and many others.

Definition:

Violation – *City of Greeley's encroachment of its established comprehensive plan, laws, policies, and codes. To approve zoning change from HA/R-L to PUD/R-H for the purpose of concentrated multi-family units, and the City of Greeley's Official's pursuit for economic growth.*

CITY OF GREELEY’S OBLIGATION AND PROMISE TO CURRENT RESIDENTS

Contents:

Reinforced text from Greeley’s Comprehensive Plan (GCP), Growth Framework, Action Plan, Greeley, Colorado Municipal Code, and other related city plans:

1. City Violations of GCP and Code/Policies:
 - Economic Health & Diversification (ED)
 - Education, Health, & Human Services (EH)
 - Growth & City Form (GC)
 - Historic & Cultural Resources (HC)
 - Housing (HO)
 - Infrastructure (IN)
 - Natural Resources & Open Lands (NR)
 - Parks & Recreation (PR)
 - Public Safety (PS)
 - Transportation & Mobility (TM)
2. Summary
3. Figures

The above contents are guided by the following Comprehensive Plan’s Core Values:

1. Excellence in Actions, Attitude, & Leadership
2. Proactive, Progressive, & Balanced Economic Development
3. Safe, Healthy & Inclusive Community
4. Sustainable Patterns of Growth & Development
5. Responsible Stewardship of Natural Resources & the Environment
6. Distinctive Character & Outstanding Recreational & Cultural Amenities
7. High-Quality Infrastructure & Services
8. World-Class Water Resources & Management
9. Rich History & Diversity of People, Customs, Culture, and Ideas
10. Thriving, Connected, & Inclusive Neighborhoods in All the City
11. Premier Educational System & Commitment to Life-Long Learning
12. Public/Private Cooperation to Achieve & Maintain Exceptional Community Benefits

1. Violations Upon Rezoning Approval:

- **CRS § 3123-207** (pg. 8)

A local government's comprehensive plan "shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will... best promote health, safety, morals, order, convenience, prosperity, and general welfare... including among other things, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise conservation, and the adequate provision of public utilities and other public requirements."

and

- **IMP NR-2.3** (pg. 151)

Update, as appropriate, Development Code standards to limit impacts caused by errant light on adjacent properties and rights-of-way (such as requirements for downward directed lighting) and create standard illumination levels for various types of development.

Inference:

- Greeley's Comprehension Plan emphasizes on building and restructuring downtown Greeley. The plan calls for repurposing old buildings for low-income, multi-family units.
- To "best promote health, safety, morals, order, convenience, prosperity, and general welfare" is to listen to the cries of current residents in the community. Mountain Vista West Apartments LLC. will cause unsafe conditions while stripping Mountain Vista residents the right to prosperity and general welfare.
- This build is not a "coordinated, adjusted and harmonious development of the municipality and its environs". Mountain Vista residents purchased homes in West Greeley to distance themselves from overcrowding and multi-housing projects of East Greeley. We chose to settle in a safe environment of a rural, quiet, and spacious community--not harboring apartment buildings directly inside our neighborhood.
- For "adequate provision(s) for light and air", rezoning will have an adverse effect by increasing littering, light, sound, and air pollution.
- "The promotion of healthful and convenient distribution of population", the location will cause an inconvenient flood of traffic due to immediately adjacent business park, residential homes, townhomes, and apartment neighborhoods (**Figure B**).
- "Promotion of good civic design and arrangement", the design arrangement will alter the character and reputation of our homes and provide an unsafe neighborhood with traffic cutting through the residential neighborhood. The number of vehicles increase should the renter run a business from his/her/their apartment.
- "Wise conservation, and the adequate provision of public utilities and other public requirements, "are not meeting population demand. Greeley's Chief of Police admitted in September 2022 that

his department is unable to provide adequate services to residents because of the dramatic population increase.

- Moreover, renters are not as water conscious as homeowners, and may prove to be a challenge to [City of Greeley Water Master Plans](#):

2021 Water Demands			
Customer Type	Average Number of Accounts Billed	Water Use (gallons)	Gallon Distribution per Account.
Residential	23,202	2,870,282,000	123,708.39 gal/Acct
Multi-family	2,221	1,013,071,000	456,132.82 gal/Acct
Population Difference	20,981	1,857,211,000	Residence use 332,424.43 gal. less

- Corruption and poor building management can easily occur with private owners. Therefore, "state policymakers can follow the lead of Tennessee, which explicitly prevents localities from adopting inclusionary zoning requirements. State and local policymakers should address poverty directly rather than handing off the responsibility to developers" (Furth and Hamilton. July 25, 2022. [Housing Reform in the States: A Menu of Options for 2023](#)).
- Also refer to **EH-3.7** Funding for Services, and **HO-1** Housing Strategy sections of this document.
- Please remember the Guiding Principles of [Sec. 22-2-10](#).

- **OBJECTIVE: EDUCATION, HEALTH, & HUMAN SERVICES (EH)**

- **EH-2.6 Built Environment** (pg. 33)

Encourage the construction of built environments that support health and active living... that support walkability, providing safe options for active transportation, and considering the safety and comfort of all users....

Inference:

- Rezoning for the purpose of Mountain Vista West Apartments LLC., will cause surrounding residents to become less active. Residents of all ages will no longer be safe because of the invasion of neighborhood traffic.
 - Proper signage and road markings are not existent within the neighborhood to ensure residents' safety.
 - Rezoning will not support health and active living. The noise, smell, cars entering and exiting the neighborhood, loitering, littering, and strange renters consistently coming and going will be an inconvenience to all residents within the neighborhood.
 - Renters of the rezoned area will not have safe options for active transportation other than a vehicle (**Figures B.1-B.5**).

- **EH-3.4 Early Intervention** (pg. 34)

Prioritize and direct resources to those programs that assist residents with early intervention and prevention that address issues before they develop into significant and costlier individual, family, and/or community issues.

and

- **IMP PS-3.4** (pg. 162)

Evaluate the Development Code for opportunities to incorporate design standards or best practices for discouraging or preventing crime or criminal activity, such as CPTED (crime prevention through environmental design).

Inference:

- City and/or builder's responsibility to prioritize direct resources that assist residents with early intervention and prevention include: 1. increase employed Police Officers, 2. increase employed health care officials, 3. Increase amount of groceries stocked in stores—current population is not accommodated, 4. pet waste pickup stations, 5. traffic calming measures for neighborhood streets, 6. improve walkability for students, 7. create bike lanes, 8. redirect city bus route near new zoning area, 9. divert trash from entering residential neighborhood, 10. prohibit those with relations to the rezoned area from parking by single-home residents, 11. prohibit street parking that prevents emergency vehicles and school buses to enter, and 12. create a barrier to limit noise and light pollution—especially afterhours.
- Mountain Vista does not require fences to secure family backyards. Rezoning would significantly become a financial burden to individuals, families, and/or the HOA of Mountain Vista: 1. family investment fence backyard, 2. extra home/vehicle security, and 3. the neighborhood's extra efforts to calm traffic and loitering within the residential area.
- Property damage from loitering, apartment-renters, and wind-blown trash will also cause a financial burden.
- The value and status of our low-density, medium income homes will decline; also becoming costlier to families, individuals, and the neighborhood. The city may consider adopting Arizona's [Property Ownership Fairness Act](#) that "requires municipalities to compensate landowners when a new land use restriction lowers their property's value.... The act places citizens and cities on more equal footing before the law, without changing any existing regulation" (Furth and Hamilton. July 25, 2022. [Housing Reform in the States: A Menu of Options for 2023](#)).

- **EH-4.3** Land Use and Zoning Changes (pg. 36)

Discourage land use changes, zoning changes, and/or new developments that will negatively impact the safety of students while attending school, travelling to and from a school, or diminish residential population in areas that are served by a neighborhood school.

Inference:

- The increase of traffic from temporary renters will negatively impact the safety of students: 1. strange renters coming and going, 2. increase of motorists cutting through residential neighborhood to save time and avoid traffic; higher speeds and blockage on roads designed for lower traffic volumes. This creates dangerous conditions for students within the neighborhood as well as adjacent neighborhoods.

- Surrounding population is purging itself because of this rezoning request. The lack of safety, security, and inconvenience the proposal imposes is encouraging Mountain Vista's residents, served by a neighborhood school, to sell their homes (**Figure C**).
-

- **EH-4.4 Safe Routes to School** (pg. 36)

Support ways for students to safely travel to and from school along well-planned and improved routes, and, as necessary, with the support of school crossing guards. Ensure that new residential developments incorporate facilities and/or design elements that support safe walking and bicycle routes for students....

and

- **IMP TM-2.6** (pg. 164)

Evaluate the feasibility of requiring subdivision applications to include, where applicable, a "Safe Routes to School" plan which clearly shows intended pedestrian and bicycle routes to nearby schools.

Inference:

- 18th St., 82nd Ave., and 83rd Ave. will require support for "students to safely travel to and from school along well-planned and improved routes" with the possibility of school crossing guards at the crossroads of 18th St. and 82nd Ave. as well as 82nd and 83rd Avenues (GPD currently has ten crossing guards in Weld County and five substitutes-**2022 GPD Annual Report**).
 - The new residential development will require "design elements that support safe walking and bicycle routes for students".
-

- **EH-2.4 Land Use** (pg. 33)

Promote land use decisions that support walkability and improve access to basic needs....

Inference:

- A change in land use will risk walkability and access to basic needs of Mountain Vista residents. The placement of proposed apartments will delay Mountain Vista residents on the west side of the neighborhood from accessing main roads leading to basic needs.
-

- **OBJECTIVE: GROWTH & CITY FORM (GC)** (pg. 41)

Neighborhoods improvements will also be prioritized to enhance design, and reinforce unique physical elements, character, and identity.

Inference:

- Mountain Vista's neighborhood improvements will be neglected.
- This neighborhood's unique physical elements, character, and identity will no longer hold a reputation of a safe, quiet, rural, medium/high income residential neighborhood.
- This neighborhood's design will be jeopardized. The project's surge in traffic, type of building, and obstruction to the view of open spaces will not enhance the neighborhood design.

- **IMP GC-3.2 (pg.138)**

Update the City's design standards to require new development to offer unique physical elements or improvements that contribute to the area's character and identity including:

- *Distinct site elements or architecture;*
- *Historic or cultural resources;*
- *Amenities such as views, open space, water courses, varied topography, or connectivity to existing or new trails; or*
- *A central gathering place for residents of the neighborhood or subdivision.*

Inference:

- Rezoning will not offer unique physical elements or improvements to the area's character and identity:
 - Multiple low-income multi-family units currently surround the named plot, while more are noted on the approved list of projects by the Zoning and Planning Committee.
 - Site elements is mainly characterized by seniors and settled families with low-density and low-profile housing.
 - Amenities are limited. A new development will not attribute, nor benefit from this plot.
 - A central gathering place for residents in this neighborhood is non-existent. A new development will not attribute, nor benefit from this plot.
-

- **IMP GC-4.1 (pg. 139)**

Assess and amend as needed to Development Code and other City regulations related to infill development and redevelopment to protect the existing neighborhood areas. Regulations (or lack thereof) that address, among other issues:

- *Site design and building massing's and forms that are compatible with or complimentary of the surrounding neighborhood.*
- *Mitigation of any compatibility issues (such as parking, noise, hours of operation) that could arise from non- residential land uses/developments.*
- *Transitions between higher-intensity development and lower-intensity development (particularly single-family neighborhoods)*

and

- **IMP NR-2.10 (pg. 152)**

Monitor traffic-related noise levels throughout the community to establish baseline standards and evaluate noise 'hot spots' to ascertain mitigation or management alternatives to address noise pollution from transportation activity.

Inference:

- To best serve and protect Mountain Vista and surrounding neighborhoods, rezoning will not be granted.
- Building masses such as Mountain Vista West Apartments LLC. will not be compatible or complimentary with the surrounding neighborhood.

- To best serve and protect Mountain Vista and surrounding neighborhoods, rezoning will not be granted.
 - A transition from Low-Density Residential to High-Density Residential will cause a substantial distress on students, working residents, access to basic needs, and children at play.
 - This specific zoning change will also cause distress on the attached active agricultural plot, civil services, and city funds.
 - Per [HUD Planning Guide](#), provisions of public transportation services are required to improve access to schools, jobs, training opportunities, and housing/community services for minority families including those with children, seniors, and disabilities. This area/neighborhood would need adjustments to meet such requirements.
 - [Sec. 24-207](#) Site Plan: “The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties”. In fact, the plan on this plot will encourage the opposite.
-

- **IMP GC-6.4** (pg. 141)

Review and update Development Code standards related to the redevelopment of land lease or manufactured home communities to promote... a stable neighborhood setting.

Inference:

- Should a stable neighborhood setting remain within Mountain Vista, then rezoning for rental multi-family units will not secure this action plan.
 - Renters are not “forever” residents. Renters are temporary. Renters change very often and does not present a “stable neighborhood setting”.
 - Mountain Vista Neighborhood residents enjoy knowing who their neighbors are, as this is a secure foundation for safety and security.
-

- **GC-1.1** Growth Management (pg. 42)

Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.

Inference:

- Greeley’s growth is poorly managed: 1. [crime rate data](#), 2. overpopulated schools, and 3. non-existent city improvements to accommodate swollen traffic and population—decreasing the quality of life for Greeley residents, 4. “Demands in many areas continually exceed resources available” ([Weld County 2023 Financial Plan](#)).
 - West Greeley’s environment is calm with the sense of safety for students and seniors. The police department rarely patrols the neighborhoods, and residents must call the city to preform regular maintenance obligations on this side of town, i.e., weed growth control, dead animal pick up, large objects in the road, snow removal, patrolling, etc.). Rezoning within Mountain Vista Neighborhood will cause an elemental impact on the natural environment, and put strain on the limited city resources, this neighborhood currently has.
-

- **IMP HO-1.3** (pg. 146)

Following the development of a comprehensive housing strategy (see Objective HO-2.1), assess the need to increase staff capacity and/or resources to implement the strategy's recommended actions. Increase capacity as needed.

and

- **IMP PS-2.2** (pg. 161)

Regularly evaluate staffing levels within the Greeley Fire Department and Police Department to ensure adequate staff levels needed to ensure public safety, particularly as Greeley's population grows.

Inference:

- [Weld County 2023 Financial Budget](#) claims an increase to accommodate new housing strategies yet failed to make noticeable differences to increase staff and/or resource capacity:
- Public Safety: 2022=22.9%; 2023=22.10% for a total of 0.1% increase.
- Health: 2022=3.9%; down to 3.54% for 2023
- Contingency: 2022=2.7%; down to 2.27% for 2023
- Culture and Recreation: 2022=0.3%; down to 0.27% for 2023

Methods and theories are mentioned, yet the City has not secured or acted upon the needs of this immediate area for rezoning.

- **GC-1.7** Regional Collaboration (pg. 43)

Develop intergovernmental agreements with near-by jurisdictions to:

- *Provide cost effective municipal services.*
- *To address other issues or trends that may be impediments to the effective management of Greeley's growth.*
- *Maintain and/or improve the quality and safety of existing units.*
- *Encourage the preservation of existing affordable units.*

Inference:

- Has this building company collaborated with nearby cities regarding residential protection, and emergency services to alleviate wait-time of these additional renters?
- Is Windsor County school district aware of the students this proposal will add to its overflowing classrooms (also required in section **EH-4.1** Impacts of New Development)?
- Improvement to the quality and safety of existing units around this structure will be required, specifically in this community. **Temporary** renters jeopardize children's safety and gives them road access allowing them to roam freely, without accountability, in backyards that are not fenced in.
- Weld County claims a "commitment to excellence and efficiency" to taxpayers, yet input is rarely used to "allow the Board of County Commissioners" to make tough decisions with maximizing "the value of the tax dollars" to implement programs.
- The GCP is supposed to include affordable housing for the average-wage-income earner (who are also struggling) -- veterans, school professors, seniors, etc., as well as med/high-income-earners

such as, doctors, lawyers, county officials, and so on. We reside in Mountain Vista. As homeowners striving to meet our own monthly financial obligations, Mountain Vista Apartments LLC. will cause us to lose thousands of invested monies encouraging a neighborhood purge (refer to **HO-1** Housing Strategy sections within this document).

- Low-income housing and units are supported by city funds. City funds is collected from taxpayers, where the brunt city financial support come from property owners who do not welcome this zone change. Property owners are the backbone to [Greeley's 2023 Financial Plan](#), holding a whopping **54.3%** (an increase of \$92,493,445.00 from 2022). Tax payers of Mountain Vista would like you to use our money for improving city functions and operations before taking on more responsibility.
-

- **GC-3.1** Community Character (pg. 45)

Work with residents, businesses, and property owners to define and identify desirable characteristics of their neighborhoods or areas of the city to create neighborhood and special area plans. Reflect the community's character through the design of new developments, streetscapes, public art, landscaping, and related features.

Inference:

- The Building Company of the listed plot held a required meeting to “hear” resident’s concerns yet provided zero answers and little interest in the possibility of different options more suitable for our neighborhood.
 - We understand that our dream of a neighborhood playground and a student/community gathering area will never come true. We realistically offered alternatives to an apartment building such as, patio homes, retirement homes, retirement units, assisted living, and single level-connected units of which would be more appropriate for our immediate area.
 - The Comprehension Plan called for a **variety** of multi-family homes. Considering the concentration of apartments, townhomes, and attached housing units within walking distance of the purchased plot (and the many more apartments currently on the agenda), exploring Mountain Vista residents’ suggestions would best reflect this neighborhood’s character, landscaping, and related features. In addition, it will reduce infrastructure duplication and better reflect Greeley’s City Comprehensive Plan; should rezoning be granted (also refer to **HO-1** Housing Strategy section within this document).
 - According to the U.S. Department of Housing and Urban Development, all federal and city housing programs shall include individuals with Disabilities “so that they can have full enjoyment of their homes and participate in and receive the benefits of housing programs”.
-

- **GC-4.4** Sub-Area and Redevelopment Plans (pg. 46)

Implement, update, or develop sub-area plans or redevelopment plans for neighborhoods, corridors, or other parts of the city where revitalization and redevelopment is desired. Ensure such plans provide targeted guidance, based on community input, for where and how redevelopment and/or infill development should occur in those areas.

Inference:

- The city's poor communication and promotion of housing surveys that are restricted to social networks failed to collect accurate community input on the above plans. The city should invest time notifying all populations by placing banners at major department and food stores, lawn signs by neighborhood entrances, flyers at schools, and marquee at businesses. Many cities utilize these methods.
- Downtown Greeley's revitalization plan was agreed upon. However, west Greeley residents, such as the Mountain Vista neighborhood, desire to remain rural and have easy access to necessities.
- A door-to-door survey in, Mountain Vista, Sheep Draw, Owl Ridge, and other communities nearby will provide an opposite statistic for "growth" than what was previously and poorly collected.
- A variety of family units are encouraged. However, multi-use units for low-income families rather than seniors seem to be the city's only priority. Those paying high taxes will grow tired of paying for services we are not able to access in an unsafe town.
- Also refer to [Weld County, Colorado-Character and County Code/Chapter 22-Comprehensive Plan/Appendix 22-B-Subarea Planning Guide](#).
- **For a realistic integration** of mixed housing within Mountain Vista Neighborhood, please review recent studies from [US EPA: Smart Growth: Creating Great Neighborhoods: Density In Your Community: Lessons Learned: Design for Density](#). Which also recommends a smart planning tool called, [Affordable Housing Design Advisor](#).
- [Community Based Alternatives for Individuals With Disabilities](#)
Executive Order 13217, issued on June 18, 2001, requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

- **GC-6.2 Neighborhood Connectivity** (pg. 48)
Promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas.
and
- **Street Pattern and Mobility** (pg. 100)
Streets in established neighborhoods are primarily curvilinear and, in many cases, are not well-connected.... their street networks and the prevalence of low-density development may make service unfeasible.

Inference:

- Connectivity for all modes between neighborhoods and adjacent neighborhoods would become congested. Vehicles will cut-through Mountain Vista neighborhood to access W. 20th Street. Commuters will seek a short-cut by heading west on 19th Street, turning left onto 80th Avenue, right onto 79th Avenue, to finally reach W. 20th Street.
- The above streets are the only two exits from the west side of the neighborhood. This building structure will violate **TM-1.3 Streetscape Design**, **TM-1.8 Functional Classifications**, **TM-1.13 Street Patterns**, and **TM-3.4 Balance Impacts**.

- Commuters are currently frustrated with long wait-times at the traffic light on 83rd Avenue and 10th St. As traffic presently stockpiles, drivers wait 2 stoplights before crossing or making a left/right turn on 10th St. The named roads are destroyed. There is not an efficient flow of traffic.
- The ability to turn right or left onto 83rd Avenue will become dangerous. Poor road construction and the inability to adapt to a flood of vehicles will cause impatient drivers to make dangerous, impulsive decisions at the stop sign of a busy street.
- Many construction/company trucks often use the above route from Highway 34. Also contributing to traffic build up on 83rd Ave. Rezoning will increase accidents and endanger students should drivers begin to wait for three or more traffic lights at 10th St.
- Starbucks at Boomerang Ranch, (SPR2022-0049) South of 10th Street and East of 83rd Avenue with city planner Darrell Gesick, will exacerbate the situation at the above-mentioned crossroads. Therefore, rezoning for R-H /PUD will ignore “long-range plans for the surrounding area [and] negatively impact considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area (Development Code [Sec. 24-206](#)).
- All traffic efforts will add strain on [GPD’s Strategic Plan](#) to “address aggressive and discourteous driving behavior that contributes heavily to increased accident statistics.”
- Per the [Zoning Permit For Manufactured Home/Structures \(Zpmh\) Procedural Guide](#), an access must be available to provide safe ingress and egress to a public street/road, where all accesses shall be in accordance with the access requirements set forth in the Weld County Code. As stated in **TM-1.3** Streetscape Design of this document, commuters of all modes will not have direct alternatives to destinations to avoid congestion without endangering our residential neighborhood.
- [Sec.24-207](#)-Site Plan: Rezoning will not provide a “safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context”.

○ **GC-6.3** Neighborhood Character (pg. 48)

Maintain, enhance, and protect the character of established neighborhoods while recognizing the need or established neighborhoods to evolve to meet community needs.

Inference:

- Mountain Vista is an established neighborhood. Rezoning for the purpose of an apartment building on the mentioned plot will not maintain, enhance, or protect the character of our neighborhood for the many reasons stated. Rezoning will eliminate the community’s ability to evolve or to meet a more profitable need.
- Residents of Mountain Vista recognizes community “needs”. Therefore, residents of the neighborhood offered a reasonable compromise for the plot in our neighborhood as mentioned above in section **GC-3.1** *Community Character* of this document.
- Development Code **Sec. 24-206** emphasizes the ability of the Counsel to “ensure the use is appropriate in [this] specific location” to meet community needs consistent with the GCP “in terms of operating characteristics such as, hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative

impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.”

- **GC-6.8 Neighborhood Plans** (pg. 49)

Work in collaboration with residents to develop neighborhood plans which complement the goals and objectives of this Comprehensive Plan where additional policy guidance or implementation strategies are needed. In addition, neighborhood plans should address issues related to:

- *Location and access to health and human services*
- *Desired land uses and intensity/density of development.*
- *Neighborhood character, transitions to adjacent neighborhoods and areas, and compatibility of new development*
- *Parks, schools, public gathering spaces, and other neighborhood amenities*
- *Transportation and mobility for a range of modes (i.e., pedestrians, bicyclists, automobiles, etc.).*

Neighborhood plans should include goals and objectives (or similar), as well as a list of implementation actions or strategies the city and/or neighborhood will complete in order to implement the neighborhood plan.

Inference:

- Access to health and human services will prove more difficult for neighborhood residents and adjacent neighborhoods because of swollen roads cluttered with foreign traffic, parked traffic, and poor traffic control. Nor is a safe alternative mode of transportation available, such as walking or biking, due to the absence of sidewalks, bike lanes, and direct routes/trails.
- This neighborhood’s desired land use and intensity/density of development wish to remain low-density/traffic.
- The proposed development is not compatible with the neighborhood or its character. It does not provide fluent transitions to adjacent neighborhoods and areas.
- Rezoning does not meet the neighborhood’s objective to become healthy and active. Rezoning will steal the opportunity to add a neighborhood park, gathering area, or a neighborhood student meet-group that does not require a vehicle or to have children cross busy roads to reach (creating more parks and trails is also part of the City of Greeley’s Comprehensive Plan).
- All modes of mobility within this area is threatened because of zero alternative options to access an arterial road besides violating **GC-6.2 Neighborhood Connectivity** where vehicles would “cut through” Mountain Vista neighborhood endangering everyone within.

- **OBJECTIVE: INFRASTRUCTURE (IN)**

- **IN-1** (pg. 148)

Ensure developed areas in Greeley are served by adequate public facilities and services.

and

- **IMP PR-1.6** (pg. 159)

Review subdivision requirements and the Development Code to ensure that new development is required to provide quality streetscape improvements and connections to parks and trails.

Inference:

- [Greeley's 2023 Financial Plan](#), states several shortcomings within public staffing services. Solutions offered by the department includes recruitment advertising and wage adjustments. The availability of tax-dollar services should be prioritized in accordance to the current population before approving rezoning changes that allow high-density residential areas to invade neighborhoods such as Mountain Vista West Apartments LLC.
 - "Charges for Services are up \$1,267,957, mostly due to growth and inflationary trends" (2023 Financial Plan).
 - "Fines from traffic enforcement are down an additional \$35,000 from 2022 due to less traffic enforcement resulting from SB 20-217" which would not be an issue should the GPD have additional staff (2023 Financial Plan).
 - The [U.S. EPA](#) stated, a healthy neighborhood preparing for mixed use family units also means "civic buildings such as recreation centers, bandstands, or a library, or to ensure that an elementary school is within a 15-minute walk of each household. It may also mean parks throughout the area, so that every home is within a 2- to 3-minute walk of a small park." Mountain Vista does not accommodate any of these features, which may become a FISCAL BUREN to the CITY.
-

- **IN-1.5** Police Service (Greeley Police Department [GPD]) (pg. 63)
Adequacy for police service shall be determined according to call response times relevant to the proposed development location. City analysis of police service demand generated by the proposed development and existing capacity will be required to make a final adequacy determination.

Inference:

- The GPD's attention is concentrated on downtown Greeley, leaving West Greeley vulnerable. Yet Chief recognizes "a growing population, de-criminalization of certain crimes, and an increasing number of state and federal prison parolees being released to the area will continue to pose challenges for the future and we must prepare to address those variables" ([GPD Strategic Plan](#)).
 - As stated in September of 2022 during a community Question and Answer session, Chief admitted his department does not currently hold adequate police services to meet today's population, nevertheless an increase.
-

- **IN-1.11** Costs of Infrastructure Expansion (pg. 64)
Ensure the extension of infrastructure, services, and public facilities in a manner that does not create fiscal burdens for the city or existing residents.

Inference:

- Fiscal burdens for the City include: 1. hiring additional civil service staff to meet City's obligation to maintain resident's health and safety, 2. installing traffic safety equipment within the

neighborhood's area crossroads for students: (a) 83rd Ave. & 18th St., (b) 83rd Ave. & 10th St., (c) round-a-bout on 83rd Ave. & 20th St., and (d) 83rd Ave. & Route 34, 3. widen streets for suitable turning lanes to adapt to traffic for housing residents, new build renters, and businesses located on 82nd Ave. & 18th St., 4. construct bike lanes for students & commuters, 5. install city sidewalks for students & commuters, 6. paint road markings & install traffic signs to direct congestion, 7. snow removal, 8. create a city bus stop near new build & redirect city bus route (new build should not interfere with housing residence or take "routes within [our] established neighborhoods", and 9. Also refer to **IN-1.12** Infrastructure Operations.

- Fiscal burdens to the residents: 1. methods to slow traffic within the neighborhood (speed bumps, signs, etc.), 2. methods to discourage loitering within the neighborhood, 3. individual costs in the attempt to minimize noise and light, 4. additional lawn treatment due to pet defecation damage to avoid HOA Fees, and 5. individual costs to enclose unfenced backyards and to add home security.

-
- **IN-1.12** Infrastructure Operations (pg. 64)

Ensure that City infrastructure is safe, well-managed, and efficiently operated.

Inference:

- A safe City infrastructure plan is not in affect. The city government's job is to "provide a continuous stream of funding" to a "safe city" initiative. This includes safety equipment, surveillance, government employees, technology agencies, and organizations to maintain the city's "dedicated" security equipment throughout ([Safe Cities White Paper](#)). The city currently has cameras on stoplights to perceive safety. This is one impractical act since it is not well-managed or efficiently operated. Nor does it protect Mountain Vista Housing residents if rezoning is approved.
- Infrastructure systems "tend to be capital intensive and high-cost investments and are vital to a country's economic development and prosperity. " Almost everyone would agree that transportation facilities and facilities to manage water and wastewater are infrastructure. Many respondents did not include housing or recreational facilities... because those are largely privately provided" (Miller, Tracy. [Infrastructure: How to Define it and Why the Definition Matters](#). July 12, 2021).

-
- **IMP IN-2.2** (pg. 149)

Evaluate, and update as needed, existing design guidelines for infrastructure and public facilities to ensure aesthetics and considerations for the visual or quality of life impacts on surrounding neighborhoods are considered.

Inference:

- Rezoning for the intended purpose will violate Development Code [Sec. 24-504\(d\)](#). The scale of the building will not compliment or transition well into Mountain Vista Residential community. This building will overpower our neighborhood's features, streets, and open spaces.

- The right to aesthetic and considerations for the visual impacts of neighborhoods nearby will be disregarded. Mountain Vista Community will be an oxymoron to the fact that residents will no longer enjoy its mountainous view and “natural features *for their aesthetic and ecological value, including groves of trees, prairie, streams, unusual and attractive topography, and similar natural landscape features*” as described in [Sec. 24-506](#).
 - The negative impact on resident’s quality-of-life would grossly violate our residential rights and more. Rezoning for a similarly targeted group will not be of value in this area or for the City, overall. It will solely benefit the owner.
-

- **OBJECTIVE: NATURAL RESOURCES & OPEN LANDS (NR)**

- **NR-2.2 Outdoor Odors** (pg. 69)
Support ongoing efforts to identify, track, manage, and reduce offensive outdoor odors.

Inference:

- Rezoning this plot of land will not reduce offensive outdoor odors:
 - vehicle pollution
 - pet waste
 - public waste management
 - sewage
 - tobacco and marijuana smoking
-

- **NR-2.3 Noise Levels** (pg. 69)
Promote acceptable noise levels throughout the community.
and
- **IMP NR-2.1** (pg. 151)
Identify and employ methods to minimize and mitigate noise impacts generated from existing and planned traffic corridors, transit operations, and other capital improvements.
and
- **IMP NR-2.2** (pg. 151)
Minimize the exposure to excessive and disturbing noise through the enforcement of daytime and nighttime noise ordinances, as well as through assertive traffic enforcement actions.

Inference:

- Rezoning will not promote acceptable noise levels throughout the community and will disrupt the peace during the daytime and nighttime hours:
 - loud vehicles
 - foreign vehicles using neighborhood streets.
 - loud music and gatherings
 - pets (barking, cat fights)
 - increased activity (sirens, trash pickup, etc.)
 - off hours firework/firecracker use

- illegal modifications to vehicle mufflers without legal recourse (**Sec. 16-58**).
-

- **NR-3.1** Protect Natural Features and Viewsheds (pg. 70)

Ensure that important natural features and viewsheds are protected or enhanced as development occurs.

Inference:

- Rezoning this plot will harm crops harvested by the [Weidman and Schoenhaar](#) families with land zoned as Agricultural attached to the plot in question. Littering, pets, pollution, loitering, and construction all contribute to the farmer's challenges to grow crops.
 - This unit will also block the only open-view west Mountain Vista neighborhood currently values. Also refer to **NR-3.2** Public Open Lands.
-

- **NR-3.2** Public Open Lands (pg. 70)

Secure and protect meaningful public open lands areas within and near to the city in order to provide visual relief from the urban landscape, preserve "food sheds" and important vistas, and/or retain separation from other communities.

and

- **IMP NR-3.8** (pg. 154)

Identify and secure a range of funding sources and other financial mechanisms that will enable the implementation of the Open Lands and Natural Areas program and community separator concept in a way that balances individual property interests while securing important visual and natural areas for public enjoyment and/or protection of habitat and other environmentally sensitive areas.

Inference:

- Should rezoning commence, this area will not find visual relief from urban landscape. The city has plans to build additional apartment buildings adjacent to this plot, near the soon-to-be Starbucks within the Boomerang Ranch Retail Center currently in action. Rezoning, and the City's quest to urbanize all surrounding areas will deprive Mountain Vista residents the view of the distant sky and Rocky Mountains.
 - Security and preservation of "food sheds", such as the lot located a hairline away from the land in question, will struggle from adequate sunlight and air quality. Rezoning will guarantee windblown trash, cigarette butts, pet waste, and loitering onto agricultural land.
 - Also refer to **NR-3.1** Protect Natural Features and Viewsheds.
-

- **Parks & Open Lands** (pg. 95)

Access to parks and open lands is an important aspect of Greeley residents' quality of life.... the Land Use Guidance Map and community building blocks support both the protection of open lands

within the community and at its peripheries (as community separators) and support the preservation and interconnection of open lands within larger developments and subdivisions.

Inference:

- Rezoning from AG/R-L to PUD/R-H will eliminate Mountain Vista Resident's community separator within a larger development. The current land contributes to immediate resident's quality of life because it acts as a community separator from Mountain Vista Business Park and heavy traffic.
- A reasonable alternative that is often dismissed may be Residential Care for assisted living. **SEC 24-404** Specific Use Standards. Located on a collector street, this type of mix-use housing would serve as a smooth transition between neighborhoods, easily meet all residential design standards, and ensure site compatibility "with the neighborhood in terms of scale and intensity of activity". This plot may remain R-L while the private owners collect capital and meet Greeley's Comprehensive Plan and equal housing requirements. A smaller and calmer build will maintain Mountain Vista's character while preserving the neighborhood's peripheries, and "interconnection of open lands within larger developments and subdivisions".

- **OBJECTIVE: PUBLIC SAFETY (PS)**

- **PS-2.2** Police Services (pg. 79)

Sustain the most visible element of police protection through patrol officers and beats. Develop measurable thresholds that estimate when additional resources will be needed to sustain the community's expected future level of service.

Inference:

- [GPD Strategic Plan](#) declared an imbalance between the police department and population ratio, "with Greeley's anticipated increase in population, the necessity for additional personnel will need to be evaluated and balanced with a fiscally responsible, and strategic approach to agency growth."
 - The GPD Strategic Plan does not have a measurable or definitive plan for additional resources to sustain the community's future level of service anticipated; only a plan to strategically place limited, tired officers already employed by the department with an adjustment to overtime pay.

- **PS-2.8** Maintaining Service with Growth (pg.80)

Identify City needs for funding and development related to safety through the Capital Improvements Plan in order to maintain and keep pace with growth and redevelopment. Periodically review fees to assure they keep pace with the actual costs of serving new development.

Inference:

- [Weld County Capital Improvement Projects/Plan \(CIP\)](#) does not identify City needs for funding and development related to safety for maintaining and keeping pace with growth and the costs of serving a new development by rezoning this land.
 - The two CIP listed to date include Weld County Road 66/41 Intersection Improvements and Weld County Road 72/33 Roundabout. Both located in a non-urban and non-urgent locations.

- **PS-3.5 Safe Built Environment (pg. 81)**

Support development patterns that foster constructive interactions with others to promote the opportunity for neighbors and businesses to mutually support common neighborhood interests such as hazard and crime prevention.

Inference:

- Rezoning for PUD R-H will not foster constructive interactions to promote the opportunity for this neighborhood to mutually support common interests:
 - hazard prevention is not possible with dangers and health risks this development presents.
 - crime prevention is not realistic. Temporary renters often change, not taking pride in their short-term residence or the neighborhoods surrounding them. This encourages a false sense of classification privileges. In turn, single-residential homes will be targeted based on homeowner's advanced planning and hard work.

- **PS-3.6 Public Perceptions (pg. 81)**

Increase a positive public perception of Greeley as a safe place to live, work, and play; and deter opportunities for minimal and undesirable actions.

Inference:

Do not work toward the PERCEPTION of Greeley being a safe place; instead, make it a safe place to live.

- Greeley Police Department requires funding to catch up with Greeley's overpopulation and crime rate.
- Improve access to housing for ALL income-levels, ages, and physical abilities—not just multi-family, low-income, and homelessness. For instance, the average retired resident is struggling with rent as well as those with disabilities.
- Greeley Police Department requires funding to catch up with Greeley's overpopulation and crime rate.
- Improve access to housing for ALL income-levels, ages, and physical abilities—not just multi-family, low-income, and homelessness. For instance, the average retired resident is struggling with rent as well as those with disabilities (Zoning and Site Selection-Local government policies that limit or exclude housing facilities for persons with disabilities - [HUD Planning Guide](#)).
- Also, as an average income-earning family—who carefully planned our life—we are ignored of our wellbeing and safety. We want a quiet and safe place for our families. When we purchased our home, we were happy to be on the lower-dense side of town. The city did not propose plans to urbanize the above plot of land. Otherwise, homeowners like me would not have spent our life savings to settled here ([Appendix E](#)).

- **OBJECTIVE: TRANSPORTATION & MOBILITY (TM)**

- **TM-1.3 Streetscape Design (pg. 84)**

Develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks. The design of such rights-of-way should vary depending on the modes accommodated, the surrounding land uses, and the character of the area or neighborhood through which it passes.

Inference:

- The [EPA](#) recommends a good street and transit connection throughout an area, preventing car use for every errand and every trip to school or work and facing unavoidable congestion every day. However:
 - Rezoning will not provide a possibility for a complete street network that would help reduce congestion allowing drivers, bicyclists, and pedestrians to go around traffic or to take more direct routes to their destinations.
 - At each intersection, a person should have options to turn onto a different street and choose a different route or continue along the way. This plot does not provide his roadway connection.

-
- **TM-1.8** Functional Classifications (pg. 86)

Maintain a roadway system that encourages the use of arterial streets for cross-town and regional traffic...and discourages the use of local streets for through-traffic.

and

- **IMP TM-1.1** (pg. 163)

Revise, as appropriate, traffic design standards to match actual experience with various land use types.

Inference:

- This plot is not capable to maintain a roadway system that encourages the use of arterial streets for cross-town and regional traffic due to the long path the residents in the proposed apartment building would have to take to reach 20th Street. Changing zoning for this plot will encourage residents to Vehicles will cut-through Mountain Vista neighborhood to access E. 20th Street. Commuters will seek a short-cut by heading west on 19th Street, turning left onto 80th Avenue, right onto 79th Avenue, to finally reach west 20th Street.
- Please refer to this document's sections **IN-1.11** Costs of Infrastructure Expansion, **GC-6.2** Neighborhood Connectivity, **EH-4.4** Safe Routes to School, **EH-4.3** Land Use and Zoning Changes, **EH-3.4** Early Intervention.

-
- **TM-1.4** Traffic Calming (pg. 85)

Support the use of traffic calming methods that prevent accidents and improve safety for all users.

and

- **TM-1.11** System Construction and Maintenance (pg. 86)

Support and expand ongoing programs related to roadway construction and maintenance. Ensure that new growth does not negatively impact the City's ability to maintain the transportation system or create a fiscal burden for the city.

and

- o **IMP TM-1.2** (pg.163)

Develop standards which control volume and speed on local streets through pro-active traffic calming strategies.

Inference:

- o To allow cargo trucks to deliver supplies in a timely manner by continuing the truck route through 83rd Avenue, the fiscal burden to the city will include proper traffic control at 83rd Ave. and 18th Street.
- o The city must ensure safe routes to schools by investing in, sidewalks, bikeways, trails, alternative routes, traffic control, and crosswalks on 83rd Ave. from 20th St to 10th St.
- o To secure school bus schedules, the city may employ crossing guards, expand roadways, and build a turning lane into Mountain Vista Business Park.

- o **TM-1.13** Street Patterns (pg. 86)

Promote street and pathway patterns and configurations that foster interconnectivity between subdivisions and commercial development in order to move all users in direct routes and limit extraneous travel on collector and arterial streets.

and

- o **TM-3.4** Balance Impacts (pg. 88)

Support land use proposals that seek to balance, mitigate, and distribute transportation impacts in order to maintain or improve current levels of mobility.

Inference:

- o Construction on this plot of land will limit or close off roads 19th and 18th street. This will cause residents to take a long detour through Mountain Vista neighborhood for an extra 5+ minute drive to reach 83rd Avenue—encouraging extraneous travel on collector and arterial streets.
- o The best way to create a complete street network and support new transportation choices is to “use a modified street grid network, ensure access to different modes of transportation (car, bus, train, and walking or biking routes) and build inviting sidewalks. The street network needs to accommodate both cars and people with many routes to their destinations. The streets and sidewalks should connect all neighboring areas with compatible uses, particularly adjacent residential areas. The network should have short blocks (some suggest 600 feet maximum), which will make it easier for both people and cars to navigate the area. The streets should primarily meet in three or four-way intersections to allow people and cars to go around congestion. Cul-de-sacs should be avoided because they limit people’s options to travel around congested areas and impede the connections between neighborhoods. The network should include a complete sidewalk along the local streets. It should be passable, without people having to go around hedges or highways to continue on the path. It should also have limited driveway cuts. Ideally, a planting strip should be placed along the street, creating a buffer for pedestrians and the opportunity to plant trees, whose canopy would provide shade” (EPA).

- **TM-3.2** Supportive Development (pg. 88)
Ensure that all proposed development projects demonstrate the ability to accommodate pedestrian and bicycle travel.
 and
- **IMP TM-1.3** (pg. 162)
Review Development Code standards to evaluate and update parking requirements for various zoning districts to ensure that excessive parking areas are not created, and attractive parking lot design is required.
 and
- **Sec. 24-702. - Access and circulation.**
Where connections from sidewalks in the public streetscapes or internal access streets is not practical or is too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways result in pedestrian routes greater than 300 feet.

Inference:

- Rezoning shall include crosswalk markings, pedestrian signs, bike lanes, and a sidewalk along the north side of 18th Street. As well as school bus stop signs, traffic slowing methods, and crossing guards.
 - Vehicle parking will overflow into Mountain Vista Residential community where residents abide by strict HOA policies and pay high HOA fees and property tax.
 - Renting families with 3+ vehicles will park on 19th Street, 82nd Avenue, 18th Street, and 83rd Ave. creating visual blind spots for all types of travelers.
-

2. SUMMARY:

Rezoning Parcel #095908321011, section 8, township 5 north, range 66 west in the name of Greeley's Comprehensive Plan challenges resident's rights. As a resident, I have a right to decide how my tax money is spent, how my quality of life is measured, and to purchase a home near land zoned as AG/R-L, away from urban congestion. At the time of our purchase, the city did not have documented plans to rezone the named land above for context manipulation to carry out capitalistic goals.

As I thoroughly clarified above, rezoning this plot will violate many policies, codes, and rights. The parcel presented for PUD/R-L is not in an ideal location. Approving this request will cause community separation between housing residents and renters of the new build—the opposite of GCP's purpose of "community". Therefore, an approval will grossly disobey Sec. 24-205-Planned Unit Development where "a PUD shall include sufficient area to implement planning concepts that generate broader public benefits that can only be gained from flexible application of the standards, and not simply be used to justify deviations for single projects or on a site-specific basis".

Moreover, many apartment, townhomes, and connecting units are located within this parcel's immediate area. The city has plans to build additional apartments within walking distance in Boomerang Ranch. This plot can easily achieve the GCP with its current R-L zoning designation. The owner may explore several other R-L housing options, parks and recreation, or health and safety needs within the GCP that would keep Mountain Vista Residential Community safe, healthy, and active.

Most studies associate economic and single-home value benefits from having mix-use housing near established communities. However, within those same studies, it was emphasized that the structure's strategical placement would determine the true value of a neighborhood.

My family and I (4 members) respectfully request for the proposal to rezone Parcel #095908321011, section 8, township 5 north, range 66 west to be **denied** ([Executive Order 13217](#)).

Very Respectfully,



Regina Holzmeister

Rezoning request = [Mountain Vista West Apartments LLC.](#)

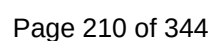


FIGURE B.2

Nearest Hospital for Regular Treatment

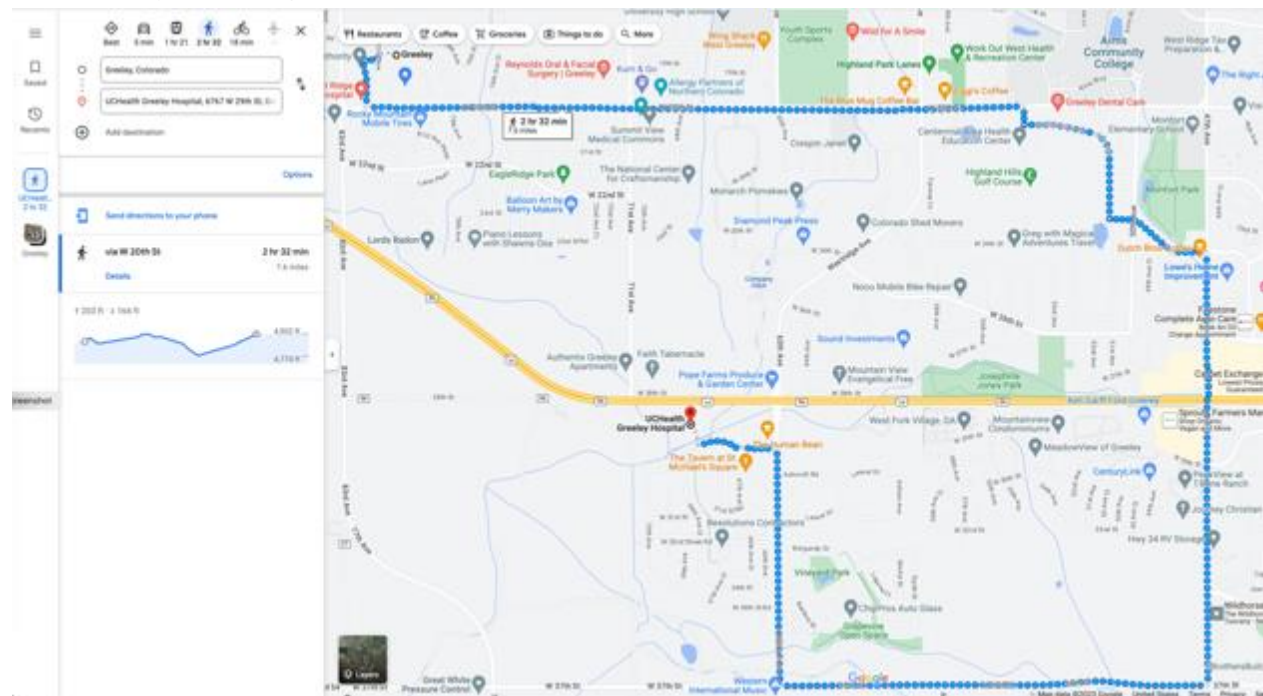


FIGURE B.3

Nearest Grocery Store

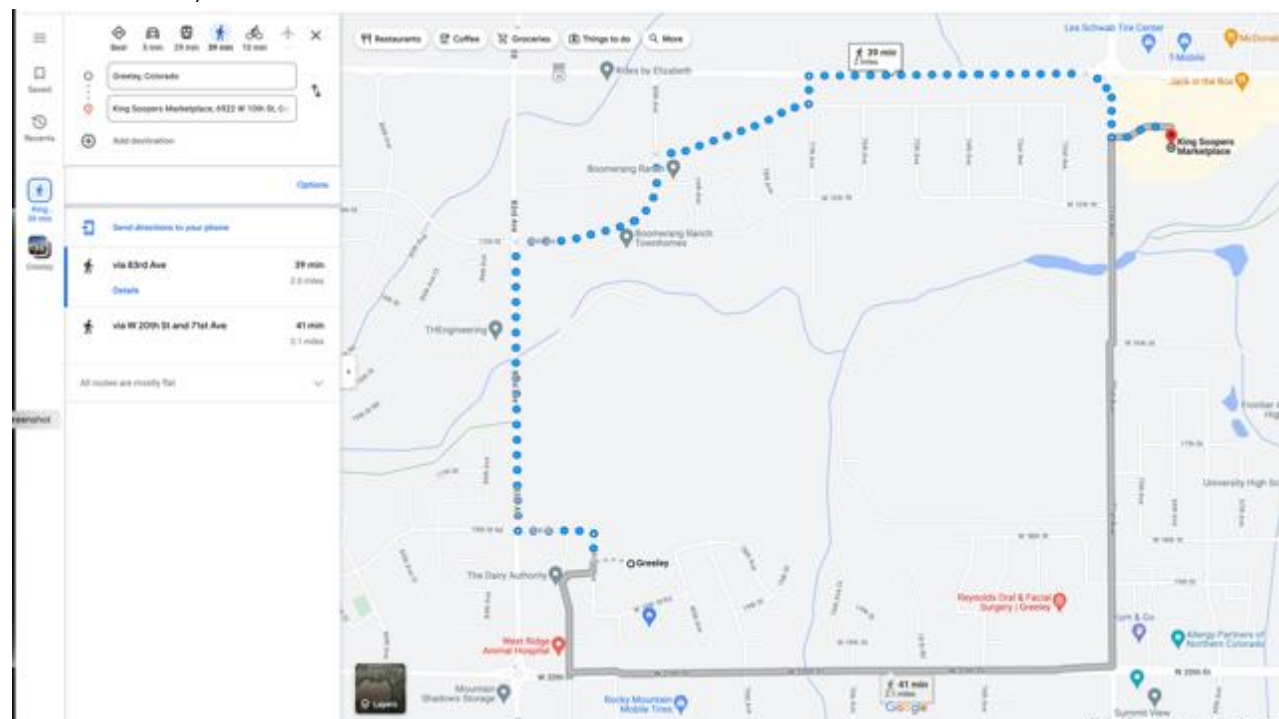


FIGURE B.4

Nearest Library

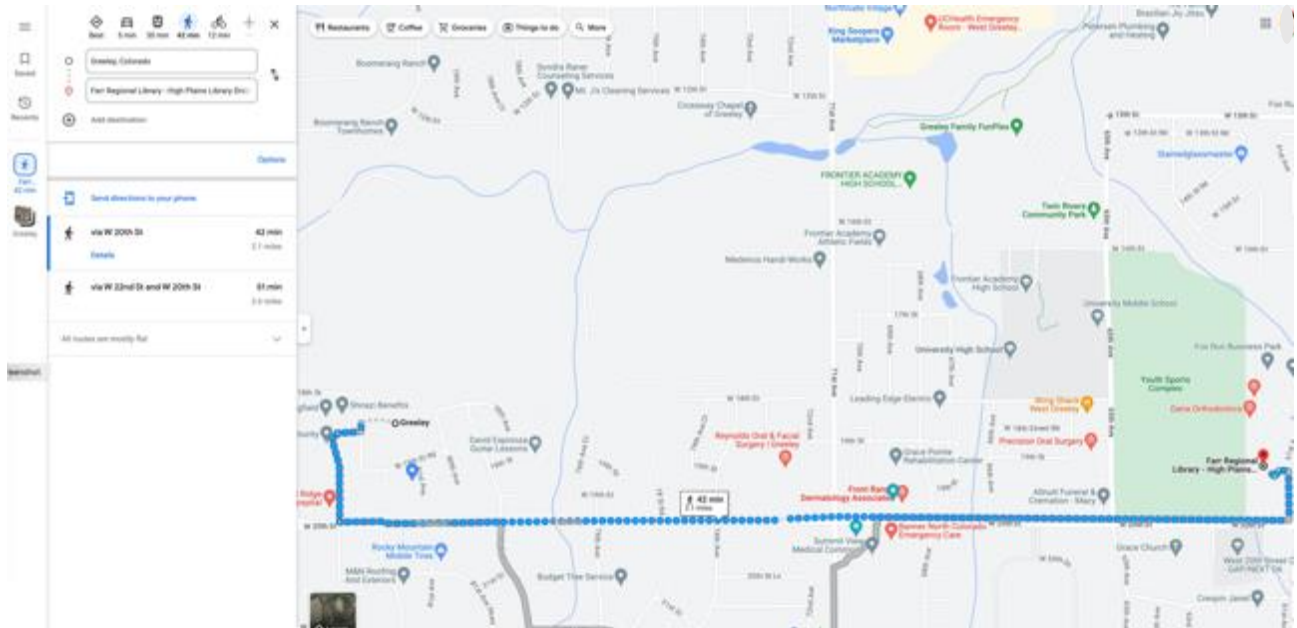


FIGURE B.5

Nearest Park that is NOT Funded by HOA/Renter Fees

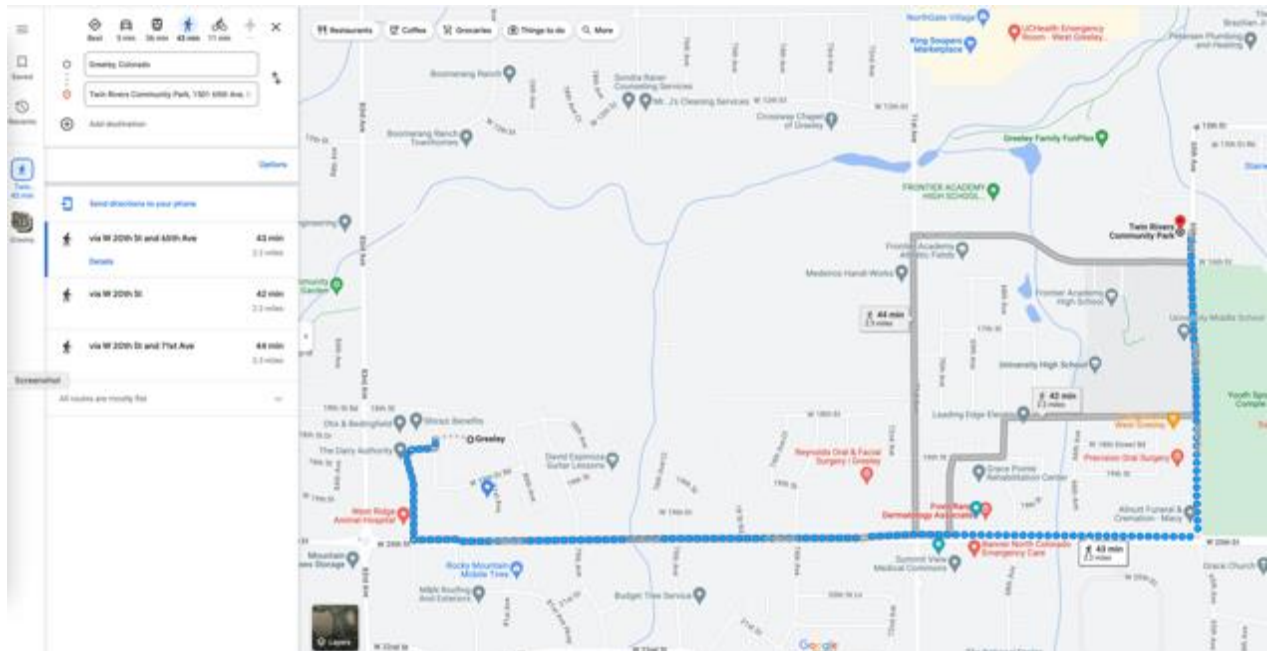
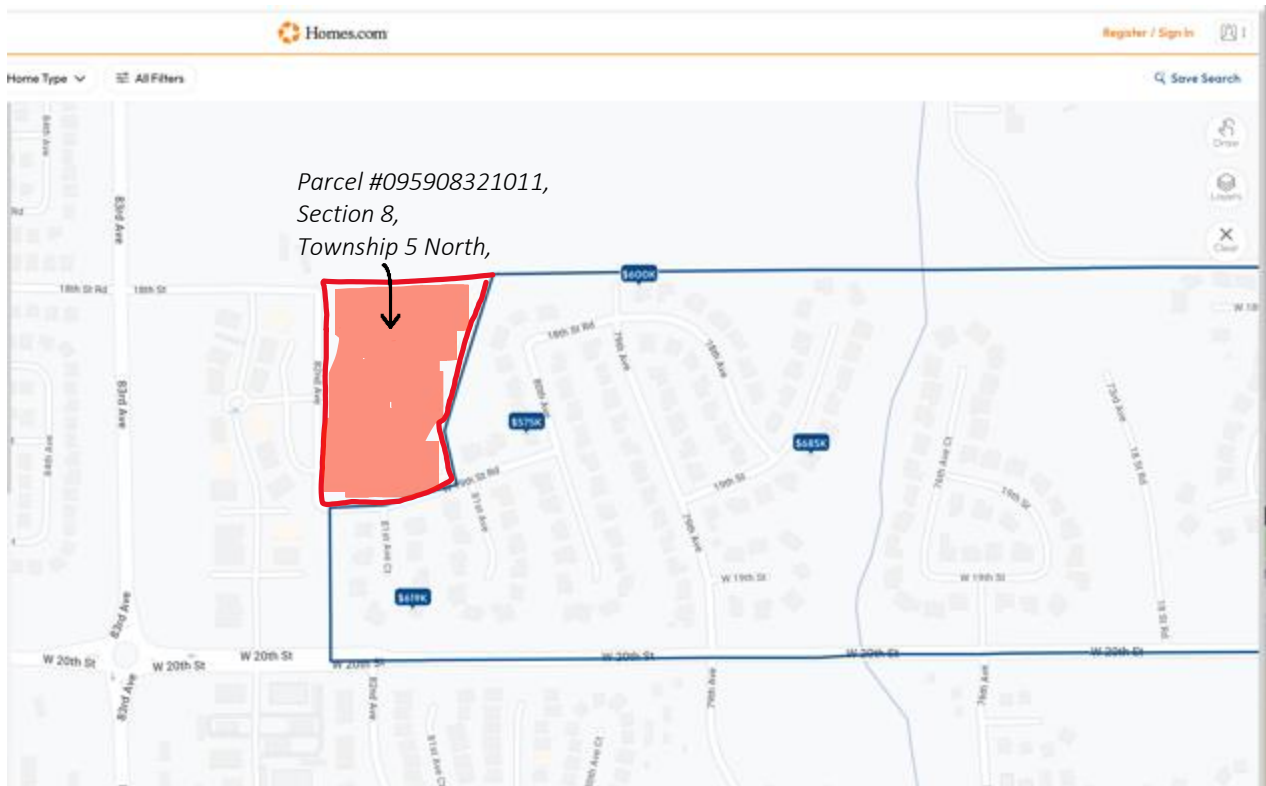


FIGURE C

Mountain Vista Homes for Sale (as of August 4, 2023)



Please refer to City Building Codes to research further graphic clarifications.

[END]

Doug May

From: David Harrold
Sent: Monday, August 21, 2023 3:49 PM
To: brynne@gantlawoffice.com
Cc: Doug May
Subject: RE: Date for Public Hearing - Mountain Vista Multifamily

Good afternoon Brynne,

Thank you for reaching out about the detention pond. To clarify, the authorization to discharge additional stormwater flows to the pond in question is required at the time of site plan review (SPR). We are currently working with the applicant on this land use case, SPR2023-0027, and have not seen any authorization form be submitted. It is on our list of items required prior to City acceptance of the project.

Let me know if you have any other questions.

Thanks,



David Harrold, P.E.
Engineer II
Community Development | Engineering Development Review
1100 10th Street, #203
Greeley, CO 80631
P: 970-336-4175 | david.harrold@greeleygov.com
greeleygov.com

From: Doug May <Doug.May@Greeleygov.com>
Sent: Monday, August 21, 2023 8:45 AM
To: David Harrold <David.Harrold@Greeleygov.com>
Subject: FW: Date for Public Hearing - Mountain Vista Multifamily

Hey David,

Can you answer her question regarding the drainage? I will respond about the hearing date.

Thanks,



Doug May

Planner III

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970-350-9784 | doug.may@greeleygov.com

<http://greeleygov.com/>

From: Brynne Gant <brynne@gantlawoffice.com>

Sent: Monday, August 21, 2023 8:16 AM

To: planning <planning@greeleygov.com>; Josh Olhava <Josh.Olhava@greeleygov.com>; Doug May <Doug.May@greeleygov.com>; Don Threewitt <Don.Threewitt@greeleygov.com>

Cc: remley2@COMCAST.NET

Subject: Date for Public Hearing - Mountain Vista Multifamily

You don't often get email from brynne@gantlawoffice.com. [Learn why this is important](#)

Good morning,

I apologize for copying all of you in this email, but I wasn't sure who would be best to direct this question to. I see on eTRAKiT that the Mountain Vista Multifamily project is scheduled for public hearing, but it is not yet showing on the planning website. Do we have a date for this hearing yet?

Also, in the 2nd Round Review letter dated May 12, 2023, you stated that approval from the HOA for the development to drain to the HOA's pond would need to be "in-hand" as part of the application process. In the developer's response, they stated they were in contact with Becky Stewart regarding this. To our knowledge, the HOA has never provided approval for the drainage, and Becky Stewart has not worked for the HOA for quite some time. Can you confirm whether Planning ever received any purported HOA approval details from the developer in any resubmission? I do not see one, but wanted to double check.

Thank you,

--

Brynne Gant

Gant Law, LLC

8213 W. 20th St., Ste G

Greeley, CO 80634

Phone: (970) 368-3684

www.gantlawoffice.com



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Doug May

From: JOHN KRUSE <NUGGETS28@msn.com>
Sent: Friday, September 1, 2023 9:51 AM
To: Doug May
Subject: PUD2022-0008 Mountain Vista Multi-family PUD

You don't often get email from nuggets28@msn.com. [Learn why this is important](#)

Good morning,

I am sending this e-mail in response to case number PUD2022-0008, the Mountain Vista Multi-family PUD.

I had our house built at 1811 80th Avenue over 15 years ago. We chose that location, as at the time, the area currently looking to be developed was a natural gas site. We built there thinking it would always be vacant, knowing that was not ever going to be the case long term. I only thought that the land behind us would either be homes similar to what is in the neighborhood or even commercial, as what is further west, off of 83rd Avenue. Never once did I think that apartments would be built back there. With that being said, I do have the following comments, concerns, and questions:

1. Traffic in the neighborhood increased exponentially when 20th street was expanded. While this was temporary, if apartments go up, this will also increase the level of traffic going through our neighborhood, but not on a temporary basis. During this same time that 20th street was expanded, unreported crime increased in our neighborhood, via theft.
2. Having only one exit out of the proposed apartment area is not enough. With 14 buildings and a minimum of 6 apartments per building, at 1.5 cars per average household, this is 126 cars going out one way.
3. Why does the City of Greeley only permit or approve "like" buildings in the area. As mentioned before, there are residential homes at probably an average market rate of \$600,000 in the area and very nice commercial properties in the same area, now the City of Greeley wants to approve apartments in this area? What will this do to property values in the area, in which we just seen our property taxes go up, only to have them devalued by apartments going in behind us.
4. Is the City of Greeley's plan for affordable housing to just build apartments? When I look at the most current Residential Projects posted on the City of Greeley's website, all I pretty much see is apartments going up.
5. Where is the infrastructure going to be for West Greeley? 83rd Avenue is not equipped to handle additional traffic coming from all the new apartments going in on the west and east side of 83rd avenue. Why has 83rd Avenue not been expanded? Why is the City of Greeley not encouraging developers to build restaurants.
6. Will the City of Greeley limit the number of apartments being built in Greeley? There are apartments recently being built in Promontory, on the southwest side of 10th and 83rd, more apartments being built on the southeast side of 10th and 83rd, apartments being built on the northwest side of 71st and HWY 34,

southeast side of 20th street and 83rd Avenue, southwest side of HWY 34 and 17th Ave. Currently, we are a Tree City. I am concerned that soon, we will be considered Apartment City.

7. What is the current vacancy rate of apartments now?

Thank you for your time.

John Kruse



970-368-5687 | ADMIN@GANTLAWOFFICE.COM | 8213 W 20 ST STE G, GREELEY CO 80634

June 12, 2023

Via US Mail and Email

Greeley City
Planning & Zoning Commission
1100 10th St., 2nd Floor
Greeley, CO 80631
planning@greeleygov.com

Re: *Petition to Deny Proposed Rezoning – “Mountain Vista Multifamily”*

Tract 2, Mountain Vista Filing 3
SE ¼ Section 8, Township 5 N, Range 66
Parcel #095908321011

Dear Commission,

This firm represents Brynne and Jared Gant as residents of the Mountain Vista HOA at 1816 80th Avenue in regard to the above-referenced matter. **With us in objecting to the proposed development join those 261 persons and businesses whose names are attached.** Together, we will be referenced in this petition as “the residents.”

The purpose of this petition is to request that the Commission disapprove the PUD application with proposed rezoning of the above-referenced parcel, in its current state (“the proposal”), as the proposal violates the Imagine Greeley Comprehensive Plan (“IGCP”) and Colorado’s common law against so-called “spot-zoning.” In addition, the residents request that Journey Homes/Northern Engineering (“Northern”) be required to complete an unbiased, third-party traffic analysis and submit the same with any modified proposal.

The residents note that if a modified proposal is submitted with a request to rezone to R-L or C-L, with a true emphasis on the IGCP’s objectives of maintaining the character of higher-end neighborhoods, ensuring safety for students and residents, creating retail Centers or similar, it is likely the residents will not object, as such a request is much more likely to enhance the IGCP and the wellbeing of the residents.

Introduction

On or about April 3, 2023, Journey Homes/Northern Engineering submitted a PUD application with this Commission. That application was not provided to the residents in full, but from what was provided, the residents note that Northern claims that there is a “very limited amount of multi-family” housing in West Greeley—despite the fact that they themselves (or their parent companies) already own at least 1,374 high-density dwelling units in the immediate vicinity. *See Figure B*, below.

On account of their claim that such dwelling units are somehow missing, Northern requests to essentially rezone the subject parcel from H-A all the way to R-H, incorporating 100 dwelling units on the roughly 8-acre parcel that is near-completely surrounded by already-established R-L housing—with no direct access to any major highway. In essence, Northern is requesting this Commission approve a change to the character of

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the neighborhood and the rerouting of approximately 200 vehicles¹ for the 100 units through the surrounding neighborhood where children are often out playing basketball, riding bikes, and the like.

The application goes on to include several bare generalities about how the proposal would supposedly comply with the IGCP and provide adequate traffic considerations, but the proposal fails to provide any specific explanations, traffic evaluations, or the like. For instance, the proposal claims to enhance Objective HO-2.1 of the IGCP, but that Objective contemplates encouraging *a variety* of housing types within new residential projects and subdivisions, and to ensure that Greeley has “neighborhoods and/or development sites available and attractive to its desired workforce, *including higher-end housing*.” Objective HO 2.1 does not contemplate or support a complete change of character for an existing neighborhood whose residents had a legal right to rely on the existing zoning when they purchased their homes. *See, e.g., Clark v. City of Boulder*, 362 P.2d 160, 162 (Colo. 1961).

In the end, what purports to be a declaration enhancing the IGCP is just a request to spot-zone a relatively small parcel in an already-established, high-end neighborhood in order to increase Northern’s economic growth whilst supplying even more of the high-density units that, by definition, *do not* serve the “Missing Middle” of Greeley or the IGCP’s emphasis on maintaining the character of established communities, creating community Centers, and ensuring neighborhoods are safe for children, elderly residents, and all those who had a right to rely on the zoning as it stood when they purchased their property.

Review of Applicable Standards for PUD Applications

Applications for PUD must comply with C.R.S. § 24-67-104 by providing interested parties procedural due process. Before approval may be given, the Commission must make findings that the proposal is in not only in conformity with the IGCP but actually increases consistency with it. G.M.C. §24-204. So-called “spot-zoning” applies where a zoning amendment is sought for mere economic gain to the owner of a comparatively small area. Such zoning amendments are prohibited under the common law of Colorado. *See, e.g., Clark v. City of Boulder*, 362 P.2d 160, 160-162 (Colo. 1961) (internal citations omitted).

The purpose of a PUD should be to allow for flexibility on a *large-scale* and *highly complex* project that requires flexibility in order to take in the broader context in which it lies. G.M.C. §24-205 (2021) (emphasis added). A PUD must include sufficient area to implement planning concepts that generate broader public benefits that can only be gained from flexible application of the standards; *it may not simply be used to justify deviations for single projects or on a site-specific basis*. *Id.* (emphasis added). Every PUD application must fully comply with G.M.C. §24-205(b). In addition, a PUD application is a type of rezoning and so must comply with the procedures outlined in G.M.C. §24-204. *Id.* at (d).

A PUD request must also include a plan that reflects *greater consistency* with the IGCP; that *better meets* the intent and design objectives of the zoning districts and standards, and that promotes the “*general public health, safety and welfare of the community*, and in particular, that of the areas immediately near or within the proposed project, *and is not strictly to benefit the applicant or a single project*.” G.M.C. §24-205(c) (emphasis added). **We, the residents, believe that the proposal fails to meet these strictures.**

¹ US DOT and FHA Highway Statistics Series indicates an average of 1.96 vehicles per household in Colorado, and Greeley tends to be above average on vehicle ownership and usage.

The IGCP Objectives

As you all know, in 2018, Greeley adopted the IGCP as its fifth master plan since the original in 1869. The IGCP provides the framework for public growth and development in Greeley. The IGCP's overview on administration notes that private residents are necessary contributors to its administration. *IGCP p. 14*. The IGCP Vision Statement includes an emphasis on creating neighborhoods that sustain a safe and rewarding place for residents to live and for children to play. *Id.* at p. 24.

The IGCP Objectives are broken down into several sections, none of which are supported by Northern's current proposal, but could be with a modified proposal that is truly based on a desire for innovative development rather than dollars.

1. Economic Health & Diversification

The Economic Health & Diversification section, for instance, includes Objectives to streamline the regulatory framework (such as was done with the one-step PUD application process) but **“without compromising the welfare of the public.”** *IGCP at p. 32*. ED-1.5 specifically encourages the start-up and growth of small businesses. Several of the residents own small businesses that would be negatively affected by the proposal. For instance, both Gant Law, LLC and JMGant Photography are run from the R-L neighborhood as well as the C-L business park for which traffic and parking would be greatly impacted.

Objective ED-1.6 encourages a climate of innovation that will benefit the community. In 2021, the Community Development Department presented information to this Commission and the City Council regarding the “Missing Middle,” of housing in Greeley. Their subsequent adoption of changes to the Development Code included encouraging innovative ways to provide housing options for a variety of income levels. This Development Code update will be discussed further in the sections below, but notably high-density multi-family dwellings and apartments ***are not*** included among the innovative “Missing Middle” housing types and do not serve the population who were the focus of that presentation.

2. Education, Health, & Human Services; Transportation & Mobility

The Education, Health, and Human Services section and the Transportation and Mobility section of the IGCP include several Objectives for the health and safety of students, children, and other residents, that would be harmed by the proposal in its current state.

Objective of EH-4.3, for instance, is to “[d]iscourage land use changes, zoning changes, and/or new developments that will negatively impact the safety of students...travelling to and from a school...” Objective EH-4.4 encourages supporting “ways for students to safely travel to and from school along well-planned and improved routes,” and ensuring “that new residential developments incorporate facilities and/or design elements that support safe walking and bicycle routes for students...”

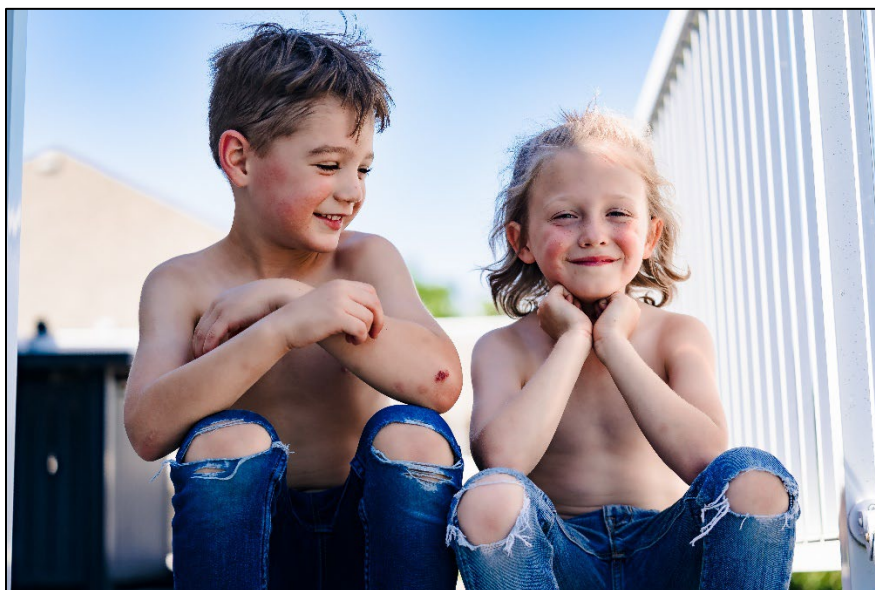
There are three Windsor School District bus stops on the exact streets for which traffic to the 100 units would be rerouted if the proposal is approved.

Greeley residents drive more miles per day than those in surrounding counties along the Front Range. *IGCP* at p. 91. Objective TM-1.2 is meant to ensure that there are adequate and safe ways for pedestrians to walk in our communities and neighborhoods and TM-1.3 is meant to produce safe and accessible rights-of-way that

accommodate the character of the surrounding area and any neighborhood through which a right-of-way passes. TM-1.13 seeks to encourage traffic to move in direct paths and limit extraneous travel.

If the proposal is approved, there is a high likelihood that many of the occupants in the units would be commuting to work at the exact time that our neighborhood students, many of them elementary aged, are attempting to navigate to their bus stops and whilst our residents are walking, jogging, and the like.

Further, Objective EH-2.3 encourages active and healthy lifestyles. As this commission likely knows, it is enormously difficult to get children to play outside in the current culture of all-things-screens. This is our son, Peter Gant (right) and his best friend, Carter Kingman (left).



They are next-door neighbors who have a relationship not unlike Scott Smalls and Benjamin Rodriguez in The Sandlot. These boys often play baseball, basketball, and other games in front of their homes—1816 and 1820 80th Avenue, respectively. **This will no longer be safe or possible if the proposal is approved as is.** If the proposal is approved, they, and other children just like them who already find it difficult to get outside will be further discouraged from an active lifestyle by both the reality of their environment and the grownups who want to keep them safe.

The proposal includes 100 dwelling units in a small, 8-acre parcel that is tucked into our already-developed neighborhood with no direct access to any major roads. Essentially, the proposal would reroute 100 dwelling-units worth of traffic around a blind corner (from 79th Avenue around to 18th Street Road) and straight into the place where these boys are usually out playing on 80th Avenue. Other areas, such as the 3rd Filing's mailboxes (a favorite area for children to navigate to and from) and the HOA's open space west of Filing 3 will be affected as well.

In or around 2015 and then again in or around 2019, Greeley rerouted traffic from 20th street through the neighborhood in much the same way as will be required if the proposal here is approved. When that happened, the activity level of children in the neighborhood suffered greatly. We dealt daily with the inability to safely allow our children to play, as the re-routed drivers sped around the corners and headed through the neighborhood.

Additional EH Objectives regarding land use, walkability, and bikability would also be negatively impacted, as Northern has not adequately explained how those of us who walk, run, jog, cycle, walk our pets, and navigate to nearby areas would be able to continue doing so safely and adequately in the face of the massive development.

And as Northern likely well knows (since a parent company developed several of the R-L homes in the neighborhood), several of the homes here were specifically developed with the elderly in mind and include amenities for that population such as main-floor master bedrooms and laundry. Northern has not adequately provided for Objective EH-3.9 in this regard.

3. Growth & City Form

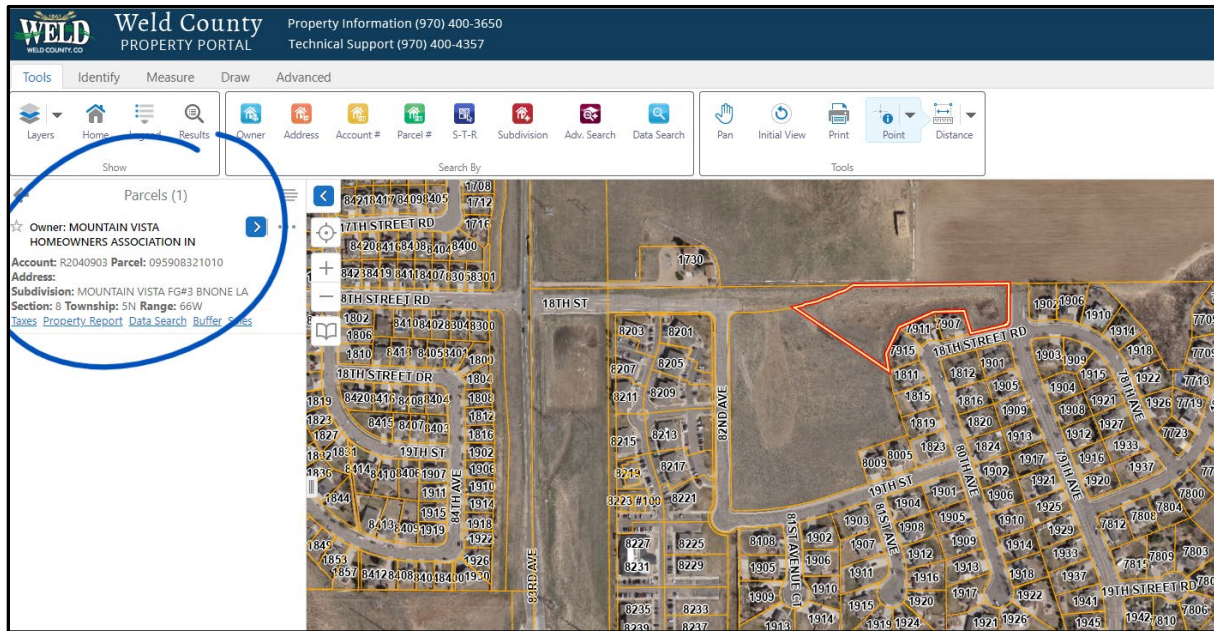
The Growth and City Form section of the IGCP begins by recognizing that Greeley's population growth has expanded (often westward) into a more dispersed population, away from many day-to-day services such as retail areas and parks. *IGCP* at p. 49. Since 2012, Greeley's growth has mostly included multi-family housing units. *Id.* Additional growth is expected, and mixed-use areas are desirable (*id.*), but not in the way the proposal would have it. The goal is to provide enhanced quality of life for the neighborhood residents (GC-1.1) and increased access to things such as retail and parks (*IGCP* at 49) **without** compromising the character of existing neighborhoods (*id.*).

GC-1.1, specifically seeks to “[m]anage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.” As explained in the Education, Health & Human Services section, above, much like in 2015 and 2019 when traffic was rerouted through the neighborhood, with this proposal, the lives of many of the residents, including those who have signed this petition, would neither be enhanced nor even maintained; they would be negatively impacted.

Objective GC-1.3 requires new development to be restricted to APFA areas. Northern’s proposal includes another broad, general statement about their being adequate utilities. Importantly, Northern also claims in their proposal (sheet 4) that they will improve the offsite existing retention pond—**which is owned by the Mountain Vista HOA**. See *Figure A*, below.

Figure A

Ownership of Parcel Northeast of Proposal



Northern states specifically that they want to “improve” this HOA-owned parcel in order to “provide additional storage and water quality” for their 100 units. Implicitly, Northern knows that the water supply is insufficient for its planned development, and they have failed to explain how the area (that is not owned by them) would be “improved.”

Property owners have a right to rely on existing zoning regulations when purchasing their property and when there has been no material change in the character of the neighborhood which may require re-zoning in the public interest. *See, e.g., Clark v. City of Boulder* at 162 (Colo. 1961).

Several of our residents purchased their abutting property under the then-existing Comprehensive Plan with an assurance of the zoning then in place. Further, since the Mountain Vista HOA owns that land, they purchased with the right to rely on that property continuing to back to the beautiful open space behind these residents’ homes. There are foxes, toads, rabbits, and fireflies that live in that area. How is Northern planning to “improve” this HOA-owned parcel whilst additionally complying with the law that ensures residents a right to the zoning regulations in place at their purchase and that complies with the need to protect natural resources as outlined in GC-1.1? They have not provided sufficient information.

Additional Objectives (e.g., GC-2.4, GC-2.5, and GC-6.1), support building Centers and connection to retail as well as a variety of housing types around those Centers. Here is where Northern had a true opportunity to enhance the IGCP rather than requesting to spot-zone yet another large-scale high-density housing unit. The area just west of the proposed development is already zoned C-L but does not have the types of amenities to create a true Center. The closest retail (a single gas station) to this part of the neighborhood (Mountain Vista 3rd Filing) is over one mile away. Northern is claiming that their proposal enhances the IGCP by providing more of what they claim is a “very limited amount of multi-family” housing in west Greeley. But they are well aware of the fact that this particular type of multi-family housing is abundant here. They know this because the lion’s share of such housing—1,374 of the 1,662 units within

recently built within about a half mile of the proposed development—were developed by them or their parent companies as shown in Figure B, below.

Figure B
 Annotated Map of Nearby High-Density Units

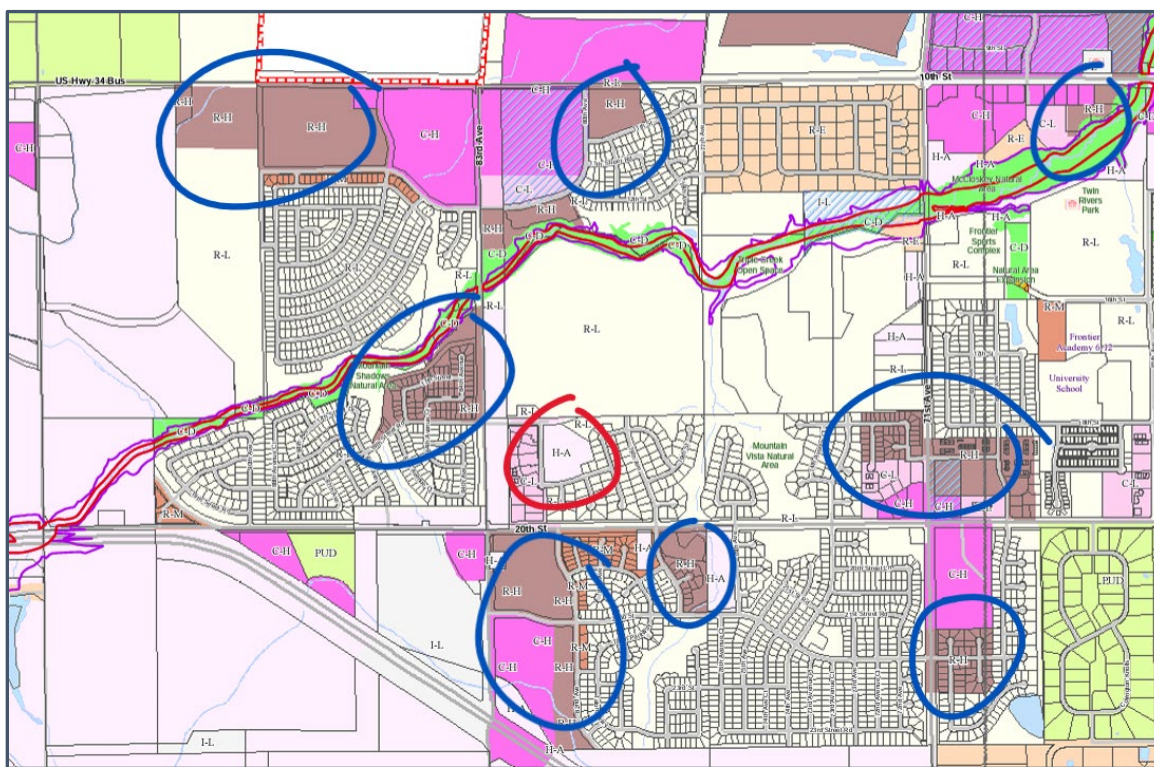


In addition, Northern should be well aware that, per the February 2023 Residential Construction report, there are already approximately 3,800 multi-family units being readied in west Greeley (1,278 in design or fully-approved and 2,530 under construction).

Where are the downstairs apartments, duplexes, row houses, patio homes, garden apartments, townhouses, and other types of Missing Middle housing proposed by the Community Development Department? Where are the retail Centers encouraged by the IGCP? Developers like Northern are not interested in truly serving the Missing Middle or the residents of Greeley, as they know they can make more cash on high-density housing, of which there is plenty, as shown again in Figure C, below.



Figure C
Additional R-H Units



This spot-zoning tactic is prohibited under the common law of Colorado. *See, e.g., Clark v. City of Boulder* at 160-162 (Colo. 1961) (internal citations omitted). Spot-zoning is the act of singling out a small area for special treatment in a manner that does not further the comprehensive plan. *Id* at 162. When the surrounding areas are zoned differently, and the proposed use is likely to result in economic gain for the developer above enhancement of the comprehensive plan, that is a tell-tale sign that the request is one of spot-zoning. *Id*. An argument that no other use would suffice is not a sufficient rebuttal to this reality. *Id*.

Here, this is exactly what Northern is requesting. The land could be developed into C-L to further the area's use as a Center, it could maintain the character of the high-end neighborhood by being developed as further R-L, or it could even be developed into higher-end medium density residential such as patio homes or town homes, which would further the Missing Middle. None of those requests have been made by Northern. Rather, they seek only to fit as many units as they think they can get away with into the small, R-L-surrounded space—for their own economic growth.

4. Housing

The Housing Objectives are not furthered by Northern's proposal. This section of the IGCP focuses on increasing diversity of housing for all Greeley residents. Notably, Greeley's increase in multi-family housing, like that proposed in Northern's application, **has not** changed the general mix of housing types offered in Greeley. *IGCP* at p. 65.

Objective HO-1.1 provides for an overarching housing strategy which includes three main things:

- (1) **preventing an over-concentration** of affordable housing in specific areas;
- (2) **encouraging a range of creative housing options;** and
- (3) **maintaining the quality of existing low-cost units.**

Another Housing Objective: HO-2.1, which Northern specifically references (but does not fully quote) in their application, encourages, again **a variety of housing types, sizes, styles, and price-points** of housing units **within new residential projects or subdivisions**, as well as the following:

- (4) Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, **including higher-end housing for executives and other high-paid workers.**

Northern's proposal accomplishes none of four these objectives:

First, Northern already has a high concentration of low-income units within the area (as shown on Figures B and C).

Second, Northern does not foster creativity or a variety of housing types. In fact, Northern said it best themselves in an August 2020 BizWest interview: **"What [our builders] do well is build the same houses. Over and over and over."** See 2020 Bravo! Entrepreneur – Weld County; Bizwest Aug. 2020; Kadlub, L. (<https://bizwest.com/2020/08/01/jeff-demask-and-larry-buckendorf-journey-homes/#>).

As mentioned above, in 2021 the Community Development Department presented their updates to the Development Code which included an emphasis on providing a variety of housing options for a variety of income levels. As part of their presentation, they included a video update and documentation regarding the Missing Middle. See <https://youtu.be/RqQARqCmeRE>.

The video update specifically addresses the fact that apartments/high-density dwelling units are not the type of variety they meant and **do not** meet the needs of the Missing Middle. A better option would be a development of cottages/smaller R-L houses, row houses, accessory dwelling units, or multi-unit homes such as duplexes which "can fit in nicely with single-family neighborhoods."

Third, Northern has not maintained their current units. Upon information from several of the residents and cross-reference to online reviews, Northern does a very poor job of maintenance and has even been prohibited from developing in two nearby municipalities due to the low-quality of their high-density dwelling construction.

Finally, with regard to providing higher-end housing for executives and other high-paid workers, Mountain Vista HOA currently houses several doctors, lawyers, military leaders, entrepreneurs, managers, and other high-level executives. Several of these residents have moved just since finding out about Northern's application.

Another Housing Objective—HO-1.6—would focus on housing for our elderly residents. As stated in the EH section above, several of the residents belong to our elderly community specifically on account of the initial build of houses here which catered to that population. Objective HO-1.6, if met, would cater to keeping the character of the neighborhood in line with that initial design, but nothing in Northern's application supports Objective HO-1.6.

Northern is seeking to develop yet another high-density, multi-family parcel, as indicated by the name of subsidiary LLC they created for this purpose: “Mountain Vista West **Apartments**, LLC.”

They aren’t asking to build a development that maintains the current, higher-end character of the neighborhood. They aren’t asking to build a retail Center, or a development that caters to the Missing Middle, the elderly, or special needs communities. **They are asking to build more of what they do best: the same thing over and over and over.**

5. Infrastructure

Greeley’s growth is causing strain on its current water treatment plants. This strain is being met by growth in infrastructure, but the rate of growth is not sufficient to meet the increased water demands that so many high-density units are creating and seek to continue creating.

Northern’s proposal claims broadly that there will be adequate utilities, including water, but does not provide sufficient explanation on how this will be achieved (other than to say they will “improve” the land owned by the Mountain Vista HOA). The addition of pets alone, together with their waste, for the 100 units will strain the wastewater treatment in Greeley. Accordingly, Objective IN-1.1 would be hampered by the proposal.

Similarly, the proposal fails to adequately address Objectives IN-1.3 (fire service), IN-1.4 (park facilities), IN 1.5 (police service), and several others.

6. Natural Resources & Open Lands; Parks & Recreation

Finally, we, the residents, understand and appreciate that not all open spaces, undeveloped land, and related resources can remain forever, and not all resources are protected. Still, we wish to illustrate for you the effects on each of us personally of the change that has taken place in our surroundings and environment over the past few years in our neighborhood.

Figure B shows the high-density developments that have taken place in recent years in this immediate area (almost all of which belong to Northern or a parent company) (and Figure C shows additional R-H just a bit farther). Just a handful of years ago, these were open fields, grasses, home to many plants and animals. Our homes were quiet, traffic was slow, natural areas abounded. We had all manner of wildlife that we could see from our decks and patios.

As these high-density units have developed, there are no more toads, almost no more foxes and squirrels, rabbits have decreased tremendously along with all manner of flora and fauna. The city has maintained (and improved) the open space off of 20th street between the Mountain Vista 1st and 2nd Filings, but there is no direct access to that area for much of Mountain Vista, including the 3rd Filing and any direct access would require acquisition of a portion of the vast, open parcel (owned by the Wiedeman family) to the north.

Air quality has diminished. Water treatment has been strained. Noise levels have increased dramatically along with light pollution. Here in the Mountain Vista 3rd Filing, there are still fireflies. They live in the



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HOA-owned parcel northwest of the proposed development (the parcel Northern states they will “improve.”). We do not believe they will survive the development.

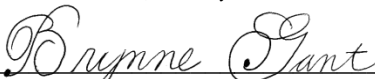
Several of the NE Objectives, such as NE-3.5, and the PR Objectives, such as PR-1.1, will be hampered by the proposal. We are already losing the character of the land we purchased. A rezoning to PUD/R-H will take what little we have left.

Request

We, the residents of Mountain Vista HOA, therefore are requesting that you disapprove the Northern PUD application in its current state as nothing more than a “spot-zoning” request claiming, without supporting documentation or convincing explanation, to be an enhancement to the IGCP.

We request that any modified proposal include a full, unbiased, third-party traffic evaluation and that any modified proposal really, truly take into account the IGCP’s emphasis on maintaining the character of higher-end neighborhoods, on safety for students and pedestrians, on incorporation of Centers and retail services within neighborhoods, on the need for a variety of housing options (not just more apartments and high-density dwellings) as well as amenities for the elderly and special needs communities, and a need for reasonable infrastructure and water supplies as well as preservation of natural spaces.

Sincerely,


Brynne Gant | #46642


Jared M. Gant

Enc. Signatures of 261 additional residents who join in objecting to the proposal



Open land east of 82nd Avenue between 18th and 19th Streets

[illegible]

Open land east of 82nd Avenue between 18th and 19th Streets

Name	Address	Signature/Date
Susan Harvey	30 Alles Dr	Susan Harvey - 3-13-2023
Karen Giebler	1947 17 th Ave.	Karen Giebler 3-13-23
Virginia Hxtell	1703 Glen Meadows Dr.	Virginia Hxtell 3-13-23
Nancy Leone	1910 Montview Dr.	Nancy Leone 3/18/23
Mary E. Ryan	1925 Islerman Blvd.	Mary E. Ryan 3/13/23
Rosamund Bergman Jeremy Oldham	145 59 th Avenue 1903 78 th Ave.	Rosamund Bergman Jeremy Oldham 3-13-2023
Jill Baldwin	1903 78th Ave	Jill Baldwin 6/11/23
Joan Cobb	1914 78th Ave.	Greeley CO 6/11/23
Joyce Doreen	1922 78 th Ave	Greeley Co. 6/11/23
Ken Smith	1922 78 th Ave	Greeley 6/11/23
Allyn Slater SA	1921 78th Ave	AGS 6/11/23
Brooke Smith	1921 78th Ave	Brooke Smith 6/11/23
Marilyn J. Orth	1926 78 th Ave	Marilyn J. Orth 6/11/23
Rick Green	7808 79 th	Rick Green 6/11/23
Brad Birleff	1909 79 th Ave.	Brad Birleff 6-11-23

[illegible]

Open land east of 82nd Avenue between 18th and 19th Streets

[illegible]

Open land east of 82nd Avenue between 18th and 19th Streets

[illegible]

Open land east of 82nd Avenue between 18th and 19th Streets

Name	Address	Signature/Date
Robin McIntire	1906 80 th Ave. 80634	Robin McIntire 2/6/23
MARK M ^{McINTIRE}	1906 80 th Ave ^{Greeley, CO} 80634	Mark M McIntire 2/6/23
Dylan McIntire	7904 W 12 th St 80634	Dylan McIntire 3/7/23
Desirae Bates	7104 W. 12 th St. 80634	Desirae Bates 3/7/23
Shelley Paddock	2021 clubhouse Dr, Greeley 80634	Shelley Paddock 3/8/23
Carol Brink	1902 80 th Ave Greeley 80634	Carol Brink 3/8/23
Kelley Millman	112 51 st Ave Greeley 80634	Kelley Millman 3/10/23
Tom Millman	112 51 st Ave Greeley 80634	Tom Millman 3/10/23
CHANCE SPRINGFIELD	1622 WESTVIEW RD, Greeley 80634	Chance Springfield 3/10/23
Reena Dhakal	2021 81 st Ave Ct.	Reena Dhakal 4/1/2023
Jaclyn McKinnon	2013 81 st Ave Ct	J. McKinnon 4/1/2023
David Englund	2005 81 st Ave Ct	David Englund 4/1/23
DAVID ENGLUND	2005 81 st Ave. ^{Greeley CO} 80634	David Englund
Patricia Vargas	2023 81 st Ave Greeley	Patricia Vargas
Erin Joseph	2011 81 st Ave Greeley	Erin Joseph
Jeanne Vincelaurito	2003 81 st Ave Greeley	Jeanne Vincelaurito
Robert McIntire	2018 81 st Ave Greeley	Robert McIntire
Reyna Barrero	8108 19 th St Greeley	Reyna Barrero
Jesus Esquivel	8108 19 th St Greeley	Jesus Esquivel
Mirna Camacho	8108 19 th St Greeley	Mirna Camacho

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Open land east of 82nd Avenue between 18th and 19th Streets

DALE HALL WARD 4

Name	Address	Signature/Date
Liz Schueller	10302 19 th St Greeley CO 80634	Elizabeth Schueller 2/22/23
Kelly Sandeford	709 River View Dr Greeley CO	Kelly Sandeford
C. Brian Freeman	719 51 st Ave Greeley CO	C. Brian Freeman
Khoi Le	1912 7 th Ave Ct.	Khoi Le
Jaime Carver	1732 Fairacre Rd Greeley CO	Jaime Carver
Robert Vickerman	6600 W. 2 nd St #118 Greeley	Robert Vickerman
Paul & Andre	452-71 Wyndham St Greeley	Paul & Andre
Abbey L Baeza	6201 W. 21 st Street Greeley	Abbey Baeza
Mitch McElmree	1904 81 st Ave Greeley	Mitch McElmree
Amy Patterson	1908 81 st Ave Greeley	Amy Patterson
Marc Patterson	1908 81 st Ave Greeley	Marc Patterson
Julie Tomori	1912 81 st Ave Greeley	Julie Tomori
Sana Tomori	1912 81 st Ave Greeley	Sana Tomori
Jin Heussen	1919 81 st Ave Greeley	Jin Heussen
Gerald Spriggs	1915 81 st Ave Greeley	Gerald Spriggs
Zack	1911 81 st AVE GREELEY CO	Zack
MATT HOLZMEISTER	1907 81 st AVE GREELEY CO	Matt Holzmeister
Gina Holzmeister	1907 81 st Ave Greeley CO 80634	Gina Holzmeister 970-939-8574
Clyde Anderson	1906 81 st Ave Greeley CO 80634	Clyde R Anderson
Sally J Anderson	1906 81 st Ave Ct Greeley CO 80634	Sally J Anderson
Martin Neibauer	1910 81 st Ave Ct Greeley CO 80634	Martin Neibauer
Manuel Lisa	1913 81 st Ave Ct.	Manuel Lisa
Gary Bolland	1915 81 st Ave Ct	Gary Bolland
BARRY HAWICK	1819 80 th AVE	B. A. Hawick
JENNINE HAWICK	" " "	Jennine Hawick

Open land east of 82nd Avenue between 18th and 19th Streets

Name	Address	Signature/Date
MARY L A FORCE	7724 W 19 th Ave	Mary L. A Force
Becky Sue La	7716 19 th St	Becky Sue La
Brenda Spink	7705 19 th St	Brenda Spink
Bob HUGGINS	7505 19 th ST	Bob Huggins
Gordon L Grimes	7601 19 th Street Rd	Gordon L Grimes
Mary E Grimes	7601 19 th Street Rd	Mary E Grimes
DONNA DIRLEFF	1909 79 th AVE	Donna Dirleff
Michelle Andreassen	7405 18 th St	Michelle Andreassen
MATTHEW TEMPKNER	7405 18 th St	Matthew Tempkner
Deborah G Mason	7704 19 th St.	Deborah G Mason
Tracy Wilson	1908 79 th Ave	Tracy Wilson
Danielle Wilson	1908 79 th Ave	Danielle Wilson
Richard Linn	7803 19 th St Rd	Richard Linn
Robert L. Thompson	7413 18 th Street	Robert L. Thompson
Ana J. Haro	1824 80 th Ave.	Ana J. Haro
Kiki Haro	1824 80 th Ave	Kiki Haro
Diane Paden	1926 78 th Ave	Diane Paden
Nancy Steele	1908 76 th Ave Ct	Nancy K Steele
Edwight Stolt	1908 76 th Ave Ct	Edwight Stolt
Wendy Forsyth	7525 14 th St	Wendy Forsyth
Pickey Harris	7525 14 th St	Pickey Harris
Jana Frielev	1909 76 Ave Ct	Jana Frielev
Glenn Frielev	1909 76 Ave Ct	Glenn Frielev
Todd A. Clark	1901 74 th Ave	Todd A. Clark 3/13/23
Jana Clark	1901 74 th Ave	Jana Clark 3/13/23

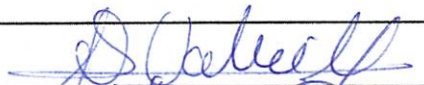
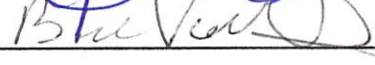
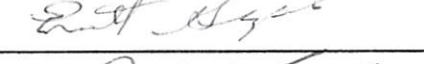
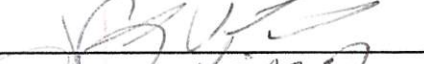
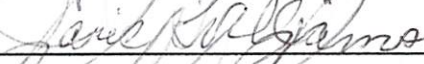
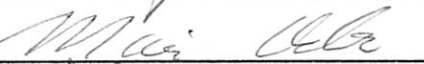
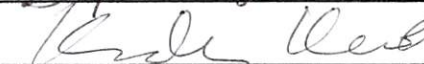
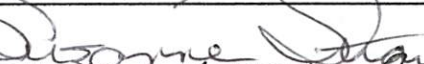
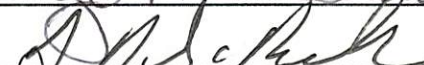
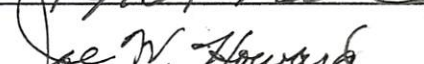
Open land east of 82nd Avenue between 18th and 19th Streets

Name	Address	Signature/Date
Sandy Cosner	1909 81 st Ave Ct.	A. Cosner 3/8/23
Dirk Cosner	" "	DD Cosner 3-8-23
Jesus Esquivel	8108 19 th St	Jesus Esquivel 3-08-23
Reyna Barrios	8118 19 th St	Reyna Barrios 3-8/23
Sam Porter	1901 79 th Ave	Sam Porter 3/8/23
Andrea Kangel	1913 79 th Ave	Andrea Kangel 3/8/23
Russy Youde	1917 79 th H Ave	Russy Youde 3/8/23
Bill Youde	1917 79 th H Ave	Bill Youde 3/8/23
Janis Mitchell	1916 79 th Ave	Janis Mitchell
Tracy Wilson	1908 79 th Ave	Tracy Wilson
Heather McKee	7806 19 th St. Rd.	Heather McKee
Chris McKee	7806 19 th St. Rd.	Chris McKee
Karen McKee	7806 19 th St Rd.	Karen McKee
Brant Lukaszik	7800 19 th St	Brant Lukaszik 3-11-23
Barbara Karbs	7720 W. 19 th Street	Barbara Karbs
Jennifer Karbs	7720 19 th St.	Jennifer Karbs
Jerry Karbs	7720 19 th St.	Jerry Karbs
Karen Burns	1925 76 th Ave CT	Karen Burns 31 MAR 23
Stephen Cantin	7712 19 th St.	Stephen Cantin
Kristy Smith	7911 18 th St. Rd	Kristy Smith
Kandy Wolf	1929 79 th Ave	Kandy Wolf
Mary Lynn Thompson	7413 18 th St	Mary Lynn Thompson
Robert Mattei	1730 83 rd Ave	Robert Mattei 3/13/23
Jan Oetken	7709 19 th St	Jan Oetken
Kristen Deestman	1904 79 th Ave.	Kristen Deestman 3/13/23

Open land east of 82nd Avenue between 18th and 19th Streets

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1 West
Open land east of 82nd Avenue between 18th and 19th Streets

Name	Address	Signature/Date
Francisco Valencia	1915 78 th AVE	
Guillermina Valencia	1915 78 th AVE	
Brenda A. Valencia	1915 78 th AVE	
Janell Lambrecht	1927 78 th Ave	
Scott Forkner	1900 76 th Ave CT	
Everett Gonzales	1929 - 76 th Ave CT	
VAN UNDERWOOD	1933 76 th Ave CT	
Janis Williams	2632 W Buena Vista Dr	
RICHARD REID	7605 19 th ST. RD	
Melinda Kelly	7515 19 th ST RD	
Art Chavez	1922 80 th Ave	
Dan Zimmerman	1917 80 th Ave	
Monica Lira	1913 81 st Ave CT	
Maria Acosta	1913 81 st Ave CT	
Lisa Downs	1916 81 st Ave	
Sam Tomoi	1912 81 st Ave	
Kurt Keady	1911 81 st Ave	
PHILIP STRAIN	1926 80 th AVE.	
Suzanne Strain	1926 80 th AVE.	
J. Paul Sorelle	1912 79 th Ave	
Joe Howard	7809 W 19 th ST. RD.	

[illegible]

Name	Address	Signature/Date
Earl P Miller	7429 W 18 th St Greeley	Earl P Miller 06/09/23
Josh & Ruth Ortiz	7425 W 18 th St Greeley	Josh & Ruth Ortiz 06/09/23
Dale Lottin	7417 18 th St Greeley	Dale Lottin 06/09/23
Robert L. Thompson	7413 18 th St Greeley	Robert L. Thompson 06/09/23
Marilynn Thompson	7413 18 th St Greeley	Marilynn Thompson 06/09/23
Dianne Gibson	7315 18 th St Greeley	Dianne Gibson 6/9/23
Jane Plant	7303 18 th St Greeley	Jane Plant 6-9-23
Don Plant	7303 18 th St Greeley	Don Plant 6-9-23
BOB MILLER	7229 18 th St Greeley	Bob Miller 6/9/23
Steve Otye	7224 18 th St Greeley	Steve Otye 6-9-23
Arlene Otto	7225 18 th St Greeley	Arlene Otto 6-9-23
Linda Sandstrom	7221 18 th St Greeley	Linda Sandstrom 6/9/23
Jack Jerning	7217 18 th St Greeley	Jack Jerning 6/9/23
Jane G. Adams	7209 18 th St. Greeley	Jane G. Adams 6/9/23
Don Burrough	1800 74 th Ave CT Greeley	Don Burrough 06/09/23
Elizabeth Burrough	1800 74 th Ave CT	Elizabeth Burrough 6-9-23
Daniel Plant	7418 W 18 th St	Daniel Plant 6-9-23
Jenny Plant	7418 W 18 th St	Jenny Plant 6-9-23
Jerry McCarty	7409 18 th St	Jerry McCarty 6/10/23
Matt Temperado	7405 18 th St	Matt Temperado 6/10/23
Michelle Anderson	7405 18 th St	Michelle Anderson 6/10/23
Rick Berner	7401 18 th St	Rick Berner 6/10/23
STEVEN M'MURREN	1808 74 th AVE	Steven M'Murren 6-10-2023
DENISE M'MURREN	1808 74 th AVE	Denise M'Murren 6/10/2023
Ronald Strobel	1816 74 th AVE	Ronald Strobel

Open land east of 82nd Avenue between 18th and 19th Streets

Name	Address	Signature/Date
Jared Gant	1816 80th Ave Greeley, CO 80634	Jared Gant
Byrnie Gant	1816 80th Ave. Greeley, CO 80634	Byrnie Gant
John Kourse	1811 80th Ave	John Kourse
Phyllis Odair	1811 80th Ave	Phyllis Odair
Shirley Odair	1811 80th Ave	Shirley Odair
Jason Rath	1812 80th Ave	Jason Rath
Ronald Rath	1812 80th Ave	Ronald Rath
Ryan Annan	1815 80th Ave	Ryan Annan
Hailey Annan	1815 80th Ave.	Hailey Annan
Kaylyn Kingman	1820 80th Ave	Kaylyn Kingman
Henry Schmitz	1905 80th Ave	Henry Schmitz
Jill Schmitz	1905 80th Ave.	Jill Schmitz
ISAAC BAEZA	6201 W 21st ST	Isaac Baeza
Doyle M Dick	1941 79th Avenue	Doyle M. Dick
Jim L. Sisson	1942 79th Ave	Jim L. Sisson
Steve Larson	1945 79th AVE	Steve Larson
Cody Remley	1713 67th Ave	Cody Remley
Megan Remley	1713 67th Ave	Megan Remley
Jason Taylor	1914 80th Ave	Jason Taylor
Kari Taylor	1914 80th Ave	Kari Taylor
Sherald Brink	1902 81st Ave	Sherald Brink
Chris Lind	1902 81st Ave Ct	Chris Lind
Eric Lind	1902 81st Ave Ct	Eric Lind
Robert Lind	1912 81st Ave Ct	Robert Lind

Doug May

From: Stephen Cantin <scantin212@gmail.com>
Sent: Friday, September 1, 2023 7:28 AM
To: Doug May
Subject: Case # PUD2022-0008

You don't often get email from scantin212@gmail.com. [Learn why this is important](#)

Mr. May,

I am writing to express concern with the proposal to rezone the property location located north of W. 19th St Rd/ east of 82nd Ave. I understand the need for multi-family residences as Greeley is growing. However, I believe other options should be explored before erecting massive apartments complexes that will create issues to existing residents who live in the neighborhood.

There are very little options to enter the third filling of Mountain Vista. The first is 79th Ave. The second, is 18th St Rd. This is going to create an influx of traffic related concerns that will be difficult if not impossible to manage. There are countless children, mine included that play in the streets and on sidewalks within the neighborhood. This will make safe passage for kids riding bikes, playing ball, and operating lemonade stands unsafe.

When we purchased our home in 2016 it was expressed from our agent that the area would remain as is. We decided to set our roots in this neighborhood so our children could have a place to play and be safe from the hustle of modern day distracted drivers. If we had anticipated a large corporation would be allowed to rezone an area to create residences for thousands, we would not have moved to the Mountain Vista neighborhood.

I'm pleading to you and the city to consider alternatives to this rezone request. I don't want to have to move my family to another community to ensure their safety.

This area in question is without modern conveniences, such as parks or playgrounds. These would make the area remain safe for our children to play while providing the area with much needed conveniences other parts of the community are already enjoying.

I thank you for your time and strongly support ANY other option in place of large apartment complexes being erected in the Mountain Vista neighborhood.

Thanks,

Stephen Cantin

February 14, 2024

Dear Mayor Gates,

I want to thank you for your vote on October 17, 2023, to deny PUD request 2022-0008. I am again writing to ask that you follow the Planning Commission recommendation of January 23, 2024. For the second time the Commission voted unanimously to reject the PUD request for rezoning this parcel. I believe this should be a simple decision for the Council when a recommendation to deny, on two separate occasions, has been made by one of your Commissions. I wonder if these recommendations are not followed why the Planning and Zoning Commission even exists.

The reasons this should be denied by City Council include:

- Spot Zoning is prohibited in Colorado.
 - This is the process of singling out a small parcel of land for a use classification totally different from the surrounding area for the benefit of the owner of the property and to the detriment of others.
 - A local government cannot act merely to benefit a single owner.
 - Local government must act to benefit the general public.
 - Even a substantial benefit to the owner will not offset substantial harm to others.
 - The claim that this project will help mitigate the need for housing in Greeley and therefore should be approved is grossly overstated.
 - Should this be built, the result will be less than 1%, .38%, of the estimated need for housing in Greeley. This miniscule amount provides the owner with 20-30 years of income at the expense of the existing neighborhood.
 - With no opportunity for ownership the Missing Middle City officials want to address is excluded.
 - Rent of \$ 2,200 - \$2,800 is not affordable housing so the proposal fails in this area as well.
 - There are 1,600 units within a 5-mile radius of this site, and even more outside that circle, that will have a far greater impact on projected housing needs.
- This does not meet the requirements for a PUD.
 - It is not a meaningful part of the larger community. It is too large for this area and too small to be a part of the need for housing in Greeley.
 - The proposal does not show a higher degree of planning. It uses the same design as Boomerang, Sheepdraw, Promontory, Homestead, Raindance, and others as the developer likes to point out, "We build apartments because that is what is profitable."
 - The proposed apartments are not in character with the existing development in the area. The design of streets, scale, and format of the buildings do not match our neighborhood.
 - There are no civic spaces or other open space in the entirety of Mountain Vista. The developer has repeatedly talked about how they have helped develop the area, yet they have provided no such spaces for the good of the community,
 - The general public health, safety, and welfare of the community are in no way promoted. The additional noise, light and air pollution, traffic issues, and crime will have a significantly negative impact on the existing neighborhood.
 - A PUD is simply a way to get around the fact that the plan does not fit into the space, regardless of what the City Planners have said.
- The IGCP ideals are failed by this proposal.
 - It will not provide neighborhood character. Please visit any of this developer's projects and you will see that as many units as possible are squeezed into the area they own.
 - As I stated before, there are no neighborhood amenities, the transportation and mobility corridors for pedestrians and bicycles do not show up on the plans I have been able to see.

CITY CLERK'S OFFICE REC
FEB 20 '24 PM4:02

- The closest bus stop is 1.2 miles away at the corner of 20th and 71st. This does not appear to be very pedestrian friendly.
- Cash-in-lieu of a park or small communal areas for residents only is not intended to replace, discourage, or prohibit the creation of neighborhood pocket parks, civic spaces, or other open land.
- The developer stated that they pay cash-in lieu to allow them to let the city provide services and spaces.

There are so many reasons to deny this proposal:

- It does not meet requirements set forth in State Statute regarding Spot Zoning. It fails to meet the requirements for a PUD as well as the IGCP.
- The developer is trying to make something fit that doesn't meet the requirements for their profit only at the expense of the 20-year-old neighborhood.
- It is not the City's responsibility to ensure the owner's profitability by compromising the character of the existing neighborhood.
- It is your responsibility to require buildings that are appropriate with existing neighborhoods and have infrastructure to support such development.

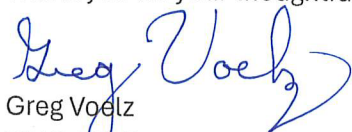
I would like you to be aware that based on having seen the resident's presentation to the Planning Commission prior to our time in front of the Commission, the developer made a threat of legal action should we present any negatives about his company. Curiously, he knew what we were going to say and tried to refute our research before we were even able to speak. Our comments were based on public records from the BBB, Yelp, and Facebook, real people dealing with real issues through the developers many companies. Unfortunately, we were not afforded the opportunity to pre-screen the presentation made by the developer so we could point out inaccuracies that were stated as fact. Just one example is the developer saying they had heard and addressed the concerns of the neighborhood. They misrepresented the results of a meeting with the HOA Board President and two community members. Saying that 62 community members responded to a survey and approved the "new" proposal was totally inaccurate. The facts are that 62 people said the group could talk with the developer to try and make the project better fit our neighborhood by allowing ownership, limiting the size of buildings, and increasing setbacks while acknowledging something likely was going to be built on the site and we wanted quality that fit in with the existing neighborhood.

having heard and addressing the concerns of the neighborhood. They misrepresented the results of this meeting with the HOA Board President and two community members. Saying that 62 community members approved the "new" proposal was totally inaccurate. The facts are that 62 people said the group should work with the developer to try and make the project better fit our neighborhood by acknowledging something likely was going to be built on the site and we wanted quality that fit in with the existing neighborhood.

Please honor the work done by the Planning Commission and the neighborhood and reject this request.

Please don't let cash-in-lieu of payments "buy" approval of a project that doesn't fit but does help Greeley become Apartment City.

Thank you for your thoughtful representation of citizens of Mountain Vista and the entire city.



Greg Voelz

Greeley, 80634

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
January 23, 2024

[Greeley Planning Commission- January 23, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Commissioner Erik Briscoe
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Chair Justin Yeater
Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of January 9, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated January 9, 2024. Commissioner Franzen seconded the motion.

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

5. Election of Officers

Commissioner Briscoe stated that Election of Officers would be tabled until the next meeting.

6. A public hearing to consider approval of 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).

Commissioner Briscoe asked if any members of the Commission or audience wished to see the presentation, seeing none he called for action on the item as listed.

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

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

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).**

Commissioner Briscoe asked if any members of the Commission or audience wished to see the presentation, seeing none he called for action on the item as listed.

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

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

8. **A public hearing to consider approval of 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).**

Commissioner Briscoe asked if any members of the Commission or audience wished to see the presentation, seeing none he called for action on the item as listed.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed carwash located in the Commercial High Intensity (C-H) Zone District meets the Development Code criteria, Section 24-206 and therefore, approves the Use by Special Review. Commissioner Franzen seconded the motion.

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

9. **A public hearing to consider an application 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).**

Commissioner Briscoe introduced the item as presented.

Doug May (Planner III) began his presentation outlining the proposal, general background information about the site, shared an aerial view of the site including the Surrounding Zoning and Land Uses. Continuing his presentation by sharing the previous version of the proposed development, that consisted of 14 buildings (100 units, with a density of 16.75 dwelling units per acre) and indicated that City Council reviewed a revised proposal for 73 units in October of 2023, motioning to approve the request (3-2). However, because the Municipal Code requires a majority vote of all seven Council members, not just those present, the motion failed. The revised proposal was remanded by the City Council for Planning Commission consideration with 73 Units (9.8 dwelling units per acre).

Mr. May continued, sharing that based on the Rezoning Criteria 24-204 (b) and PUD Criteria 24-205(c) that the proposal was consistent with the criteria as outlined in the Planning Commission Summary. Proper notification was made including 357 notice letters, signs posted on the property, web notice,

completed mineral notice and a neighborhood meeting in June of 2023 (with 50 attendees). Mr. May shared neighbor concerns and how the applicant has addressed those concerns. Proposals for the site came to the Planning Commission in September of 2023 and City Council in October of 2023. Mr. May stated that Community Development recommends approval of the proposal. Mr. May ended his presentation, indicating he was available to answer any questions of the Commission.

Commissioner Andersen asked how the proposal meets the Comprehensive Plan because the intent is for them to be rental units and not owned units. Mr. May clarified that the Comprehensive Plan does not differentiate between rental and owner-occupied dwelling units. Discussion continued between the Commission and Mr. May regarding various zoning districts and allowed dwelling units per acre for each as well as other factors that impact this. With no further questions for staff, Commissioner Briscoe invited the applicant to begin his presentation.

The applicant, Larry Buckendorf, 7251 West 20th Street, came to the podium. He also introduced Joel Hemesath, Project Manager for the proposed project and Joel Shoemaker one of the consultants for the proposed project. Mr. Buckendorf began his presentation outlining the history of the property and the previous proposal including the City Council outcomes and explained why the request is now back in front of the Commission and indicated that there were changes made to the previous proposal after it was brought in front of Planning Commission and before it was heard by City Council.

Mr. Buckendorf continued, sharing a newspaper article in the Denver Post that reported Greeley as one of the top 4 non-coastal cities with the most expensive home prices when it was previously a location with affordable home prices and related this to be a direct impact of supply issues. He noted a lack of supply in all housing types that impacts every income class. He continued, highlighting median home prices, interest rates and further causes related to the supply issues for residential occupancies within the City, State, and other parts of the country.

Mr. Buckendorf proceeded with sharing the previous proposal that was brought before the Commission, it included 14 buildings, consisting of 8-Eight Plex's and 6 Six-Plex's (100 Units). He moved onto share the revised proposal that is now being proposed. The revised proposal includes 14 buildings, consisting of 5-Six Plex's, 7-Five Plex's and 2-Four Plex's, reducing the density by 27%. The architecture is "Townhome Style" and shared with the Commission other locations in Northern Colorado that the same product has been well received, providing pictures of the product in the nearby communities. The setbacks near existing homes have been increased near existing homes to 44' to 62', exceeding the 25' minimum required by code. Landscape buffers have been enhanced adjacent to existing homes to include 28 additional trees than the code requires. Vinyl split rail perimeter fencing has been added to match the existing fencing in the surrounding neighborhood. Amenities for the site include a playground, dog park, fire pit, benches, and corn hole. He stated that the project would be built in a one-year period to address the concerns of nuisance to the surrounding neighborhood. The 8.66 Dwelling Units per acre proposed in the revised plan meets the Comprehensive Plan Suburban Neighborhood density that requires under 10 Dwelling Units per Acre. These revisions have been made to address concerns that have been raised by some of the residents in the neighborhood.

Mr. Buckendorf continued, sharing the Traffic Impact reductions with the revised site plan, including 194 less daily trips. To further accommodate the neighborhood, traffic calming and measures to reduce cut through traffic. This includes adding 4 Speed Humps and a raised crosswalk. The previous plan included 228 onsite parking spaces; the current plan includes 326 onsite parking spaces. That is 165 additional parking spaces than what is required by the code. No parking will be permitted on the west side of 82nd Avenue, it will be allowed on the east side of 82nd Avenue.

Concluding, Mr. Buckendorf summarized again outlining the changes proposed in the new plan to accommodate the concerns of the neighborhood. A survey was sent out to the neighborhood constituents and 62% found the accommodations to be acceptable. Only 20% did not support the proposed accommodation. Mr. Buckendorf shared that he wanted to share his team had recently received and reviewed the presentation that the neighborhood representatives will be sharing and that the facts in it are not true, advising the Commission to be aware of that. He provided that he would be happy to address any questions of the Commission if they have any current or after the Public Hearing.

Commissioner Briscoe asked if there was previously a connection on the south side of 19th street that has been eliminated in the revised plan. Mr. Buckendorf responded that it was an emergency connection, and the site plan includes additional landscaping in that area, but the emergency connection will still be there.

Commissioner Andersen asked if the proposed product includes garages. Mr. Buckendorf shared that the product does include rear, 2-car attached garages. Further discussion continued, outlining the parking, garage, and driveway layout for the subdivision and how it makes this product feel more like single family residential. Back and forth discussion between the Commission and Mr. Buckendorf proceeded, regarding the planned property maintenance firm that will be onsite, and why units will be rental units instead of individually owned homes. The conversation also included the applicant's history and plans with the property dating back back to the early 2000's including the oil and gas well on the site, detention pond and the high density that has always been projected for the site.

Commissioner Franzen inquired about the survey shared during the presentation indicating that 62% of the neighborhood constituents were satisfied with the proposed revisions to accommodate for the concerns and what questions were asked in the survey and who it was sent to. Mr. Buckendorf shared the survey results again and shared that it included 228 properties in the vicinity of the proposed site. However, he was not the individual who conducted the survey, he was only provided with the results of the survey.

Commissioner Briscoe opened the Public Hearing at 2:15 p.m.

Don Threewitt, Deputy Community Development Director, began calling individuals up to the podium who signed up to speak during the Public Hearing.

The following individuals signed up to speak, approached the podium and allotted 3 minutes of testimony to another individual.

Rossy Youtz, 1917 79th Avenue, donating time to Bill Younk.

Mona Maffei, 1730 83rd Avenue, donating time to Bob Maffei.

Fumiyo Hottle, 1910 81st Avenue, donating time to Marty Naibauer.

Phillip Straten, 1926 80th Avenue, donating time to Marty Naibauer.

Mike Renley 1921 88th Avenue, donating time to Bill Younk.

Kandy Wolf, 1929 79th Avenue, donating time to Bob Maffei.

Sherry Volez, 7915 18th Street Road, donating time to Greg Volez.

Earl Miller 7429 West 18th Street, donating time to Shelly Renley

Suzanne Strain, 1926 80th Ave, donating time to Shelly Renley

Gina Holzmiter 1907 81st avenue donating to Bill Younk

Pam Zimmerman, 1917 80th Avenue, donating time to Marty Naibauer

Robert Waize 1917 80th Avenue, donating time to Bob Maffei

Karen Zock, 1819 70th Avenue Court, donating time to Bill Younk.

Commissioner Briscoe invited the first presenter to introduce themselves.

Greg Volez, 7915 18th Street Road began his presentation, saying that this should not be a difficult decision for the Commission. He shared that this is the third time that this proposal has been presented between this Commission and City Council and that it is not appropriate for a PUD. Spot Zoning is prohibited in Colorado, this parcel is a different land use compared to what is existing in the area and the proposed plan would cause detriment to others. This parcel is considered Spot Zoning, and the proposed development would not be a solution to missing middle housing. Mr. Volez shared a map of Greeley that shows multi-family developments equaling 1600 units that are either already completed or approved. The west side of Greeley is becoming an “Apartment City” in his opinion. Mr. Volez continued, sharing the requirements of a PUD per City code, explaining why he does not agree that the proposed development meets these requirements. Highlighting that this project is too large for this neighborhood but also too small to be a meaningful part of the community. He does not think that it demonstrates a higher degree of planning or that using a PUD is an appropriate method to make this project fit into the area. Health and safety requirements are not met because of the additional light, pollution, and traffic issues the project will create. This plan fails to meet the Imagine Greeley Comprehensive Plan, and there are not any parks or open spaces for the neighborhood, and it does not contribute to transportation or mobility improvements. The developer is attempting to make this project fit in a space that is not compatible and it compromises the character of the existing neighborhood. Concluding, he stated that it is the Commissions responsibility to require building that is appropriate for the neighborhood with infrastructure to support the development.

Bob Maffei, 1730 83rd Avenue began by making a comment to the applicant that they do not need his warnings on what to say and they are not afraid of him. Continuing, the proposed product is called Townhomes. They are apartments, Townhomes are defined as single family dwellings with attached walls required to be for sale and you must pay taxes and insurance just like a house, he stated that this is the legal definition and does not see how they can get away with saying that they are Townhomes when they will be rented. The proposal is Spot Zoning and outlined what Spot Zoning is defined as, this proposal is a classic case of Spot Zoning. It does not match the other zoning within the neighborhood, Residential Low Density. He does not see why there should be a transition to apartments in this area that is upscale homes and acceptable commercial buildings. The applicant has made money off every lot in the subdivision over the years and is now going to “stab everyone in the back” with building an apartment complex. Mr. Maffei shared the City of Greeley rezoning requirements Sec. 24-204. He referred to staff comments from the review of the application, regarding the project being in accordance with the Comprehensive Plan. To his knowledge, there has not been a response to prove that the proposal meets the Comprehensive Plan. Mr. Maffei shared the requirements of a Planned Unit Development, Sec. 24.04 and argued that the site is not sufficient area for the proposal, it has not fulfilled Statement of Commitment related to the drainage pond clean up, health and safety for the surrounding areas would suffer and that there is not any special attribute to warrant PUD Zoning. This proposal conflicts with the Comprehensive Plan because there are high scale homes in this neighborhood maintained by an HOA, putting apartments here will be a detriment to the neighborhood and the subdivision should be continued to match what is existing. Wrapping up he shared other concerns being that there are issues in respect to oil well setbacks. If it is capped and decommissioned that setback is 50’ from structures, there is a parking lot proposed in this request within that setback. He shared a photo of one of the other developments that were referenced by the applicant to have the same product that shows a dumpster within a brick enclosure that has trash bags overfilling it. He shared photos of trash debris on the site currently that has not been cleaned up and a sign with fading and weeds around it on one of the previously referenced sites that have the same product being proposed, these are issues that the existing neighborhood does not want to allow.

Bill Younk, 1917 79th Avenue began by sharing there are a lot of numbers and data included in the presentation, this information has been collected from the websites of Weld County and City of Greeley and traffic studies from Delich Associates of Traffic as well as the one conducted by the HOA and timed recordings, he took himself driving the routes at speed limit. 83rd Avenue is classified as an arterial roadway, it is identified as a major roadway by the 2035 Comprehensive Plan, there are 1600 units in the area that are either built or approved to be built, these projects are not listed on the Short, Mid or Long-Range Plan for Weld County to 2045. 83rd Avenue is listed in the Greeley CIP without any costs associated with it, just flagged to be considered for improvements. He shared photos of maps showing the above-mentioned items, moving into contradictions between the traffic study and his findings with drive times (published in the packet). The traffic count completed by the HOA differs from the traffic study completed by Delich Associates, it is neither up to date nor accurate. He stated that traffic flows (based on information found on the city website) have shifted in the area and increased significantly over a one-year time and it does not include additional e-commerce traffic. Mr. Volez shared photos of 83rd Avenue and areas that have been widened have less traffic flow issues compared to the narrower parts of the roadway. To conclude, he summarized he is asking the Commission to rely on the facts and numbers provided. He reiterated the issues expressed in his testimony; this is not the right type of development for this subdivision. They are not against development, but it needs to fit Greeley's needs and be consistent with the subdivision.

Shelley Renley, 1921 80th Ave feels that Mountain Vista is an amazing upscale neighborhood and one of the best in Greeley. It has been established for 20 years, people want to live there, it has unique character and maintained landscaping. She shared a photo of a plat from when Mountain Vista was approved indicating that this parcel did not include apartments and that all the original owners in the neighborhood were told that this parcel would be left as open space or become a park, this is not in writing, but it was told those who purchasing lots. Additional concerns include that the Utility Reports cannot be seen on eTRAKit, water pressure does not reach 20 psi with peak hour and fire flow demands and the sanitary sewer system not meeting minimum flow requirements. They have significant concerns related to drainage in the detention ponds not being sufficient. An agreement regarding the pond between the applicant and HOA has not been made and increased capacity may be necessary. Additionally, there is a 5-year plan between Mountain Vista HOA and the City of Greeley to bring detention ponds up to the current code. Mrs. Renley shared that after the first neighborhood meeting was held there was a zoom meeting between the developer, herself and one other individual, no agreement was made regarding ownership and density on the site even though those were the biggest issues residents had with the proposed site. The City's definition of Low-Density is no rental units, that rentals are not listed as allowed in Low-Density. This is not the developer's only business model as he claims, and that they have many other options available and have been in the market in the past. She stated that Mountain Vista residents would not have access to the amenities proposed on the site. They deserve a park and that is what should be going into this area. Additional concerns have been raised about the quality of the product being proposed. She does not feel that this builder belongs in this neighborhood. Reviews for the builder indicate issues with the quality of materials, subcontractors, and workmanship. A representative from Safe Built stated that there are class action lawsuits filed against Journey homes from developments in other communities and that there was a local news channel that made a report about issues with the company. She personally knows several realtors that refuse to sell homes built by the company. Concluding, Mrs. Renley stated that she did not feel that this development meets the objectives of the Comprehensive Plan and that she asks the Commission to deny the application.

Marty Naibauer, 1910 81st Avenue Court introduced himself and shared with the Commission how

this plan does not meet the vision of the Comprehensive Plan for this neighborhood or for Greeley. They are their constituents, they depend on the Planning Commission and City Council to protect their interests, to ensure that development that is done in the city is done in an organized manner and not in a rushed random approach such as this. He states this project does not follow the Comprehensive Plan. He quoted information from the Comprehensive Plan (Pages 48 and 41) stating that the proposed project does not meet or address the needs of the plan. It does not align with the 2023 Housing Needs Assessment, and it does not address the “missing middle” for housing. He stated that nothing substantial has changed in the plan. It is still a High-Density apartment building project being put into a high-end neighborhood. He provided a quick history of the neighborhood, reiterating what others testimony has already outlined and that having investments in the neighborhood they have the right to expect that the character and value of the neighborhood be protected by the City Boards and Commissions. He does not agree that this development can be compared to others with the same product because those developments had homes built at the same time as apartments. They had a choice to purchase with the apartments nearby, Mountain Vista residents did not. He shared he agrees this is considered Spot Zoning and should not be an allowed PUD. The city does not need this apartment complex to meet city needs as suggested in the Comprehensive Plan because since 2012 it has been most of the multi-family housing that has been built in Greeley. He shared Construction Reports and a map showing some of the new apartment developments in the area and why those make sense in those areas. This project does not meet the missing middle, which is classified as homes for sale under \$400,000. Mr. Naibauer shared reports from the Housing needs assessment that show the different types of housing units needed over the next 20 years as well as the Affordability Gap Analysis for rentals and owner-occupied units and that the rental need is already being met however the need for affordable owner occupancy homes in the market is needed. In conclusion he shared the Commission made the right decision previously, nothing has really been changed and all the same issues are still present and asked the Commission to deny the application.

Commissioner Briscoe asked if anyone in attendance or online wished to speak.

One person online requested to speak. Barry Harting, 1819 80th Avenue started by asking why the applicant was not required to wait the required one-year time frame when a proposal is denied and he wanted to know from the Commission where the accountability is, his house always floods now and with new construction will increase the flooding because a ditch that was supposed to be installed was never completed. He did not agree with Mr. Buckendorf’s comments in his presentation warning of misinformation to be presented and it was unprofessional to make idle threats to residents. He feels this project is nothing but the developer trying to make money. He may have a different outlook if the developer put it in writing that he would be 100% responsible if his home ever floods again. He asks the Commission to deny the application. He never would have purchased in this area if knew that apartment complexes were going to be built in their backyard.

Seeing no additional requests to speak, Commissioner Briscoe closed the public hearing at 3:23 p.m. and provided the applicant with an opportunity to respond to the testimony heard in the hearing.

Joel Hemesath came to speak on behalf of the applicant to address traffic and drainage concerns. His team as well as the City are aware of the issues on 83rd Avenue. Through the development process they will pay the fees required to the city and the city will address the roadway when the time is appropriate. In regards to the drainage issues, he stated that it is their plan to install a ditch as mentioned to protect properties from any potential flooding. He feels some of the review comments were taken out of context and that all review comments have been addressed. Grading is not needed on the site for drainage because it is not large enough to trigger the need.

Commissioner Briscoe asked if there has been a maintenance agreement for the detention pond worked out with the HOA. Mr. Hemesath responded that initially they tried to when they thought they would need additional capacity but because of the changes and what is being proposed for the site, it will not trigger extra volume. It would still be maintained by the HOA as it is currently. An agreement will be needed for the maintenance of the detention pond but currently, there is not anything in place.

Commissioner Andersen asked what significant differences have been made between this proposal and the last one, outside of the exterior facade and density. Mr. Hemesath responded that there have been significant changes, and it does require a significant number of resources to provide infrastructure for development. The city does need transitional zoning and that is what this project is. Discussion continued between Commissioner Andersen and the applicants regarding her concerns with this still being a high-density use being masked with a PUD. The applicant reiterated why they chose a PUD instead of straight zone district for this project and the benefits it provides for everyone and why a different type of housing would not work financially for the size of the site relating to current fees, material costs, and market increases.

With no further questions for the applicant, Commissioner Briscoe turned the item back to the Commission for discussion and action.

Commissioner Andersen shared that even with the changes made, her stance is still the same. This project does not meet the need of the “missing middle”, and it does not provide an appropriate transition in zoning compared to the surrounding area. She does not think that this project as a PUD or High-Density use is an appropriate transitional zone. She is not in support of the project.

Commissioner Franzen agrees in the matter of this being submitted as a PUD and it is not an appropriate use of a PUD and for that reason, he is not in support of the application.

Commissioner Carlson shared that as far as transitional zoning is concerned, he does not think this is a good fit regardless of cost challenges. He cannot support this proposal.

Commissioner Modlin shared he thinks that the developer has every right to develop their property, but taking into consideration where it is located, the image of the City, what it provides as well as takes away from transportation resources that regardless of cost those things must be taken into consideration by the developer and they need to work to find something that fits the site. Every piece of property has the right to be developed but also has the responsibility to fit into what is existing and needed in the City.

Commissioner Briscoe thanked Mr. Buckendorf for the efforts taken to reduce the density and heard the neighborhood concerns. He has a couple more technical issues beyond that. The procedural error that causes this to come before the Commission again makes the decision difficult for him. Spot Zoning is an argument that has been made several times and there could be factors in this proposal that make this Spot Zoning, he is not an attorney and cannot make that determination. He also does not feel this is an appropriate use of a PUD and because of that he will not be in support of the application.

With no further discussion needed, Commissioner Briscoe asked for a motion. Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development is not in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council denial. Commissioner Franzen seconded the motion.

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

10. Staff Report

Brian McBroom, Director of Community Development, stated there was not a staff report for this meeting.

11. Adjournment

With no further business before the Commission, Vice Chair Briscoe adjourned the meeting at 3:44 PM.

Erik Briscoe, Commissioner

Don Threewitt, Deputy Director of Community Development



Mountain Vista Multi-family PUD PUD2022-0008

Brian McBroom, Director of Community Development

Brian.McBroom@Greeleygov.com; 970-350-9786

City Council Meeting – February 20, 2024



Community Vitality

Agenda

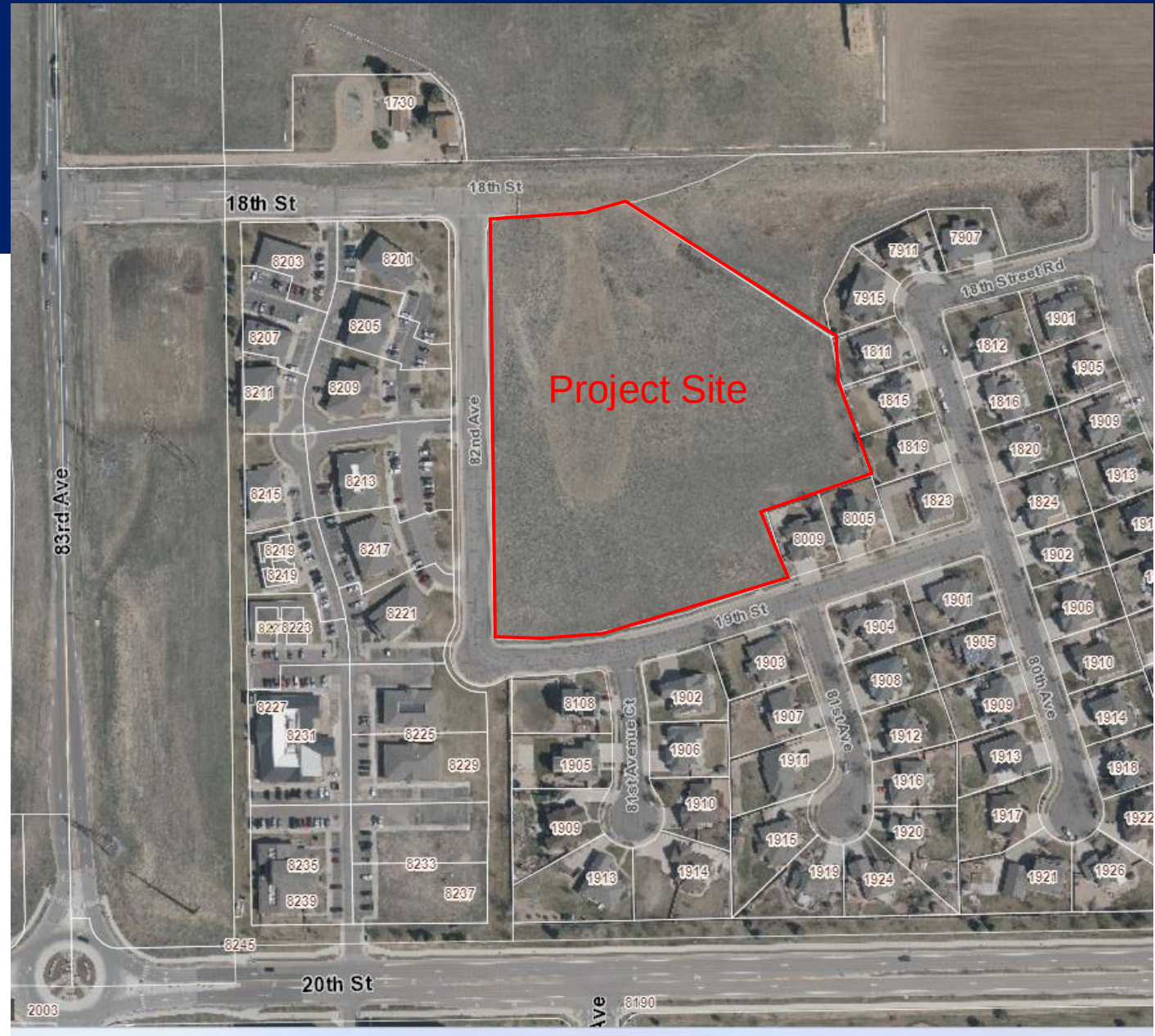
- Request and Site Background
- Location
- Previous Version
- Current Version
- Considerations

Request & Site Background

- Request:
 - Rezone 8.51 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development)
- Background:
 - Site annexed and zoned in 1982
 - Tract 2 of the Mountain Vista Filing 3 Subdivision (2002)

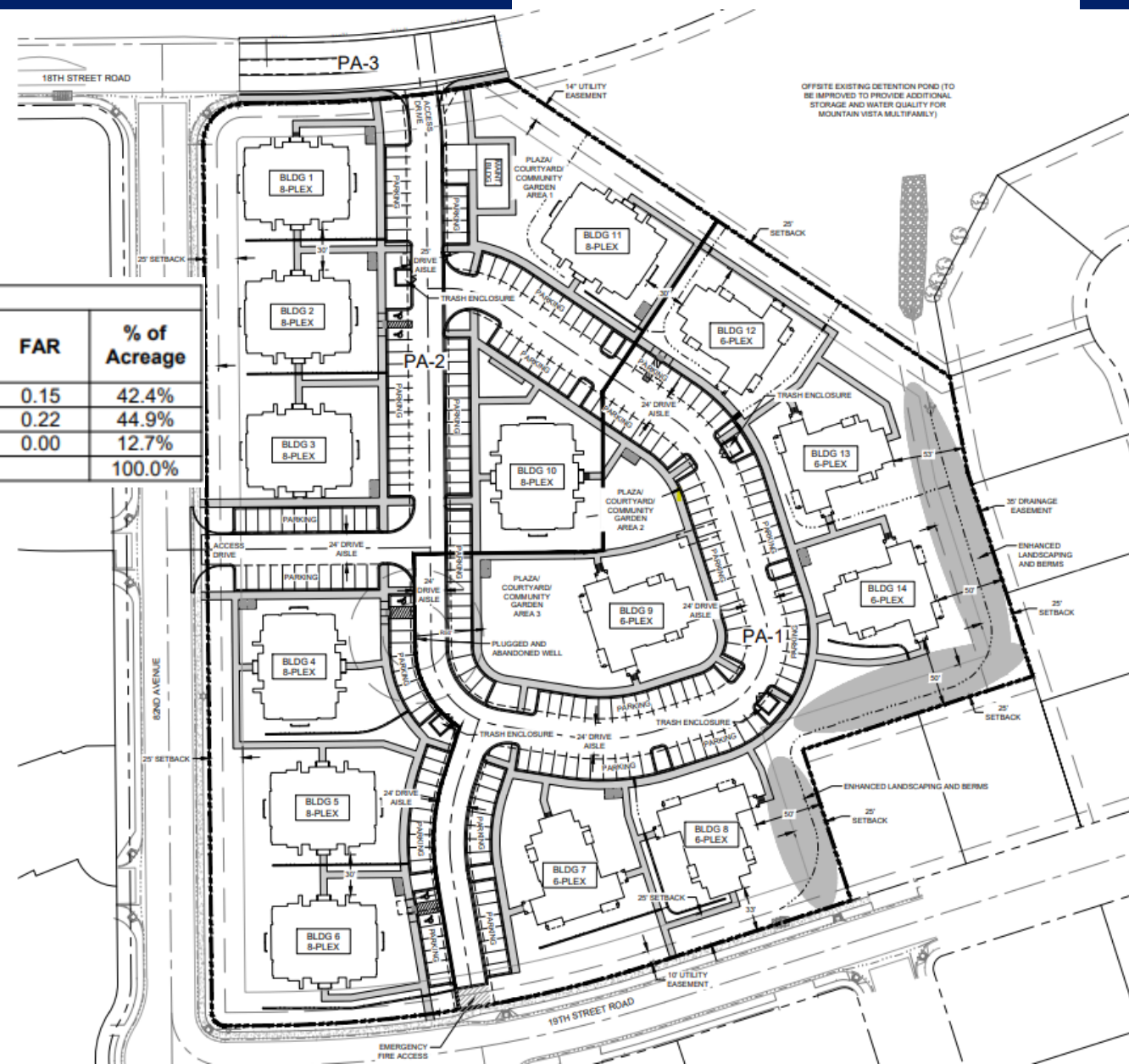
Location

- East of 82nd Ave, north of 19th Street
- Surrounding Zoning and Land Uses:
 - North: C-L (Commercial Low Intensity, R-L, Residential Low Density), Vacant land, stormwater detention
 - South: R-L (Residential Low Density), single-family residential
 - East: R-L (Residential Low Density), single-family residential
 - West: C-L (Commercial Low Intensity), professional office



Previous Version

Site Summary								
Area	Use	Acres	Dwelling Units (D.U.)	Density (D.U./ACRE)	No. of Buildings	Ave. Area of Bldg (SQ. FT.)	FAR	% of Acreage
PA-1	MULTIFAMILY	3.610	36	9.97	6	3853	0.15	42.4%
PA-2	MULTIFAMILY	3.820	64	16.75	8	4519	0.22	44.9%
PA-3	RIGHT-OF-WAY	1.079	0	0.00	0	0	0.00	12.7%
Total		8.509	100	11.75	14			100.0%



Current Version



SITE SUMMARY								
AREA	USE	ACRES	DWELLING UNITS (D.U.)	DENSITY (D.U./ACRE)	NO. OF BUILDINGS	AVE. AREA OF BLDG (SQ. FT.)	FAR	% OF ACREAGE
PA-1	RIGHT-OF-WAY	1.079	0	0.00	0	0	0.00	12.7%
PA-2	MULTIFAMILY	7.430	73	9.83	14	4234	0.18	87.3%
Total		8.508	73	8.58	14			100.0%



FRONT ELEVATION



REAR ELEVATION

Considerations

Approval Criteria

- Rezoning Criteria, 24-204(b)
Nine Criteria Used to Evaluate Rezoning Applications
- PUD Criteria, 24-205(c)
Four Criteria Used to Evaluate PUD Applications
- The proposal is consistent with the criteria as outlined in your Summary

Notification

- 357 notice letters
- Signs posted on the property
- Web notice
- Mineral notice completed
- Initial neighborhood meeting held on June 12, 2023
 - 50 attendees
- Planning Commission September 12, 2023 (previous version)
- City Council October 17, 2023
- Planning Commission January 23, 2024 (current version)

Recommendation

- Staff recommended approval
- Planning Commission recommends denial (5-0)

Questions





Mountain Vista Townhomes

Planned Unit Development

Planning Commission – January 23, 2023

An aerial map showing the Mountain Vista Multifamily development site, which is a blue-shaded polygon of 7.43 AC. The site is located between 18th St and 20th St, and between 83rd Ave and 85th Ave. Surrounding areas include Mountain Shadows Natural Area, Triple Creek Open Space, and various residential streets like 12th St, 14th St, 16th St, 18th St, 20th St, 80th Ave, 82nd Ave, 84th Ave, and 86th Ave. Other labels include 'US Hwy 34 Bus', 'Pebble Brook', 'Mountain Shadows', 'Mountain Vista', 'Mountain Vista Natural Area', 'Triple Creek Open Space', 'Sheep Draw', 'King Soopers', and 'Sheep Creek'.

Housing Affordability

A9

BUSINESS

Tuesday, October 17, 2023 » MORE AT [FACEBOOK.COM/DENVERPOST](https://facebook.com/denverpost) AND [TWITTER.COM/DENVERPOST](https://twitter.com/denverpost) denverpost.com

REAL ESTATE

State has 4 most expensive inland markets

Denver, Boulder, Fort Collins and now **Greeley** make the list for housing costs

By Aldo Svaldi
asvaldi@denverpost.com

When it comes to noncoastal metro areas with the most expensive home prices, Colorado takes spots one to four, with Greeley now on the highest-cost list, according to a study from the real estate research firm Zonda.

“Housing affordability generally improves as one moves away

from the coast, but even inland markets are reaching affordability extremes,” said Ali Wolf, Zonda’s chief economist, in a blog post that highlights just how expensive it has become to live along Colorado’s Front Range.

Wolf set out to identify the five most expensive noncoastal markets with a population of 250,000 or more, and her report also includes lists for the top five in 1980,

1990, 2000 and 2010.

Boulder tops the list with a median home price of \$833,622 and Denver came in next at \$636,651. Fort Collins was third at \$593,282 and for the first time ever, Greeley showed up in fourth place with a median price of \$573,957. Greeley, whose metro area covers all of Weld County, edged out Portland, Ore., which came in at \$569,876 and is nearly coastal with the

Pacific Ocean 60 miles away.

Compared to surrounding parts of the northern Front Range, **Greeley and Weld County have long been considered a haven of affordability. Land costs are relatively lower, regulations lighter and builders more active.**

“Greeley, which ranked outside the top 10 in 2010, appreciated over 200% from 2010 through today, outpacing the national

growth rate of 120% during the same time,” Wolf said of home prices there.

Greeley’s relative affordability, about 10% below the rest of the region, drew in residents priced out of surrounding counties. But builders were unable to keep pace.

Over the past four decades, Boulder and Fort Collins were regulars on the top five most expensive noncoastal housing markets and Denver would pop on and off. Boulder, in fact, ranked

HOMES » PAGE 11

Housing Affordability

Greeley make the list for housing costs

1990, 2000 and 2010.

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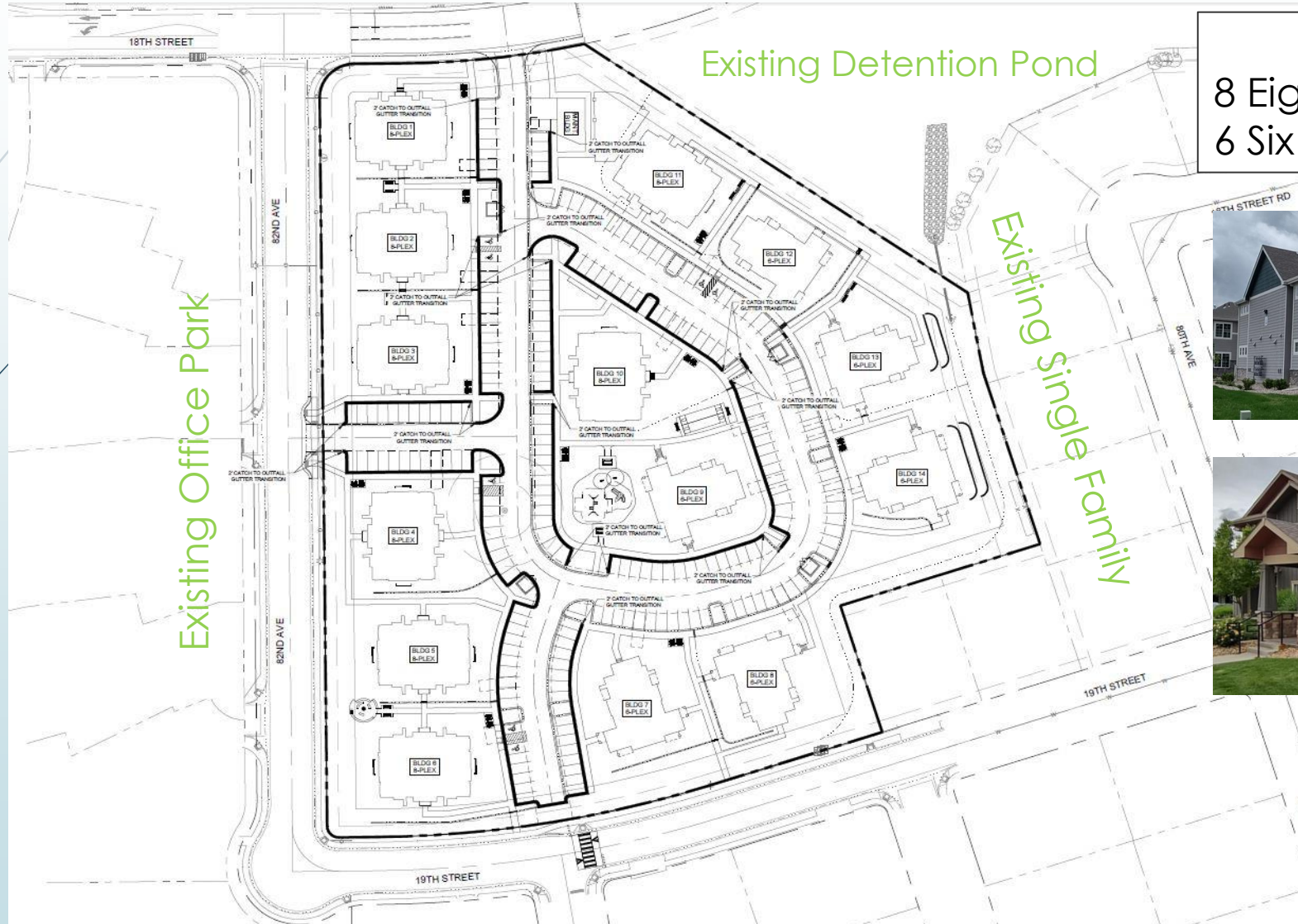
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HOMES » PAGE 11

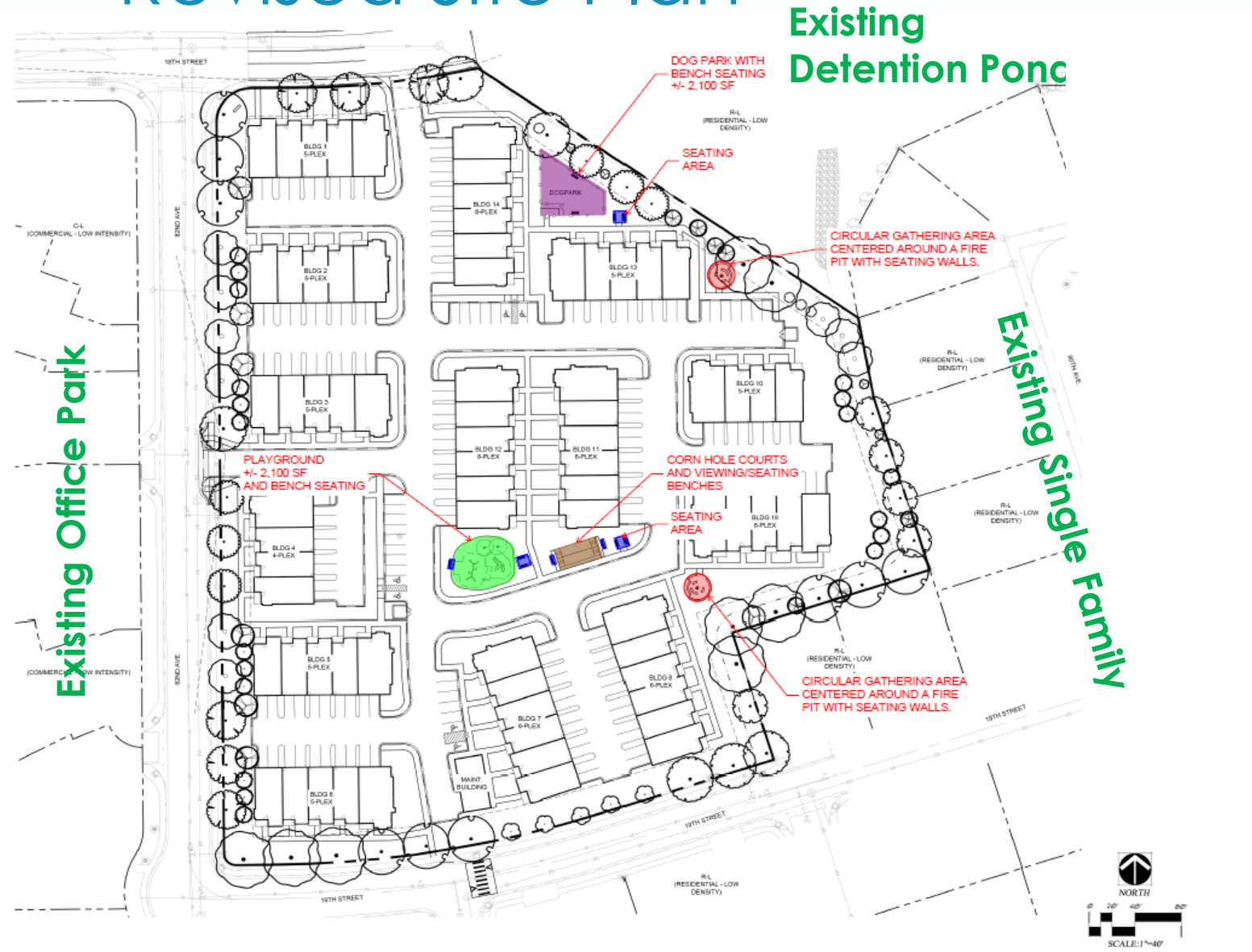
Former Site Plan



100 Units
8 Eight Plexes
6 Six Plexes



Revised Site Plan



Existing
Detention Pond

73 Units

5 Six Plexes
7 Five Plexes
2 Four Plexes





Site Statistics

- 7.43 ac site
- 100 Units reduced to 73 units (27% reduction)
- 14 Buildings: Five 6-Plexes; Seven 5-Plexes; Two 4-Plexes
 - Office/Maintenance Building
- Additional setback beyond required 25' near existing homes (44'-62')
- Enhanced Landscape buffers adjacent to existing homes
 - Adding 28 additional trees above minimum requirements
- Project will be built in within a 1 year period
 - Minimum nuisance to surrounding neighborhood

Site Density

Total Site Density:

From 11.75 DU/ac to 8.66 DU/ac

30% Density Reduction

Meets Comp Plan Suburban Neighborhood density of under 10 DU/ac



Boomerang Townhomes (6 Plex)



Boomerang Townhomes (6 Plex)



Boomerang Townhomes (6 Plex)



Raindance Townhomes (6 Plex)



Raindance Townhomes & Single Family Home Compatibility



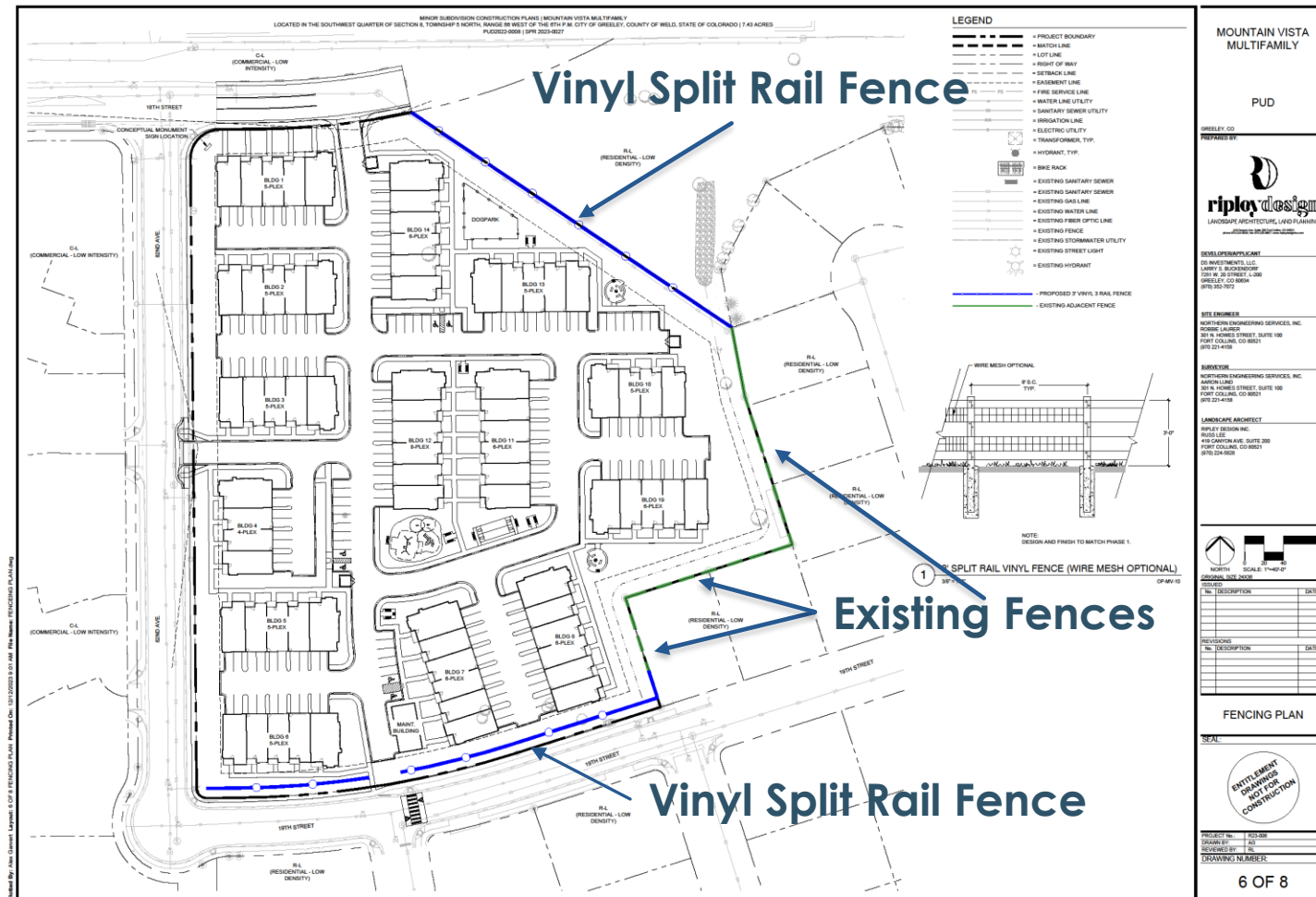
Neighborhood Accommodations: Enhanced Landscape Buffer



Additional Trees & Evergreens
on east and south boundary

**Enhanced
Landscape Buffer**

Neighborhood Accommodations: Perimeter Fencing



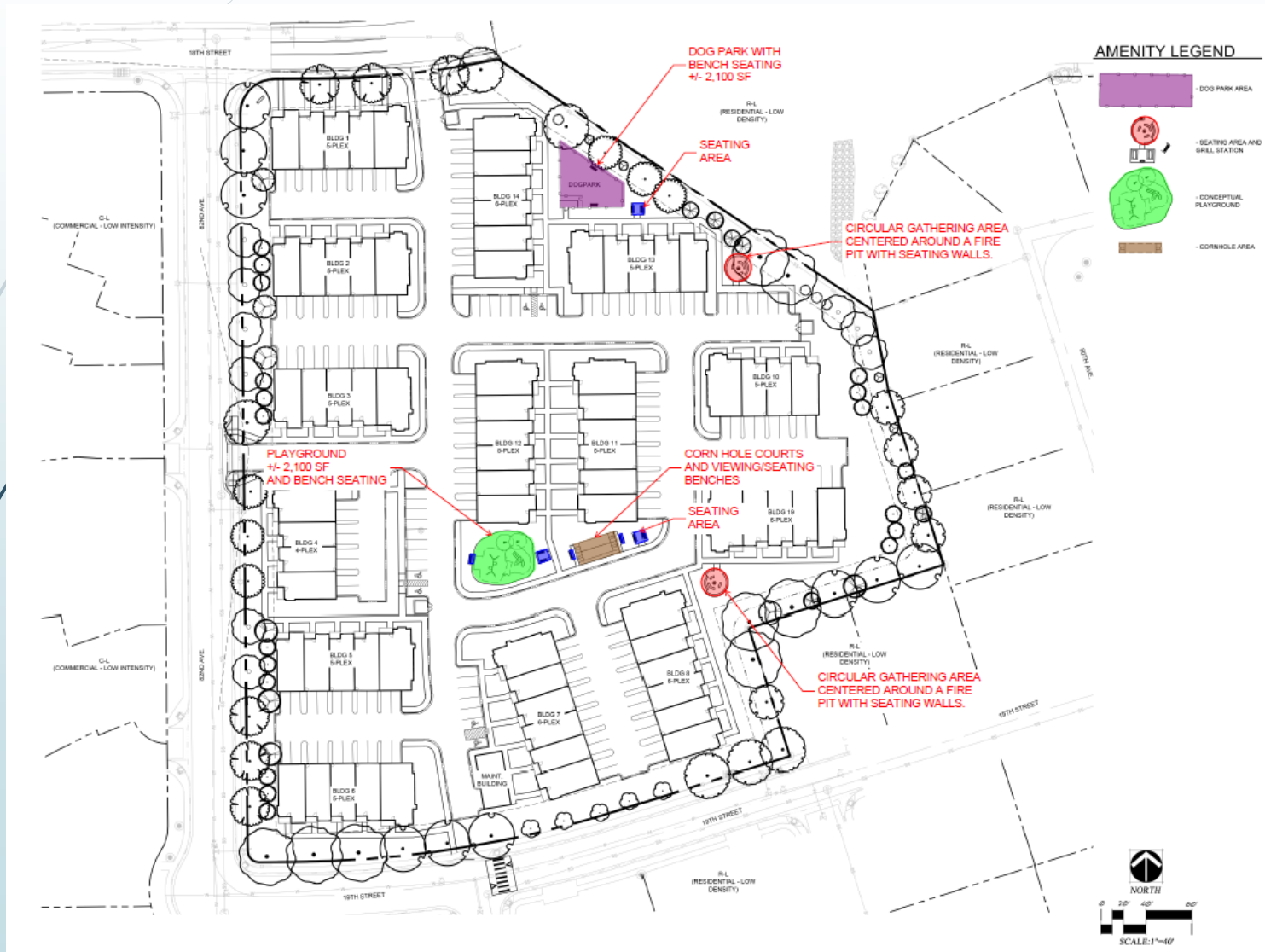
Site Amenities

Amenities will include:

- Playground
- Dog Park
- Fire Pit
- Benches
- Corn hole



Amenities



Amenities Include:

- Playground
- Dog Park
- Fire pit/seating area
- Corn hole

Traffic Summary

► 73 Unit: Townhomes

- 522 Daily Trips
- 33 Morning Peak Trips
- 41 Afternoon Peak Trips
- Delay at 83rd Ave & 18th St

Reduction From Former Plan

194 trips



21 trips



23 trips

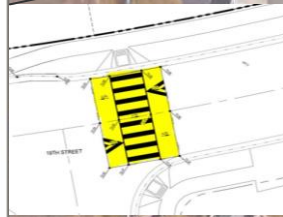
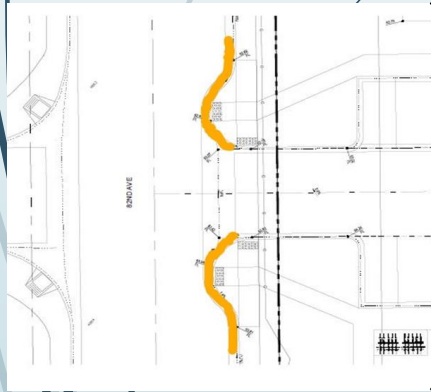


8% -10%



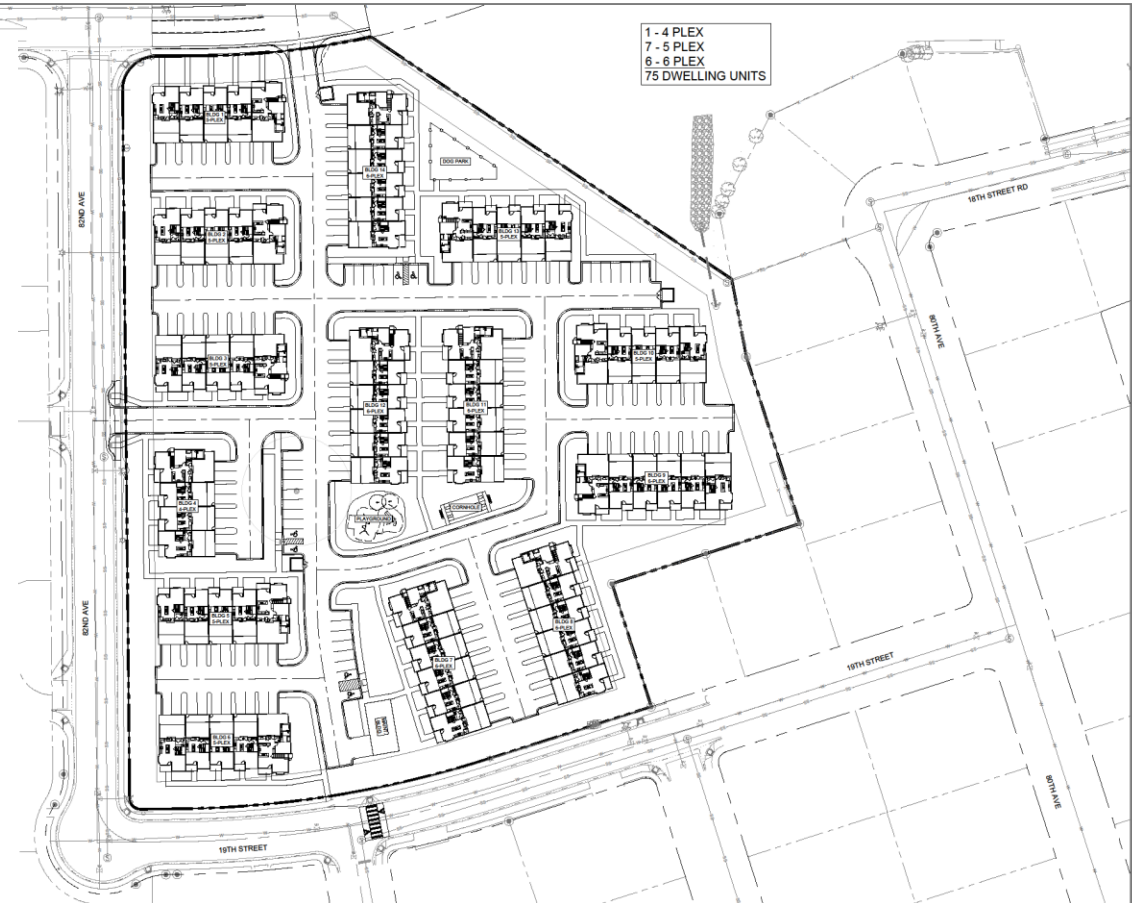
Neighborhood Accommodations: Traffic Calming & Cut Through Traffic

- 4 Speed Humps: One on 19th St & Three on 79th Ave
- 1 Raised Crosswalk: 19th St & 81st Ave



Parking

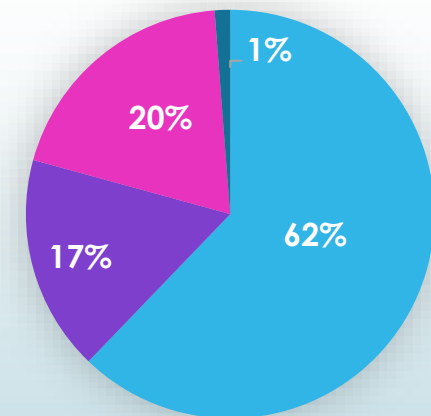
- 146 spaces required for tenants
- 15 guest parking required
- Total spaces required **161**
- Spaces provided **326** onsite
 - 165 spaces above requirement
 - Previous plan had 228 spaces total
- No parking allowed west side 82nd Ave
- Parking allowed on east side of 82nd Ave



Neighborhood Summary

- Several meetings with neighborhood representatives
- Significant Accommodations
 - Reduced Units & Density
 - Setbacks Double Requirements
 - Enhanced Landscape Buffer
 - Traffic Calming – Adjacent & on 79th Ave
- Compatibility
- Neighborhood Support
 - 62% (84 Residence) Support Compromises

Development Support





Staff Report Conditions

- The proposed Rezone is consistent with the Greeley Comprehensive Plan.
- The Rezone is in compliance with the applicable City Codes, Regulations, and Requirements.
- The Rezone will meet the needs of the community by providing diverse multifamily housing, and is consistent with practical and prudent transitional land use planning practices.
- The Developer will work with City staff to receive approvals on all engineering and technical documents prior to proceeding to site plan approval.



Thank You





Council Agenda Summary

February 20, 2024

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Introduction and first reading of an ordinance Amending Title 20, Chapters 2, 3, and 5 of the Greeley Municipal Code relating to water and sewer service

Summary:

In September 2021, the Greeley City Council amended Title 24 of the Greeley Municipal Code (Development Code). The updates to Title 24 were wide-ranging and modernized the Development Code requirements to adapt to a more diverse housing market. To align with the updates to the Development Code, Title 20, Chapters 2, 3, and 5 of the Greeley Municipal Code relating to water and sewer service need to be updated.

The updates aligning Title 24 and Title 20 primarily relate to allowing for more flexible provisions for water and sewer tap configurations and service line extensions for accessory units. Given that code needed to be updated, staff utilized this opportunity to update provisions within Title 20 for signature authority, define the process for sewer service transitioning from septic to public sewer, clarified raw water dedication and credit administration, and reorganized code sections.

While not a component of the code revisions, the Water and Sewer Board also endorsed a graduated Plant Investment Fee (PIF) based on the size of the residential lot. The PIF is updated each year through the annual Rate Resolution that the Water and Sewer Board adopts each December.

The Water and Sewer Board approved and recommended to City Council the revisions to Title 20 on January 17, 2024.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Greeley Municipal Code Section 20-273 requires that any amendments to sections 20-254 through 20-261 or sections 20-266 through 20-268 requires a minimum of 28 days between first and second reading.

Other issues and Considerations:

None

Strategic Focus Area:



High-Performance Government



Infrastructure and Mobility

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for April 2, 2024

Attachments:

1. Ord 3, 2024 with Appendix A

CITY OF GREELEY, COLORADO
ORDINANCE NO. 3, 2024

**AN ORDINANCE AMENDING TITLE 20, CHAPTERS 2, 3, AND 5 OF THE GREELEY
MUNICIPAL CODE RELATING TO WATER AND SEWER SERVICE**

WHEREAS, the City of Greeley, Colorado ("City") is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution to, inter alia, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits, for the use of the City; and

WHEREAS, Section 17-1 of the Greeley City Charter authorizes the Greeley Water and Sewer Board ("Board") to qualify the Water and Sewer functions and operations as an "enterprise" as that term is contained in Article X, Section 20 of the Colorado Constitution, and to provide for every function and operation of an enterprise, including but not limited to, bond issuance and all other necessary and ordinary functions of the Water and Sewer operations; and

WHEREAS, various Sections within Title 20 of the Greeley Municipal Code set forth the requirements and regulations related to the initiation and use of water and sewer services from the City; and

WHEREAS, City Water and Sewer staff and legal counsel previously prepared and presented to the Board various corrections and modifications to Title 20 that relate to the initiation and use of water and sewer service based on recommended policy changes; and

WHEREAS, after receiving and incorporating its feedback, City Water and Sewer staff and legal counsel presented Appendix A, attached hereto and incorporated herein, on January 17, 2024 to the Board and the Board approved and recommended City Council adopt the same.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. That Section 20-19 contained in Chapter 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 2. That Section 20-87 contained in Chapter 3 Article II of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 3. That Section 20-88 contained in Chapter 3 Article II of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 4. That Section 20-120 contained in Chapter 3 Article III Division 1 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 5. That Section 20-121 contained in Chapter 3 Article III Division 1 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 6. That Section 20-154 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 7. That Section 20-159 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 8. That Section 20-160 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 9. That Section 20-161 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 10. That Section 20-251 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 11. That Section 20-252 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 12. That Section 20-253 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 13. That Section 20-254 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 14. That Section 20-257 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 15. That Section 20-260 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 16. That Section 20-261 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 17. That Section 20-262 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 18. That Section 20-263 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 19. That Section 20-264 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 20. That Section 20-267 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 21. That Section 20-269 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 22. That Section 20-295 contained in Chapter 3 Article IV Division 1 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 23. That Section 20-299 contained in Chapter 3 Article IV Division 1 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 24. That Section 20-322 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 25. That Section 20-323 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 26. That Section 20-324 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 27. That Section 20-326 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 28. That Section 20-327 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 29. That Chapter 3 Article V of Title 20 of the Greeley Municipal Code shall be relocated from Article V to Article IV as Division 3 and amended as shown on Appendix A.

Section 30. That Section 20-355 contained in Chapter 3 Article V of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 31. That Section 20-361 contained in Chapter 3 Article V of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 32. That Section 20-365 contained in Chapter 3 Article V of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 33. That Section 20-665 contained in Chapter 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 34. That Section 20-666 contained in Chapter 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 35. That Section 20-667 contained in Chapter 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 36. That Section 20-668 contained in Chapter 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 37. That Section 20-670 contained in Chapter 5 of Title 20 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 38. Except as explicitly modified on Exhibit A, all other provisions of Title 20 of the Greeley Municipal Code shall remain in full force and effect.

Section 39. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
Ordinance NO. 3, 2024

**ORDINANCE AMENDING TITLE 20, CHAPTERS 2,3, AND 5 OF THE GREELEY
MUNICIPAL CODE RELATING TO WATER AND SEWER SERVICE**

Section 1. That Section 20-19 contained in Chapter 2 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-19. ~~Enterprise defined~~ Definitions.

~~For the purposes of this chapter, the term "enterprise" means a government-owned business operated according to the accepted principles and procedures established by the governmental accounting standards board for an enterprise fund operation, authorized to issue its own revenue bonds and receiving under ten percent of annual revenue in grants from all state and local governments combined. The following words, terms, and phrases, when used in chapters 2 and 3 of this title, shall have the meanings ascribed to them in this section, except where otherwise defined in a specific article or the context clearly indicates a different meaning:~~

Building drain means the building and all of the plumbing and piping that conveys sanitary sewage from the building to a point five feet outside the foundation wall.

Building sewer means that portion of the sanitary sewer line that extends from five feet outside the foundation wall to the public sewer, including the sewer tap on the public sewer or other point of discharge.

Director, unless otherwise specified, means the director of the city water and sewer department or their authorized designee.

Discharge means any person that discharges or causes the discharge of domestic wastewater directly or indirectly to the publicly owned treatment works (POTW).

Enterprise means a government-owned business operated according to the accepted principles and procedures established by the governmental accounting standards board for an enterprise fund operation, authorized to issue its own revenue bonds and receiving under ten percent of annual revenue in grants from all state and local governments combined.

Individual (private) wastewater disposal system means a septic tank or similar self-contained receptacle or facility that collects and/or treats or otherwise disposes of domestic wastewater and which is not connected to the POTW.

Industrial wastewater or nondomestic wastewater means water carrying wastes from any process or activity of industry, manufacturing, trade, or business; from development of any natural resource; or from animal operations or contaminated stormwater or leachate from solid waste facilities.

Natural outlet means any outlet into a watercourse, pond, ditch, lake or other body of surface water or groundwater.

Off-premises sewer means a gravity public sanitary sewer constructed to serve a property that is not contiguous to an existing sewer and which crosses other private property or properties. The term "off-premises sewer" does not include a sewer in the interior or on the perimeter of the property initially served.

Person means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or other legal entity, or their legal representatives, agents or assigns. The term "person" includes all federal, state and local government entities.

Public sanitary sewer means a sewer in which all owners of abutting properties have equal rights, which is placed in a public right-of-way or dedicated easement, which was constructed according to city specifications for public sanitary sewers applicable at the time of its installation or accepted as substantially equivalent in writing by the city.

Publicly owned treatment works (POTW) means the treatment works as defined by section 212 of the Act (33 USC 1292) that is owned by the city. The term "publicly owned treatment works (POTW)" includes any devices or systems used in the collection, storage, treatment, recycling and reclamation of domestic or nondomestic wastewater and any conveyances that carry such wastewater but excludes the building drain and building sewer.

Sanitary sewer means a pipe, conduit and appurtenances to which stormwaters, surface waters and groundwaters are not intentionally admitted, for the collection, transportation, pumping and treatment of domestic and nondomestic wastewater.

Storm sewer means a sewer designed to carry only stormwaters, surface runoff, street wash waters and drainage.

Stormwater means stormwater runoff, snow melt runoff and surface runoff and drainage.

Section 2. That Section 20-87 contained in Chapter 3 Article II of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-87. Appeals.

If any person or entity wishes to appeal any decision of the director of water and sewer pursuant to the provisions of this title, that person ~~or entity~~ shall file a written request with the director asking that the director's decision be reduced to writing and submitted for review by the water and sewer board, such review shall be considered as soon as reasonably possible. Appeals of decisions by the water and sewer board, excluding matters pertaining to the minimum water and sanitary sewer rates, shall be submitted in writing to the city clerk and considered by the city council.

Section 3. That Section 20-88 contained in Chapter 3 Article II of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-88. Violations; penalties.

Any person ~~or entity~~ convicted of violating any provision of this title related to the tapping of water or sewer mains, installing water service lines, meters, or other infrastructure, and taking and using water or sewer service through any of the same, shall be punishable as provided in chapter 9 of title 1 of this Code.

Section 4. That Section 20-120 contained in Chapter 3 Article III Division 1 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-120. Tapping for water without authority unlawful.

It is unlawful for any person ~~or entity~~ to make a service connection with any water pipe or main of the waterworks without authorization from the director ~~of water and sewer~~, or for any person ~~or entity~~ so authorized to install a tap or other service connection to the waterworks contrary to the provisions of this title.

Section 5. That Section 20-121 contained in Chapter 3 Article III Division 1 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-121. Certain water usage, turning on water unlawful.

(a) It is unlawful for any person ~~or entity~~ to use water through a tap or other service connection with any water pipe or main of the waterworks in a manner contrary to the provisions of this title.

(b) It is unlawful for any person ~~or entity~~ to turn on water service to a property, or to otherwise use water through a tap or other service connection to a property, when the director ~~of water and sewer~~ has directed that water service to such property be turned off.

(c) The director ~~of water and sewer~~ has the authority to designate water enforcement officials for the city.

Section 6. That Section 20-154 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-154. Service line failure; computation of charges.

If any person ~~or entity~~ discovers a leak or other failure in its service line, and the director ~~of water and sewer~~ finds that such leak or service line failure directly caused artificially elevated charges in a particular billing period, the ~~customer~~ person may be charged based upon its average consumption for the same period in the two years immediately preceding the leak or service line failure, and accordingly billed at the current rates.

Section 7. That Section 20-159 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-159. Extra charges for connections to public water; computation.

(a) ~~All~~Any persons ~~desiring~~requesting water service for a buildings located on property abutting a public water line shall ~~be required to~~ pay an extra charge to reimburse the person that built the public water line if all of the following circumstances exist:

- (1) The section of the public water line ~~on which that~~ abuts the property ~~abuts~~ was constructed ~~in accordance with~~ according to city specifications and requirements and with prior approval by the city, at the expense of ~~one or more private~~ another persons;
- (2) The section of the public water line was constructed along the entire frontage of the property of the person ~~who~~ that paid for such construction;
- (3) The person ~~against whom the~~ to be assessed the extra charge ~~is to be assessed~~ applied for water service within ten years of the completion of the construction; and
- (4) The ~~building property~~ to be served with water service ~~is located on land which~~ was owned at the time of construction by a person ~~who~~ that did not participate in the cost of construction;
- (5) The person to be assessed the extra charge, or their predecessor in interest, was notified through certified mail by the person requesting reimbursement of the opportunity to share in the cost of constructing the public water line prior to such construction; and
- (6) A document was recorded against the property to be served that provides notice of the extra charge that may be assessed if the property receives future water service.

(b) If circumstances consistent with subsections (a)(1)-(6) above exist, an extra charge will be assessed. The amount assessed will be based on the section of public water line that abuts the subject property and calculated by prorating the construction cost, without interest or other charges, against the frontage of all property abutting the section of public water line involved.

Section 8. That Section 20-160 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code be renumbered and deleted/repealed as follows:

Sec. 20-1601. ~~Computation of extra charges~~ – Reserved.

~~As to each property for which water service is applied for, the extra charge with respect to that application for service will be computed with reference to the construction costs of the section of public water line on which the property abuts. In each case, the extra charge will be computed by prorating the construction cost, without interest or other charges, against the frontage of all property abutting on the section of public water line involved.~~

Section 9. That Section 20-161 contained in Chapter 3 Article III Division 2 of Title 20 of the Greeley Municipal Code be renumbered and amended to read as follows:

Sec. 20-1640. Private payment for public water; reimbursement.

~~Private~~ Any persons who that pays for the constructions of sections of a public water lines and who desire may request partial reimbursement for such payment shall deliver by submitting a written document request to the director of water and sewer setting forth. The request for reimbursement must be submitted within 12 months of the city's acceptance of the public water line and include documentation establishing: (i) the total construction cost, with including proof of payment, (ii) the frontage of the property abutting on the section of public water line involved, including the initial property served, and setting forth (iii) the name and address of an individual, bank or other organization the person authorized to receive payments from the city pursuant to this section. The director may approve a request for reimbursement o Only if the public water lines was constructed by with prior approval of the director of water and sewer or designee and completed within 12 months of approval and in strict accordance with city standard specifications for water line construction will be considered for reimbursement. The director may not consider or issue reimbursement for any section of the public water line that was constructed within the public right-of-way that abuts the initial property. As extra charges are paid to the city pursuant to sections ~~20-122 and 20-123~~ 20-159, the city shall transmit such payments to such authorized ~~individual, bank or other organization~~ person. The city shall have no responsibility to see that such ~~individual, bank or other organization~~ person properly deals with such funds. The city shall not recognize any recipients or claimants other than the named ~~individual, bank or other organization~~ person.

Section 10. That Section 20-251 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-251. Initiation of water service; service commitment agreements.

- (a) ~~Any person or entity seeking water service from the city shall make a request for such service within the associated land use or development application process required by title 24 of this Code. If the person or entity seeking water service is not pursuing a land use or development application, the request shall be made in writing to the director of water and sewer. It is unlawful for a person or entity to take and use water service from the city without first obtaining authorization from the director of water and sewer.~~
- (b) Requests for water service made through the land use or development application process required by title 24 of this Code shall be forwarded to the ~~director of water and sewer~~. All requests for water service shall include the information necessary to determine all applicable fees and rates for such service. The ~~director of water and sewer~~ shall not authorize any such water service until all required information is received and all required fees are paid.
- (c) All applicants granted authorization for water service to nonresidential lots and residential lots with more than four units within the city limits shall execute a service commitment agreement to be recorded with the county clerk and recorder setting forth the details and parameters of the potable and non-potable components of such service, including the ~~person or entity to whom~~ which service is granted, the date upon which service shall commence, the specific location at which the tap(s) or service connection(s) shall be made, the permitted size of the tap(s) or service connection(s), a description of the

property to which service will be provided, the permissible uses of water on the property, and the annual allotment associated with the water service.

(d) All applicants granted authorization for water service to large parcel single-family residential lots, as described in section 20-257, ~~that are required to install a separate and additional landscape irrigation tap and service line for the service of non-potable water~~ shall execute a service commitment agreement to be recorded with the county clerk and recorder setting forth the details and parameters of ~~the any~~ non-potable component of such service, including the person ~~or entity to whom~~ to which service is granted, the date upon which service shall commence, the specific location at which the tap(s) or service connection(s) shall be made, the permitted size of the tap(s) or service connection(s), a description of the property to which service will be provided, the permissible uses of water on the property, and the annual allotment associated with the non-potable component of the water service.

Section 11. That Section 20-252 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-252. Taps and service lines required; potable and non-potable service.

(a) Except as provided in (a)(1) through (3) below, Each detached residential building, multi-unit residential building, and nonresidential building on a single lot shall be served by a minimum of one separate water tap and service line for the service of potable water. Buildings with mixed residential and nonresidential uses shall be served by separate potable water taps for the residential and non-residential components of the development.

(1) An accessory dwelling as defined under section 24-403(b) does not require a potable water tap and service line separate from the principal dwelling if it complies with all standards established under that section and any other requirement under title 24.

(2) A mobile home or similar small-format dwelling unit as defined under section 24-1301 does not require a potable water tap and service line separate from other units if all units sharing a potable water tap and service line are located within the same mobile home community, or other small format housing project, and comply with all standards and requirements established under title 24 for such communities or projects.

(3) A nonresidential accessory building or structure as defined under section 24-1301 does not require a potable water tap and service line separate from the primary nonresidential building or structure if it complies with all standards and requirement under title 24.

(b) A separate and additional landscape irrigation tap and service line shall be required for the service of non-potable water to all residential detached estate lots with an area of 13,000 square feet or more.

(c) A separate, ~~and~~ additional landscape irrigation tap and service line shall be required for the service of ~~non-potable~~ water to the irrigated common space associated with all nonresidential lots and residential lots with more than four units ~~within the city limits~~, including, without limitation, commercial, industrial, and group housing (apartment buildings, condominiums, nursing homes, hotels,

and motels); The landscape irrigation tap shall use non-potable water if such irrigated common space totals two acres in area or more.

(d) ~~The director of water and sewer, or his designee,~~ has the authority to grant a temporary or permanent variance to the landscape irrigation tap requirements in this section upon a finding, in their sole discretion, that immediate connection of the subject property to the non-potable water system is not feasible; or that the subject property can be served by a single tap due to minimal landscaping irrigation demand. The grant of such a variance may include any terms and conditions deemed appropriate by the director ~~or his designee~~ in their sole discretion.

Section 12. That Section 20-253 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-253. Service line extensions prohibited.

(a) Except as provided under Section 20-252, it is unlawful for a person or entity to extend a service line from one building or lot to serve any other another buildings, lots or premises contrary to the requirements of this section. Notwithstanding the foregoing, the director of water and sewer has the discretionary authority to grant variances when appropriate for accessory uses on the same property or an adjoining lot, or lot. Upon written request, the director may grant a variance for any new or existing service line extension upon a finding in their sole discretion that separating or installing a new separate water tap and service line is not feasible. If granted, a variance shall not alter the maintenance responsibility of the extended or shared service line. The extended or shared service line shall not constitute a public water line and the director shall not perform any maintenance or repair on an extended or shared service line.

(b) A prohibited service line extension that was installed prior to September 1, 2019, may remain in effect so long as it does not create a sanitation, public health or public nuisance problem. If, in the discretion of the director of water and sewer, a prohibited service line extension creates a sanitation, public health or public nuisance problem, the subject property owner shall separate the compound tap at their own expense. Unless the director grants a variance, all existing service line extensions must be separated at the expense of the building or lot owner to which the service line was extended, including all fees applicable to the initiation of water service. Plant investment fees that would otherwise be due and payable for a new water tap and service line shall be waived if there is no increase in water service to the subject building or lot.

(c) — The owner of a property to which a new water service line is installed after the associated separation of a compound tap shall be required to pay all fees applicable to the initiation of water service to the subject property, including, without limitation, the costs required to install another water tap and service line. Plant investment fees that would otherwise be due and payable for a new water service line installed pursuant to this section shall be waived upon a written finding of the director of water and sewer that there will be no increase in water service to the subject property.

(d) — The use of a common service line by abutting property owners shall not alter the maintenance responsibility of the users of the common service line. The common service shall not constitute a public

~~responsibility and the director of water and sewer shall not perform maintenance or repair on the separate or combined service lines that may serve abutting properties.~~

Section 13. That Section 20-254 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-254. Water rights dedication; amounts and criteria.

(a) All applicants for water service within the city limits shall (i) dedicate to the city water rights, if any, that the city, in its sole discretion, can use in its potable water supply system or non-potable irrigation system and (ii) if the applicant cannot satisfy the raw water dedication requirements through the dedication of water rights, shall furnish to the city a cash-in-lieu fee (or satisfy the same pursuant to subsection (e)) to fulfill all or the remainder of the dedication requirement associated with a request for water service as a prerequisite to and as part of the consideration for city water service to the subject lot. All water rights approved for dedication shall be conveyed to the city on or before the date the final plat for the development is approved. All cash-in-lieu fees shall be due and payable to the city no later than the date on which the building permit is issued.

(b) The city has determined (i) that the water rights represented by shares of stock in the Greeley and Loveland Irrigation Company and the Seven Lakes Reservoir Company, and rights in the Loveland and Greeley Reservoir Company (Lake Loveland) can be used within its potable water supply system and non-potable irrigation system and (ii) that the water rights represented by units of Colorado-Big Thompson Project Water can be used within its potable water supply system. The water rights represented by shares of stock in the Greeley Irrigation Company can only be used within non-potable irrigation systems. Therefore, the city will accept such water rights only in satisfaction of the raw water dedication requirements associated with non-potable water service on property historically irrigated by the subject water rights. The city shall use the following yield values to determine the amount of raw water transferred by an applicant toward the satisfaction of any raw water dedication requirement:

Company	Yield/Share
The Greeley & Loveland Irrigation Company	8 acre-feet/share
The Seven Lakes Reservoir Company	8 acre-feet/share
The Loveland and Greeley Reservoir Company (Lake Loveland)	20 acre-feet/right
Colorado-Big Thompson Project Water (C-BT)	0.75 acre-feet/unit
Greeley Irrigation Company (Greeley No. 3 Canal)	10.3 acre-feet/share

(c) Except for water rights represented by units of Colorado-Big Thompson Project Water, the city will not accept the dedication of any water rights under subsection (b) for use within its potable water supply system unless the director of water and sewer determines that the subject water rights meet the requisite criteria under Colorado law for conversion of the water to municipal use by the city, including, without limitation, that: (i) the water rights have a history of use on the property being developed; (ii) the property being developed was historically and consistently irrigated under the ditch system from which such water rights are being dedicated; (iii) the owner and all lienholders of the property being developed execute a restrictive covenant in a form acceptable to the city requiring the cessation of irrigation on the historically irrigated property with the subject water rights except under conditions authorized by the city; and (iv) the applicant provides any documents and materials reasonably required by the city to ensure consistency with any prior decrees, including but not limited to, decrees

adjudicating changes of the Greeley and Loveland Irrigation Company, the Seven Lakes Reservoir Company, the Loveland and Greeley Reservoir Company (Lake Loveland), and the Greeley Irrigation Company water rights.

(d) An applicant for water service may dedicate any water rights identified in subsection (b) as usable within the city non-potable irrigation system, including water rights that satisfy the requirements of subsection (c), in satisfaction of the applicant's raw water dedication requirement associated with non-potable service. An applicant may request that the city accept or permit the use of (i) water rights other than the water rights identified in subsection (b) or (ii) water rights that do not satisfy the requirements of subsection (c) in satisfaction of the applicant's raw water dedication requirement associated with non-potable service. The city, in its sole discretion, may accept or permit the use of such water rights based on certain terms and conditions set by the director ~~of water and sewer~~ but only in satisfaction of the raw water dedication requirement associated with non-potable water service on property that has been historically irrigated by the subject water rights.

(e) On or before December 31, 2099, an applicant for water service, ~~who~~that is also the registered owner of a certificate issued by the department to evidence one or more raw water dedication credits, may redeem such credit(s) in whole or in part (but only in whole numbers) toward the satisfaction of any cash-in-lieu fee obligation associated with the applicant's request for water service in accordance with sections 20-255, 20-256, 20-257, and 20-260. One raw water dedication credit represents the equivalent of, but not an interest in, one acre-foot of raw water that an applicant would otherwise have to satisfy by furnishing to the city a cash-in-lieu fee.

(f) Applicants for water service to residential lots with four units or less within the city limits shall dedicate raw water and, if the applicant cannot dedicate raw water, furnish to the city any applicable cash-in-lieu fee in accordance with section 20-255 in the amount of three acre-feet per acre, or fraction thereof, of property to which water service will be provided. Streets, rights-of-way, driveways, sidewalks, outbuildings, and any other part of the lot that has been or will be developed shall be included in the calculation of the total gross acreage of the property, regardless of whether such areas have been dedicated to public use. The city may, in its sole discretion, exclude area(s) from the total gross acreage ~~provided that~~if irrigating such area is legally prohibited by plat or deed.

(g) Applicants for water service to nonresidential lots and residential lots with more than four units within the city limits, including, without limitation, commercial, industrial, and group housing (apartment buildings, condominiums, nursing homes, hotels, and motels), shall dedicate raw water and, if the applicant cannot dedicate raw water, furnish to the city the applicable cash-in-lieu fee in accordance with section 20-256 in the amount of the water service demand for the subject lot. The potable water service demand for nonresidential lots and residential lots with more than four units shall be determined by multiplying the total units proposed by the applicant by the average unit use, as set forth in the business category and water use table below. The potable water service demand for industrial lots and commercial lots of a type not specifically identified in the business category and water use table below shall be determined by the director ~~of water and sewer~~ on a case-by-case basis, utilizing the projected volume of total water use by the subject lot.

Business Category and Water Use

Category	Units	Average Unit Use (Gallons Per Unit Per Year)
Auto service and repair	SF	12
Car wash	Bay	1,350,000
Childcare	SF	47
Church	SF	4.5
Grocery store	SF	20
Gas station without car wash	SF	93
Hospital	SF	21
Hotel/motel	Room	30,300
Medical office	SF	25
Office	SF	14
Recreation with pool	SF	122
Recreation without pool	SF	25
Residential (greater than 4 units)	Unit	35,500
Restaurant (outdoor seating areas 50%)	SF	188
Retail	SF	16
School	SF	11
Warehouse	SF	5
Industrial and other commercial	Demand determined on case-by-case basis	
"SF" = Square feet of gross floor space within the building area		

(h) Applicants for water service to nonresidential lots and residential lots with more than four units within the city limits, including, without limitation, commercial, industrial, and group housing (apartment buildings, condominiums, nursing homes, hotels, and motels), for which a separate and additional landscape irrigation tap and service line is required in accordance with section 20-252, shall also dedicate raw water and, if the applicant cannot dedicate raw water, furnish to the city the applicable cash-in-lieu fee in accordance with section 20-256 in the amount of the landscape irrigation demand for the subject lot. Landscape irrigation demand shall be determined based on (i) the total gross acreage of property to which water service will be provided and (ii) the type of landscape as set forth in the landscape water use table below. Landscape plans with more than 75 percent high water use vegetation are assumed to be entirely high water use and shall be calculated as such. Streets, rights-of-way, driveways, sidewalks, outbuildings and any other impervious part of the lot that has been or will be developed shall be included in the calculation of the total gross acreage of property, regardless of whether such areas have been dedicated to public use. The city may, in its sole discretion, exclude area(s) from the total gross acreage provided that if irrigating such area(s) is legally prohibited by plat or deed.

Landscape Water Use	
Water Use	Dedication Requirement
High water use (>14 gals/sf annual use)	3 acre-feet/acre
Medium water use (10—14 gal/sf annual use)	2.33 acre-feet/acre
Low water use (<10 gals/sf annual use)	1.67 acre-feet/acre
No irrigation	No raw water requirement for landscape

(i) Any owner of a privately owned non-potable irrigation system that seeks to connect such system to the city non-potable system shall be considered an applicant for water service under this title 20. All such applicants shall dedicate raw water and, if the applicant cannot dedicate raw water, furnish to the city the applicable cash-in-lieu fee, in the amount of the landscape irrigation demand for the subject lot(s), as determined in accordance with the methodology in subsection (h). The acceptance and connection of any such system to the city non-potable system is subject to approval by the director of water and sewer, and to any terms and conditions deemed appropriate by the director or his designee in their sole discretion.

Section 14. That Section 20-257 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-257. Exception for large parcel single-family residential.

(a) The water rights dedication and cash-in-lieu fee requirements set forth in sections 20-254 through 20-256 shall not apply to applications for water service to a large parcel single-family residential lot, defined as a parcel of property exceeding one acre that contains only one detached single-family residence.

(b) All applicants for water service to a large parcel single-family residential lot shall dedicate raw water and, if the applicant cannot dedicate raw water, furnish to the city the applicable cash-in-lieu fee in accordance with subsection (c) in the amount of the water service demand for the subject lot. The water service demand for large parcel single-family residential lots shall be determined by (i) the total gross acreage, or fraction thereof, of property to which water service will be provided and (ii) the type of landscape as set forth in the landscape water use table in section 20-254(h) above. Landscape plans with more than 75 percent high water use vegetation are assumed to be entirely high water use and shall be calculated as such. Streets, rights of way, driveways, sidewalks, outbuildings and any other part of the lot that has been or will be developed shall be included in the calculation of the total gross acreage of property, regardless of whether such areas have been dedicated to public use. The city may, in its sole discretion, exclude area(s) from the total gross acreage, provided that irrigating such area(s) is legally prohibited by plat or deed. set at 3 acre-feet of water, except in instances where the property is irrigated by a private non-potable system. If the property is irrigated by a private non-potable system, then the potable water service demand shall be set at 60,000 gallons of water.

(c) Any applicant for large parcel single-family residential water service pursuant to this section that cannot satisfy the requirement of subsection (b) through the dedication of water rights shall furnish to the city a cash-in-lieu fee to fulfill all or the remainder of the dedication requirement associated with its request for water service.

(d) The cash-in-lieu fee for large parcel single-family residential water service pursuant to this section shall be set by resolution of the water and sewer board and calculated as the cash equivalent of the calculated water service demand using the fair market value of water per acre-foot.

Section 15. That Section 20-260 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-260. Raw water surcharge and supplemental cash in lieu of raw water; exception.

- (a) A customer whose metered water use in a calendar year exceeds its annual allotment shall be required to pay a raw water surcharge on the volume of potable or non-potable water used in excess of such allotment, as set forth in its service commitment agreement.
- (b) Nonresidential ~~and large multi-unit residential~~ customers ~~who~~that initiated water service prior to ~~the enactment of the ordinance codified in this section~~ March 15, 1989, and have not executed a service commitment agreement shall be entitled to an annual allotment in accordance with the raw water dedicated or cash in lieu of raw water it paid upon initiation of service. Any such customer whose metered water use in a calendar year exceeds its annual allotment shall be required to pay a raw water surcharge on the volume of water used in excess of such allotment.
- ~~(c) — Large parcel single-family residential customers shall be entitled to an annual allotment equal to the water service demand calculated in accordance with section 20-257. Any such customer whose metered water use in a calendar year exceeds its annual allotment shall be required to pay a raw water surcharge on the volume of water used in excess of such allotment.~~
- ~~(dc) The raw water surcharge applicable to customers pursuant to this section under (a) and (b) shall be set by resolution of the water and sewer board. Any customer whose metered water use in a calendar year exceeds its annual allotment may also furnish to the city a separate supplemental cash-in-lieu fee to increase its annual allotment. Any such supplemental cash-in-lieu fee shall be calculated using the fair market value of water per acre-foot, as set by the water and sewer board and in place when the raw water surcharge payment is due and payable, and shall result in a corresponding increase to the annual allotment for that customer, whether as determined in accordance with this section or as set forth in its service commitment agreement.~~
- (d) ~~The raw water surcharge applicable to customers pursuant to this section shall be set by resolution of the water and sewer board.~~ Any customer whose metered water use in a calendar year exceeds its annual allotment may also furnish to the city a separate supplemental cash-in-lieu fee to increase its annual allotment. Any such supplemental cash-in-lieu fee shall be calculated using the fair market value of water per acre-foot, as set by the water and sewer board and in place when the raw water surcharge payment is due and payable, and shall result in a corresponding increase to the annual allotment for that customer, whether as determined in accordance with this section or as set forth in its service commitment agreement. If a customer pays the supplemental cash-in-lieu fee, the raw water surcharge due and payable under section (a) or (b) will be reduced by an amount equal to the supplemental cash-in-lieu fee paid.
- (e) Any customer who initiates or modifies its water service on or after the enactment of the ordinance codified in this section March 15, 1989, and whose metered water use in a calendar year exceeds the annual allotment set forth in its service commitment agreement in any two consecutive calendar years shall be required to pay a supplemental cash-in-lieu fee to increase its annual allotment in the amount of the average volume of water used above the annual allotment over the two consecutive calendar years, as described in subsection (d) of this section. After a customer pays the supplemental

cash-in-lieu fee, the raw water surcharge due and payable under section (a) and (b) will be reduced by an amount equal to the supplemental cash-in-lieu fee paid.

(f) Any customer whose metered water use during its first full calendar year of water service exceeds its annual allotment shall be exempt from the raw water surcharge and supplemental cash-in-lieu fee requirements of this section for that first year only.

Section 16. That Section 20-261 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-261. Credit for raw water supplies dedicated or cash in lieu of raw water paid; existing taps.

(a) An applicant for water service shall not be required to dedicate raw water or pay a cash-in-lieu fee if the raw water dedication or cash in lieu of raw water requirement for the subject property was satisfied in full prior to ~~the enactment of the ordinance codified in this section~~ March 15, 1989.

Notwithstanding the foregoing, any such applicant that seeks to initiate new water service, change the type of water service, or expand or change the use of a nonresidential development shall be subject to the water rights dedication and cash-in-lieu fee requirements set forth in sections 20-254 through 20-257.

(b) Any customer that seeks to abandon an existing water tap in favor of a smaller or larger tap to serve the same property shall be entitled to a credit against the water rights dedication and cash-in-lieu fee requirements set forth in sections 20-254 through 20-257. Such credit shall be equal to the raw water previously dedicated or cash-in-lieu fee previously paid for development of the subject property. If there are no records to evidence the previous dedication of water rights or payment of cash-in-lieu fee for the subject property, such credit for nonresidential customers shall be equal to the then current cash-in-lieu fee value associated with the abandoned tap, but shall not include credit for any fire flow diameter associated with the abandoned tap. All other customers shall receive a 3 acre-feet per acre credit, except customers with a tap size of 2" or greater. For a tap size of 2" or greater the customer will receive a credit equal to the customer's annual average water use for the proceeding five years of actual use.

(c) Any credit issued for an abandoned tap pursuant to this section shall not exceed the cash-in-lieu fee due and payable for the replacement tap; the city shall not be required to provide cash refunds for any such credit.

Section 17. That Section 20-262 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-262. Plant investment fees for water service; inside and outside the city.

(a) All applicants for water service, whether inside or outside the city limits, shall furnish to the city a water plant investment fee as a prerequisite to, and as a part of the consideration for, city water service to the subject property. The water plant investment fee for residential shall be based on the single-family residential lot type and nonresidential and multi-unit residential shall be based on the diameter of the potable water tap as a prerequisite to, and as a part of the consideration for, city water service to the subject property. The water plant investment fee shall be the minimum amount set by resolution of the

water and sewer board, unless subsequently increased by resolution of the city council. The diameter of a service line water tap installed for non-potable service or fire suppression purposes shall not be considered when calculating plant investment fees due pursuant to this section.

(b) Upon approval of the director ~~of water and sewer~~, plant investment fees may be based on the volume of a customer's annual allotment rather than the diameter of the potable water tap. When the director ~~of water and sewer~~ authorizes a plant investment fee based on the volume of a customer's annual allotment, then the schedule of tap fees set by resolution of the water and sewer board shall be applied in accordance with the size of service line.

(c) ~~The plant investment fee associated with a request for water service shall be reduced by up to 50 percent for the following residential lot types to which separate and additional landscape irrigation taps and service lines are installed and connected to the city non-potable system. Reductions are not aggregated for the installation of taps and service lines for both common space and house-to-house non-potable water service.~~

Plant Investment Fee Reduction Percentages			
Residential Building Type	Lot Size	Common Space Non-Potable	House to House Non-Potable
Row House	>1,000 s.f.	50%	N/A
Detached House (Small Format)	1,500 — 3,000 s.f.	50%	50%
Detached or Multi-Unit House (Small Lot)	3,000 — 4,500 s.f.	40%	50%
Detached or Multi-Unit House (Medium Lot)	4,500 — 6,000 s.f.	30%	50%
Detached or Multi-Unit House (Standard Lot)	6,000 — 13,000 s.f.	25%	50%
Detached House (Estate Lot)	>13,000 s.f.	N/A	50%

Section 18. That Section 20-263 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-263. Installation costs for water service.

(a) In addition to the water plant investment fee requirement set forth in section 20-262, an applicant for water service shall pay for all meters, labor and other materials required to tap the potable and non-potable water systems, ~~to install service pipes, and to trench and repair the street,~~ as such costs are determined by the director ~~of water and sewer~~.

(b) All costs shall be paid by the applicant in advance of such work and no later than the time at which a building permit is issued by the city for the subject property.

Section 19. That Section 20-264 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-264. Water plant investment fee credits and exchange; renovations.

(a) Any customer that seeks to abandon an existing potable water tap in favor of a smaller or larger tap to serve the same property shall be entitled to a credit against the water plant investment fee requirement set forth in section 20-262, unless the abandoned tap has been inactive for a period of 10 or more consecutive years at any time. Such credit shall be equal to the then current plant investment fee value associated with the abandoned tap but shall not include credit for any fire flow diameter associated with the abandoned tap. Any credit issued for an abandoned tap pursuant to this section shall not exceed the water plant investment fee due and payable for the replacement tap; the city shall not be required to provide cash refunds for any such credit.

(b) Any tap abandoned pursuant to this section shall be turned off at the main, and the costs associated with turning off the abandoned tap shall be borne by the person or entity requesting the change of service.

(c) Any customer that renovates one or more residential units that were constructed prior to January 20, 1959, and is accordingly required to replace an existing tap that serves such residential units to comply with the current minimum tap size requirements established by the water and sewer board shall not be required to furnish an additional water plant investment fee if the renovation does not increase the number or size of the residential units, and the use of the subject property is not changed.

Section 20. That Section 20-267 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be deleted/repealed as follows:

~~Sec. 20-267. Transfer of water rights upon annexation— Reserved.~~

~~Any petitioners requesting annexation of their property to the city shall agree, as a prerequisite to receiving approval of such annexation and on behalf of themselves and all successors in interest to the property to be annexed, to comply with this chapter at no cost to the city, before receiving the approval of the annexation.~~

Section 21. That Section 20-269 contained in Chapter 3 Article III Division 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-269. Meters required for water service; specifications and exceptions.

(a) It is unlawful for any person ~~or entity~~ to take, receive, or use any water from the city waterworks for any purpose whatsoever, unless such water is measured through a meter. This requirement shall not apply to residential fire sprinkling lines which ~~are two inches or less in diameter and which~~ serve only the fire suppression system.

(b) Failure to install a meter before water is used is punishable under chapter 9 of title 1 of this Code and shall result in the water being turned off to the property until a meter is installed and all penalties and fines are paid in full.

(c) All meters installed shall be of a type, size and design approved by the director ~~of water and sewer.~~ There shall be only one meter for each water tap installed, and each meter shall be of the same

size as the associated water tap. The director of water and sewer shall have the discretion to adjust meter size requirements based on AWWA standards.

(d) Each meter shall be placed under the direction of the director of water and sewer, and each new meter shall be installed outside in a code meter pit/vault. Each meter shall be supplied with a stopcock on the inlet side of the yoke. Existing meters inside buildings must have a stopcock on both sides of the meter. All meters shall be located where accessible for inspection and/or repair at any time during business hours. Meters previously installed inside buildings shall be relocated outside to code meter pits/vaults when the building is remodeled, plumbing systems are modified, accessibility becomes limited, or as otherwise directed by the director of water and sewer.

Section 22. That Section 20-295 contained in Chapter 3 Article IV Division 1 of Title 20 of the Greeley Municipal Code be deleted/repealed as follows:

Sec. 20-295. Definitions – Reserved.

(a) — ~~Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Act* means the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 USC 1251—1387.~~

~~*Building drain* means all of the building/plumbing/piping that conveys sanitary sewage from the building to a point five feet outside the foundation wall.~~

~~*Building sewer* means that portion of the sanitary sewer line that extends from five feet outside the foundation wall to the public sewer, including the sewer tap on the public sewer or other point of discharge.~~

~~*City* means the City of Greeley, Colorado.~~

~~*Direct discharge* means discharge of treated or untreated wastewater directly to state waters.~~

~~*Director*, unless otherwise specified, means the director of the city water and sewer department or his authorized designee.~~

~~*Discharge* means any person who discharges or causes the discharge of domestic wastewater directly or indirectly to the publicly owned treatment works (POTW).~~

~~*Domestic wastewater* means a combination of liquid wastes (sewage) which may include chemicals, household wastes, human excreta, animal or vegetable matter in suspension or solution or other solids in suspension or solution which are discharged from a dwelling, building or other structure.~~

~~*Environmental Protection Agency or EPA* means the United States Environmental Protection Agency.~~

Garbage means solid wastes from the domestic and commercial preparation, cooking and dispensing of food, the processing of food by-products, the processing of agricultural products and the handling, storage and sale of produce.

Individual (private) wastewater disposal system means a septic tank or similar self-contained receptacle or facility that collects and/or treats or otherwise disposes of domestic wastewater and which is not connected to the POTW.

Industrial wastewater or nondomestic wastewater means water carrying wastes from any process or activity of industry, manufacturing, trade or business, from development of any natural resource or from animal operations, or contaminated stormwater or leachate from solid waste facilities.

Natural outlet means any outlet into a watercourse, pond, ditch, lake or other body of surface water or groundwater.

Off-premises sewer means a gravity public sanitary sewer constructed to serve a property that is not contiguous to an existing sewer and which crosses other private property or properties. The term "off-premises sewer" does not include a sewer in the interior or on the perimeter of the property initially served.

Person means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or other legal entity, or their legal representatives, agents or assigns. The term "person" includes all federal, state and local government entities.

Public sanitary sewer means a sewer in which all owners of abutting properties have equal rights, which is placed in a public right-of-way or dedicated easement, which was constructed according to city specifications for public sanitary sewers applicable at the time of its installation or accepted as substantially equivalent in writing by the city.

Publicly owned treatment works (POTW) means the treatment works as defined by section 212 of the Act (33 USC 1292) that is owned by the city. The term "publicly owned treatment works (POTW)" includes any devices or systems used in the collection, storage, treatment, recycling and reclamation of domestic or nondomestic wastewater and any conveyances that carry such wastewater but excludes the building drain and building sewer.

Sanitary sewer means a pipe, conduit and appurtenances to which stormwaters, surface waters and groundwaters are not intentionally admitted, for the collection, transportation, pumping and treatment of domestic and nondomestic wastewater.

Storm sewer means a sewer designed to carry only stormwaters, surface runoff, street wash waters and drainage.

Stormwater means stormwater runoff, snow melt runoff and surface runoff and drainage.

~~Subdivider or developer means any person who develops plans to improve, or who improves, undeveloped land for the purpose of industrial, commercial or residential use; or who redevelops land or property for industrial, commercial or residential use.~~

~~User means any person who contributes, causes or permits the contribution of wastewater into the city's POTW.~~

~~(b) — The following abbreviations, when used in this article, shall mean:~~

~~CWA means Clean Water Act, 33 USC 1251—1387.~~

~~EPA means U.S. Environmental Protection Agency.~~

~~POTW means publicly owned treatment works.~~

~~USC means United States Code.~~

Section 23. That Section 20-299 contained in Chapter 3 Article IV Division 1 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-299. Connection to sanitary sewer and service line required.

(a) The owner of any houses, buildings or property used for human occupancy, employment, recreation or other purposes situated within the city and abutting any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is required, at his their expense, to install suitable toilet facilities therein and connect such facilities directly with a proper public sanitary sewer in accordance with the provisions of this article within 90 days ~~after date~~ of receiving official notice to do so, ~~provided that~~ if the public sanitary sewer is within 400 feet of the property. Except as provided in (a)(1) through (3) below, each detached residential building, multi-unit residential building, and nonresidential building on a single lot shall be served by a minimum of one sanitary sewer line. Where a public sanitary sewer is not available, the owner shall connect the building sewer to an individual wastewater disposal system that complies with applicable plumbing codes and county health department codes and regulations.

(1) An accessory dwelling as defined under section 24-403(b) does not require a sanitary sewer line separate from the principal dwelling if it complies with all standards established under that section and any other requirement under title 24.

(2) A mobile home or similar small-format dwelling unit as defined under section 24-1301 does not require a sanitary sewer line separate from other units if all units sharing the sanitary sewer line are located within the same mobile home community, or other small format housing project, and comply with all standards and requirements established under title 24 for such communities or projects.

(3) A nonresidential accessory building or structure as defined under section 24-1301 does not require sanitary sewer line separate from the primary nonresidential building or structure if it complies with all standards and requirements under title 24.

(b) If a public sanitary sewer is constructed within 400 feet of a property that is served by an individual wastewater disposal system, the owner of the property shall connect, at their expense, to the POTW in accordance with the provisions of this article within 90 days of receiving notice to do so. Upon connection, the owner shall then abandon any septic tanks, cesspools and similar private sewage disposal facilities and fill them with suitable material as required by county department of public health and environment at their expense.

Section 24. That Section 20-322 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-322. ~~Conditions invoking reimbursement~~Extra charges for connections to public sewer; calculation.

(a) Property benefiting from sanitary service can be either contiguous or noncontiguous to the existing public sanitary sewer system. Noncontiguous development requires the construction of an off-premises sewer. The measurement of the off-premises sewer shall be from the point it departs the initially served property to the point of connection to the existing public system. ~~All~~Any persons desiring requesting sanitary sewer service for property abutting or in the drainage area of an off-premises sanitary sewer line shall ~~be required~~pay an extra charge to reimburse the ~~party person~~ that built the sanitary sewer, if all of the following circumstances exist:

(1) The off-premises sewer was constructed according to city specifications and requirements and with prior approval by the city, at the expense of one or more privateanother persons;

(2) The person ~~against whom the reimbursement is to be assessed~~ the extra charge requests approval applied for an additional sewer line extensions or services that connects to the off-premises sewer either directly or indirectly within five ten years of the completion of the construction. The initial five-year period may be renewed for an additional five-year period by action of the water and sewer board upon petition by the person or persons who paid for such initial construction. The petition for renewal shall be prior to the lapse of a five-year period, or such renewal shall not be allowed;

(3) The property to be served by the sanitary sewer service was owned at the time of construction of the off-premises sewer by a person ~~or persons who~~that did not share the cost of construction;

(4) ~~The property owners against whom the reimbursement may~~person to be assessed the extra charge, or their predecessors in interest, were notified through certified mail by ~~the initial developer~~the person requesting reimbursement of their opportunity to share in the cost of ~~construction~~ing of the off-premises sewer prior to such construction; and

(5) ~~A document is~~was recorded for each property against whom the reimbursement is to be assessed ~~the property to be served that provides notice of the reimbursement due~~extra charge that will be assessed if that property receives future sewer service.

(b) If circumstances consistent with subsections (a)(1)-(5) above exist, then an extra charge will be assessed. The amount assessed will be based on the total area of the property to be served by the off-premises sewer and calculated by prorating the construction costs against the area to be served based either on the frontage, flow capacity, drainage area or other equitable basis. If allocated on a drainage area basis, then the costs shall be allocated on a gross acreage and include all rights-of-way, stormwater facilities, parks and other private land that may be dedicated to a public purpose within each tract. The extra charge shall be due prior to the approval of plans for construction of additional sewer extensions or when service taps are requested, whichever comes first.

Section 25. That Section 20-323 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code be renumbered and deleted/repealed as follows:

Sec. 20-3234. ~~Computation of reimbursement for connections to public sewer.~~ – Reserved.

~~The area subject to the reimbursement procedure described in section 20-322 shall consist of land tracts that the director determines benefit from the off-premises sewer. The director shall proportionally allocate costs to the land area on a frontage, flow capacity, drainage area or other equitable basis if all conditions of section 20-322 are met. The director shall calculate the allocations on gross acreage if allocated on a drainage area basis and shall include all rights-of-way, stormwater facilities, parks and other private land that may be dedicated to public purposes within each tract. In each case, the director shall compute reimbursement by prorating the construction cost, without additional charges other than interest, against the property served by the off-premises sewer. The reimbursement shall be paid prior to the approval of plans for construction of additional sewer extensions or when service taps are requested, whichever comes first. The interest shall apply to the first five-year period, and it shall be equal to that of five-year U.S. treasury bills at the time of construction.~~

Section 26. That Section 20-324 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code be renumbered and amended to read as follows:

Sec. 20-3243. Reimbursement procedure for private payment.

~~Private~~A ~~persons who~~that ~~pays to construct sections of public sanitary~~ an off-premises sewer and who desire may request partial reimbursement for such payment shall deliver by submitting a written document request to the director setting forth. The request for reimbursement must be submitted within 12 months of the city's acceptance of the public sanitary sewer and include documentation establishing: (1) the total construction cost, including proof of payment, (ii) the total area to be served by the public sanitary sewer, including the initial property served, and (iii) the name and address of an individual, ~~bank or other organization~~the person authorized to receive payments from the city pursuant to this article. The director shall consider for may approve a request for reimbursement only those if the public sanitary sewer ~~lines~~ was constructed with his prior approval and in strict accordance with city standards and specifications for sanitary sewer line construction. The director may not consider or issue reimbursement for the prorated cost of the sanitary sewer attributable or allocated to the initial property

served. As extra charges are paid to the city pursuant to sections 20-322 and 20-323, the city shall transmit such payments to such authorized ~~an individual, bank or other organization~~person. The city shall not recognize any recipients or claimants other than the authorized ~~an individual, bank or other organization~~person. The city shall have no other organizational involvement and shall have no responsibility to see that such ~~an individual, bank or other organization~~person properly manages such funds.

Section 27. That Section 20-326 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-326. Sewer plant investment fee credits and exchange; renovations.

(a) Any customer that seeks to abandon an existing water tap in favor of a smaller or larger tap to serve the same property shall be entitled to a credit against the sewer plant investment fee requirement set forth in section 20-325, unless the abandoned tap has been inactive for a period of 10 or more consecutive years at any time. Such credit shall be equal to the then current sewer plant investment fee value associated with the abandoned tap but shall not include credit for any fire flow diameter associated with the abandoned tap. Any credit issued for an abandoned tap pursuant to this section shall be capped at the sewer plant investment fee due and payable for the replacement tap; the city shall not be required to provide cash refunds for any such credit.

(b) An additional sewer plant investment fee shall not be required in the following circumstances:

(1) ~~Any~~ When a customer that renovates one or more residential units that were constructed prior to January 20, 1959, and is accordingly required to replace an existing water tap that serves such residential units to comply with the current minimum tap size requirements established by the water and sewer board, shall not be required to furnish an additional sewer plant investment fee if provided that the renovation does not increase the number or size of the residential units, and the use of the subject property is not changed;~~or~~

(2) When a customer corrects an unlawful service line extension under section 20-253 and is accordingly required to construct a new water tap and service line, provided that the use of the subject property is not changed.

Section 28. That Section 20-327 contained in Chapter 3 Article IV Division 2 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-327. Installation costs; advance payment required.

In addition to paying the plant investment fees provided for in section 20-325, the applicant for sanitary sewer service shall pay for all labor and materials required to installing the tap onto the sewer main, ~~to install the service pipes and lines, and to perform all trenching and street repairs~~. All costs shall be paid by the applicant in advance of such work and no later than the time at which a building permit is issued by the city for the subject property.

Section 29. That Article V of Chapter 3, Title 20 of the Greeley Municipal Code shall be relocated and established as Division 3 of Article IV and amended to read as follows:

~~ARTICLE V~~Division 3. – Restrictions and Requirements.

Section 30. That Section 20-355 contained in Article V of Chapter 3, Title 20 of the Greeley Municipal Code shall be relocated from Article V to Division 3 of Article IV and deleted/repealed to read as follows:

Sec. 20-355. ~~Registration of water wells-~~ Reserved.

~~The owner of any water wells within the city shall register such well with the water and sewer department. The owner shall provide the following information for each well: location; depth; casing, if any; production in gallons per minute; the date of completion; the type of use; and whether the well has been permitted by the state engineer.~~

Section 31. That Section 20-361 contained in Article V of Chapter 3, Title 20 of the Greeley Municipal Code shall be relocated from Article V to Division 3 of Article IV and amended to read as follows:

Sec. 20-361. Maintenance of public and private sewers.

(a) The property owner, at ~~his~~their expense, shall install the service line from the ~~property line~~ public sanitary sewer to the structure to be served in accordance with section 20-~~322~~299. The property owner shall hold the city harmless for any loss or damage that may directly or indirectly result from installing service line or the malfunction of any private sewer.

(b) The owner of any property connecting to the public sanitary sewer shall be responsible for maintaining the service line from the public sanitary sewer tap to the structure to be served. The owner shall keep the service line for which ~~he is~~they are responsible in good condition and shall repair or replace at ~~his~~their expense any portions thereof which, in the reasonable opinion of the director, no longer function properly. The owner shall complete all repairs or replacements within 30 days after notification of the need for same by the director. The owner shall be responsible for returning the public right-of-way and the street to acceptable city standards as determined by the city.

(1) Failure to maintain the service line is a code violation pursuant to chapter 10 of title 1 of this Code. Should the director determine that the owner of any property has failed to maintain the service line (including repair or replacement when needed), the director ~~or the director's designee~~ may issue a notice of violation in accordance with chapter 10 of title 1 of this Code.

(2) If the director determines that the failure of the property owner to maintain the service line (including repair or replacement when needed) poses an imminent risk to the health, safety or welfare of the community, the director may take action necessary to limit such risk, including, but not limited to, making entry on the property pursuant to section 20-85 or causing the shut-off or disconnection of the water supply.

(c) If the owner desires to disconnect ~~his~~their premisesproperty from the public sanitary sewer, he shall ~~not be permitted to remove that portion of the service line between the main and the property line, but at his expense shall excavate, sever and tightly cap the service line from the property line to the premises, but shall leave in place all of the service line from the main to such cap~~ then the owner shall remove and abandon the service line in accordance with the city's adopted design and construction standards. The city shall not approve any new services to ~~replace existing services~~the property until the old service lines are excavated and properly capped. Such cap shall be sufficient to prevent the escaping of sewer gas or the infiltration of water and tree roots has been properly abandoned.

Section 32. That Section 20-365 contained in Article V of Chapter 3, Title 20 of the Greeley Municipal Code shall be relocated from Article V to Division 3 of Article IV and deleted/repealed as follows:

Sec. 20-365. ~~Connection to available public sewer required~~ - Reserved.

~~The owner of an individual wastewater disposal system shall connect at his expense to the POTW in accordance with the provisions of this chapter when the public sanitary sewer runs within 400 feet of the owner's property line. Such owner shall then abandon at his expense any septic tanks, cesspools and similar private sewage disposal facilities and fill them with suitable material as required by county department of public health and environment.~~

Section 33. That Section 20-665 contained in Chapter 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-665. Condition of fire hydrants; interference prohibited.

All public fire hydrants shall be under the control of and shall be kept in repair by the director of water and sewer. In case of fire, the member of the fire department and such other persons as the director of water and sewer shall authorize shall have free access to ~~such~~all public and private fire hydrants. No other person shall open or operate any public fire hydrant without permission of the director of water and sewer or draw therefrom or obstruct the approach thereto.

Section 34. That Section 20-666 contained in Chapter 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-666. Testing hydrants; defects.

The water and sewer director shall make periodic tests of all public fire hydrants and keep such records of testing and flushing as required by the approved city records retention schedule.

Section 35. That Section 20-667 contained in Chapter 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-667. Additional fire hydrants.

Each year the city council shall budget funds, as it deems necessary, to install additional public fire hydrants in areas of the city determined to be deficient in public fire hydrants according to current fire safety standards and as displayed on the official map provided for at section 20-670.

Section 36. That Section 20-668 contained in Chapter 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-668. Fire protection fee established.

There is created a fire protection fee which will be collected from each individual who is within the zone of influence of a public fire hydrant provided by the city in its effort to enhance fire protection. The zone of influence of a public fire hydrant shall include those properties to be served by that public fire hydrant as set forth by the fire department, as mandated by the uniform fire code and the resolutions of the city council, as adopted by the city council from time to time. Individuals whose properties are located within the redevelopment district boundary as established by the planning commission and adopted by the city council are exempt from the payment of the fire protection fee.

Section 37. That Section 20-670 contained in Chapter 5 of Title 20 of the Greeley Municipal Code be amended to read as follows:

Sec. 20-670. Map of hydrants.

The city manager is directed to keep an official map which will have displayed on it those public and private fire hydrants which have been installed ~~by the city~~ to meet current fire safety standards and the properties which are within the zone of influence of those hydrants. The official map will also have represented on it those hydrants required to be placed by the current fire code and city council resolutions.



Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.



Council Agenda Summary

February 20, 2024

Key Staff Contact: Juliana Kitten, Assistant City Manager

Title:

Informational presentation on Private Activity Bonds Fiscal Year 2024

Summary:

In January 2024, the city received an annual allocation letter from the State Division of Housing for Private Activity Bonds. Greeley has been allocated a total of \$6,932,476 for Fiscal Year (FY) 2024. Tonight's presentation will outline how Private Activity Bonds are related to our overall housing objectives; what Private Activity Bonds are; how the city has historically handled allocations; and the timeline associated with this process.

With the completion of the Housing Needs Assessment, we have specific measurable goals over the next 2 years to meet the growing demand of market rate and affordable housing units. By outlining a clear plan for how to best leverage our allocation, we can ensure the city will be primed to stay on track to meet our rapid growth/demand of units. Private Activity Bonds can specifically be used to help finance new construction, rehabilitation, and acquisition projects. Projects will also encourage partnerships between public and private entities to leverage resources and expertise for affordable housing initiatives. Private Activity Bonds are typically tied to 4% Low-Income tax credit projects, administered by the Colorado Housing Finance Authority (CHFA). Therefore, we will see increased interest from developers targeting our Private Activity Bonds to ensure their proposed project will cash-flow in conjunction with CHFA.

Overall, this presentation is for informational purposes on how the Housing and Homeless Solutions Department will be moving forward in determining priorities on where and how to allocate our \$6,932,476 for FY 2024.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	N/A
Is there grant funding for this item?	N/A

Legal Issues:

Informational Only

Other issues and Considerations:

None

Strategic Focus Area:



Housing For All

Decision Options:

Informational Only

Council's Recommended Action:

Information only. No decision recommended.

Attachments:

1. 15 - Presentation



Private Activity Bonds

Ashley Weesner, Affordable Housing Manager
Ashley.Weesner@greeleygov.com
City Council Meeting – February 20, 2024



Housing for All

Agenda



- Purpose – Overall Housing Objectives
- What are Private Activity Bonds (PAB's)
- City's historical use of PAB's
- Impact on affordable housing in Greeley
- Timeline moving forward
- Purpose for being in front of Council: Sharing Information

Purpose – Overall Housing Objectives

- Promote construction and rehabilitation of affordable housing units to address housing needs
- Encourage partnerships between public and private entities to leverage resources and expertise for affordable housing initiatives
- Contribute to the creation of vibrant and inclusive neighborhoods by ensuring access to quality affordable housing

What are Private Activity Bonds

- Not cash
- Tax-exempt bonds issued by the State Division of Housing for ***privately*** developed projects
- IRS allows a limited amount, also known as PAB “Cap”
- Municipalities (or Authorities) issue the bonds, but have no obligation to repay investors
- Investors buy the bonds
- Underwriters use the investors’ \$\$, or “bond proceeds,” to make a loan to the project
- The ***project*** pays back the loan & investors get repaid + interest
- PABs make rental housing eligible for 4% Low-Income Housing Tax Credit (LIHTC)

Private Activity Bonds- 4% Low-Income Tax Credits

- What are 4% federal housing tax credits or Low-Income-Tax Credits?
 - Typically associated with the acquisition or rehabilitation of existing buildings
 - Developers often use a combination of tax credits, loans, and other financing tools to make projects financially feasible
 - Administrated through Colorado Housing and Finance Authority (CHFA)
- Must be paired with PABs
 - PABs must be issued to support at least 50 percent of the development costs
 - Pairing of PAB and Housing Tax Credits combines equity with greater loan proceeds

Historical Use of Private Activity Bonds

CHFA investment with PAB

Geography	Year of Funding Date	Single Family Tax-exempt Production	Loan Count	Production Amount Related Second	Median Gross Yearly Income	Median Economic AMI	Median Original Loan Amount	Household Total Count
Greeley	2020	\$34,107,213	123	\$1,345,543	\$69,179	91%	\$280,819	342
	2021	\$38,483,298	122	\$1,511,303	\$70,882	90%	\$316,659	353
	2022	\$25,163,757	72	\$990,899	\$85,795	116%	\$350,534	195
	2023 through 7.31.2023	\$20,569,197	57	\$797,928	\$105,636	133%	\$371,998	158

Geography	Year of Funding Date	Multifamily 4% project	PAB used
Greeley	2022	Copper Platte Apartments	\$27,250,000
Greeley	2022	Immaculata Plaza	\$7,500,000

Impact on Affordable Housing in Greeley

- **The City has been allocated \$6,932,476 for FY 2024**
- Must tie PAB allocation to a project that aligns with Housing Needs Assessment: New construction/Rehabilitation/Acquisition
- Investment will remain in Greeley vs. relinquishing to statewide balance
- Attract affordable housing developers to Greeley
- Increase number of available affordable housing units to meet growing demand

Next Steps/Timeline

- **January 15** – Greeley notified of Allocation amount - **\$6,932,476**
 - Establish PAB priorities
 - Do nothing – PAB back to DOLA
 - Keep PAB – need resolution with inducement for DOLA
 - Assign PAB to CHFA (or other authority) to support a specific project or to promote first time ownership investment
 - Continued collaboration with City Attorney's Office and other applicable internal departments to ensure best practice
- **September 15** – Must notify DOLA of PAB plans
- **December 23** – Last day to Induce or Close Bond Transaction
- **February 15, 2025**– Must file Carryforward with Internal Revenue Service (IRS) along with designation of use

Questions



Appendix 1- Colorado Housing and Finance Authority Role

- CHFA issues tax-exempt bonds to support investment in communities statewide
- CHFA has used its PAB volume cap in support of:
 - single family mortgages;
 - multifamily affordable rental developments;
 - small manufacturing facilities

CHFA is the allocator of the 9% and 4% federal housing credit and the state affordable housing tax credit

Appendix 2- Project Cost Example

Project Costs

Eligible Basis (construction)	\$20,000,000
Land and site improvement	\$500,000
Other ineligible costs (reserves, tax credit syndication, etc.)	<u>\$500,000</u>
Total Costs	\$21,000,000

Sources of Funds

Tax-Exempt Bonds (PAB) (must be at least 50% of aggregate basis)	\$10,920,000
LIHTC Sale (\$3,200,000 x 99.99%)	\$3,199,680
Taxable Loan	\$4,680,320
Subordinate loans/soft loans	\$2,000,000
Deferred Developer Fee	<u>\$200,000</u>
Total Costs	\$21,000,000



Council Agenda Summary

February 20, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards & Commissions

Summary:

Council appointment is needed to the above-mentioned Boards and Commissions due to vacancies and term expirations. City staff continues to actively recruit to fill all other vacant positions. Water & Sewer Board applicants are incumbents applying for their own seats and therefore will not be interviewed

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
What is the source of revenue within the fund?	N/A
Is there grant funding for this item?	No

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply recuses themselves from that particular item. Such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other issues and Considerations:

None

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Appoint or reappoint the individuals to serve on an applicable board or commission
- 2) Direct staff to re-advertise applicable vacancy

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

1. Sample Ballot
2. Boards and Commissions February Transmittal



Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold. Virtual interviews are customarily held on the second week of each month, and appointments are decided during the second City Council meeting (third week of the month).

***** BALLOT *****

Golf Advisory Board	
<i>1 Position: 3 Year Term</i>	
☐	Patti Brug
☐	(Recruit for Additional Applicants)

Island Grove Advisory Board	
<i>2 Position: 3 Year Term</i>	
☐	James Herman (I)
☐	(Recruit for Additional Applicants)

Parks and Recreation Advisory Board	
<i>2 Position: 3 Year Term</i>	
☐	Rand Morgan
☐	(Recruit for Additional Applicants)

Stormwater Board	
<i>2 Position: 3 Year Term</i>	
☐	Casey Christiansen (I)
☐	Jerrold Carlson (I)
☐	(Recruit for Additional Applicants)

(I) = Incumbent

Boards & Commissions Transmittal

February 2, 2024

Key Staff Contact: Ashton Reinhardt 970-350-4000

Interview Date

February 13, 2024

Council Interview Team

Councilmembers Butler and DeBoutez

Council Appointment Date

February 20, 2024

Boards and Commissions Being Interviewed

- **Golf Advisory Board**
- **Parks and Recreation Advisory Board**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters from above mentioned Boards and Commissions
5. Applications of the ^{DS} RCU being considered for interview and/or ^{HL} HL considered for appointment

Transmittal reviewed by: DS Raymond Lee, City Manager HL Heidi Leatherwood, City Clerk



Council Agenda Summary

Title:

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

Council's Recommended Action:

A motion to approve the above authorizations.



Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendars

Council Meeting and Work Session Schedule/Planning Calendar

February 19, 2024 - February 25, 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3					1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

Monday, February 19

8:00am - 5:00 pm President's Day - All Administrative Buildings Closed

Tuesday, February 20

6:00pm City Council Meeting (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

Wednesday, February 21

7:30am - Visit Greeley (Butler) (902 7th Ave Greeley)

2:00pm - 5:00pm Water & Sewer Board (Gates)

5:00pm - 6:30pm Greeley Police Department 2023 Awards Ceremony (Greeley Recreation Center; Room 101) - Council Master Calendar

Thursday, February 22

5:30pm - 8:30pm Annual Chamber of Commerce Dinner (Butler +1, Olson +1, Hall +1) (421 N 15th Ave Greeley CO 80631) - Council Master Calendar

Friday, February 23

Saturday, February 24

Sunday, February 25

February 26, 2024 - March 3, 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3					1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

Monday, February 26

11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ↺

Tuesday, February 27

6:00pm City Council Work Session Meeting
(R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers
Overflow Room 103) - Council Master Calendar ↺

Wednesday, February 28

7:00am - 8:00am Upstate Colorado Economic Development (Hall)
↺

Thursday, February 29

6:00pm - 7:00pm State of the City 2023 (Union Colony Civic Center;
701 10th Avenue) - Council Master Calendar

Friday, March 1

Saturday, March 2

Sunday, March 3

March 4, 2024 - March 10, 2024

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

Monday, March 4

Tuesday, March 5

 **6:00pm City Council Meeting** (R_CCS_Council Chambers Overflow Room 103; R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar 

Wednesday, March 6

 **8:00am - 8:30am Hold : Weld County/City of Greeley Meeting**

Thursday, March 7

 **7:30am - Poudre River Trail (Hall)** 
 **3:30pm - IG Adv. Board (Butler)** 
 **6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)** 

Friday, March 8

Saturday, March 9

 **8:00am - 8:30am National League of Cities** (Washington D.C.) - Council Master Calendar 

Sunday, March 10

 **8:00am - 8:30am National League of Cities** (Washington D.C.) - Council Master Calendar 

March 11, 2024 - March 17, 2024

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

Monday, March 11

 **National League of Cities** (Washington D.C.) - Council Master Calendar ↻

Tuesday, March 12

 **National League of Cities** (Washington D.C.) - Council Master Calendar ↻

 **6:00pm City Council Work Session Meeting**
(R_CCS_Council Chambers Overflow Room 103; R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻

Wednesday, March 13

 **National League of Cities** (Washington D.C.) - Council Master Calendar ↻

Thursday, March 14

Friday, March 15

Saturday, March 16

Sunday, March 17

City Council Meeting Scheduling 2024			
	2/13/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
February 20, 2024 Council Meeting	Proclamation - Youth Art Month	Mayor	Intro
	Proclamation - Black History Month	Mayor	Intro
	Introductions- Budget and Policy Director Caleb Weitz - Housing Director Deb Callies	Mayor	Intro
	Minutes - Jan 23 WS	Heidi Leatherwood	Consent
	Resolution - Letter of Support UNC	John Hall	Consent
	Resolution - Fire Protection Service to Schneider Farms Annexation	Doug Marek	Consent
	Resolution - Appointment of Interim City Attorney	Kimberly Southern-Weber	Consent
	Intro & 1st Rdg Ord- Mountain Vista PUD	Don Threewitt	Consent
	Intro & 1st Rdg Ord - W&S Development Code 2024 Update	Sean Chambers	Consent
	Private Activity Bond Overview	Ashley Weesner	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
February 27, 2024 Council Work Session	Leadership Roadmap	Kelli Johnson	Work Session
	Customer Experience	Blair Snow	Work Session
	311	Bret Naber	Work Session
	DDA Sales Tax Agreement Amendment	John Hall	Work Session
February 29, 2024 State of the City	Held at Union Colony Civic Center 6 p.m.	CMO	
March 05, 2024 Council Meeting	National Developmental Disabilities Awareness Month Proclamation	Mayor	Intro
	Kiwansis Stars of Tomorrow Proclamation	Mayor	Intro
	Introduction - Finance Director Tyra Litzau	Mayor	Intro
	Minutes - Feb 6 CC;Feb 13 WS; Feb 20 CC	Heidi Leatherwood	Consent
	Resolution - Appointing Finance Director	Debbie Reid	Consent
	Resolution - DDA Sales Tax Agreement Amendment	John Hall	Consent
	Intro & 1st Rdg Ord - 2024 Appropriations	Caleb Weitz/ Phillip Belmudez	Consent
	Intro & 1st Rdg Ord- Campaign Contribution Limits and Election amendments	Heidi Leatherwood/Doug Marek	Consent
	PH & 2nd Rdg - Mountain Vista PUD	Don Threewitt	Regular
	Executive Session - City Manager Performance Review	Kimberly Southern-Weber/Heidi Brinkman	Exec. Session
March 12, 2024 Council Work Session	Follow Up Ballot Presentation	Kalen Myers	Work Session
	Real Time Information Center	Adam Turk/ Kalen Myers	Work Session
	Civic Campus	Paul Trombino	Work Session
March 19, 2024 Council Meeting	UNC Spring Update	President Feinstein	Intro
	Minutes- Feb 27 WS; Feb 20 CC	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Changes to CM Contracts	HR (Martha Lanaghen)	Consent
	Intro & 1st Rdg Ord - Initiative 08-2023 Public Nuisance	Brian McBroom	Consent
	PH & 2nd Rdg - 2024 Appropriations	Caleb Weitz/Phillip Belmudez	Regular
	PH & 2nd Rdg- Campaign Contributions Limits and Election Amendments	Heidi Leatherwood/Doug Marek	Regular

City Council Meeting Scheduling 2024			
	2/13/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
	Boards & Commission Appointments	Heidi Leatherwood	Regular
March 26, 2024 Council Work Session	Follow Up Ballot Presentation (Tentative)	Kalen Myers	Work Session
	State of Public Safety in Greeley	Adam Turk	Work Session
	End of Year Financial Report	Debbie Reid/ Rodney Rhoades	Work Session
	Claims Reserve Fund	Debbie Reid/John Goodson	Work Session
April 02, 2024 Council Meeting	Minutes - March 12 WS; March 19 CC	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Update the Greeley Municipal Code for Liquor Enforcement and PST (Tentative)	CCO/PD/CAO	Consent
	Intro & 1st Rdg Ord - Update the general Municipal Code for Liquor Laws (Tentative)	CCO/PD/CAO	Consent
	1st Quarter Finance Report	Rodney Rhodes	Regular
	1st Quarter CIP Update	Paul Trombino	Regular
	PH & 2nd Rdg - Initiative 08- 2023 Public Nuisance	Brian McBroom	Regular
	PH & 2nd Rdg - W&S Development Code 2024 Update	Sean Chambers	Regular
	PH & 2nd Rdg - Changes to CM Contracts	HR (Martha Lanaghen)	Regular
April 09, 2024 Council Work Session	Sign Code Tentative	Don Threewitt	Work Session
	Initiative 12-2023 - Transit Update	Paul Trombino	Work Session
	Small Business Land Use Center	Brian McBroom	Work Session
April 16, 2024 Council Meeting	Minutes - March 12 WS; April 2 CC	Heidi Leatherwood	Consent
	PH & 2nd Rdg - Update the general Municipal Code for Liquor Laws (Tentative)	CCO/PD/CAO	Regular
	PH & 2nd Rdg - Update the Greeley Municipal Code for Liquor Enforcement and PST (Tentative)	CCO/PD/CAO	Regular
	Boards & Commission Appointments	Heidi Leatherwood	Regular
April 23, 2024 Council Work Session	Waste Diversion Study Update	Will Jones/ Paul Trombino	Work Session
	Initiative 1-2024 - Oil & Gas 101 (Tentative)	Brian Kuznik/Don Threewitt	Work Session
	Annexation Priority-Setting (Tentative)	Brian McBroom/Don Threewitt	Work Session
	East Subarea Plan Kickoff (Tentative)	Brian McBroom/Don Threewitt	Work Session