

Planning Commission Agenda

Regular Meeting
Tuesday April 9, 2024 at 1:15 p.m.

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

Webinar Link:

<https://greeleygov.zoom.us/j/83430817626>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers. Members of the public may participate in Planning Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



All meeting recordings will be available on Greeley's City Meeting Portal, where closed captioning options are available. To view recordings, agendas, and minutes, go to <https://greeleyco.portal.civicclerk.com/>.

Comment in Real Time:



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

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



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

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



Planning Commission

April 9, 2024 at 1:15 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the March 12, 2024, Planning Commission Meeting Minutes
5. Election of Chair and Vice Chair
6. Greeley Trails Master Plan Recommendation
7. Adjournment
8. Staff Report

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
March 12, 2024

[Greeley Planning Commission- March 12, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Larry Modlin

ABSENT

Commissioner Brian Franzen
Commissioner Erik Briscoe
Commissioner Christian Schulte

3. Recognition of the life and contributions to the City of Greeley of the late Don Kirby

Chair Yeater introduced the item. Brittany Hathaway (Manager of Engineering Development Review) began by honoring Mr. Kirby's service to the City of Greeley. He passed away unexpectedly on January 31, 2024. Don began working for the City in 2017 with over 30 years of experience. He was a mentor to his team members in Engineering Development Review and was a huge supporter of his colleagues in all stages of their careers, he will be missed.

4. Approval of Agenda

There were no changes to the agenda.

5. Approval of January 23, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated January 23, 2024. Commissioner Carlson seconded the motion.

Motion carried 4-0 (Commissioner Franzen, Commissioner Briscoe and Commissioner Schulte Absent).

6. Annual Election of Chair and Vice Chair

Chair Yeater suggested that the Election of Officers be tabled until the next meeting when more Commissioners are present. Commissioner Andersen moved that the Commission table this item, Annual Election of Chair and Vice Chair until the next regularly scheduled meeting of the Commission. Commissioner Carlson seconded the motion.

Motion Carried 4-0 (Commissioner Franzen, Commissioner Briscoe and Commissioner Schulte Absent).

- 7. A public hearing to consider a request for approval of a use by special review for a small-scale solar energy facility on approximately 3.35 acres on the northwestern portion of a 59.24 acres parcel within the I-M (Industrial Medium Intensity) Zone District, located south of and adjacent to County Road 66, approximately 1,400 feet east of County Road 31 (Case Number USR2023-0001, Matterhorn Solar).**

Chair Yeater introduced the item. He asked if the Commission or anyone in attendance wished to hear the presentation, there were none.

Chair Yeater opened the Public Hearing at 1:19 PM. Seeing no requests for comment, he closed the Public Hearing at 1:19 PM and passed the item to the Commission for action.

Commissioner Carlson motioned based on the application received and the preceding analysis, the Planning Commission finds that the proposed small-scale solar energy facility in the Industrial Medium Intensity Zone District meets the Development Code criteria, Section 24-206 and therefore, approves the Use by Special Review. Commissioner Modlin seconded the motion.

Motion Carried 4-0 (Commissioner Franzen, Commissioner Briscoe and Commissioner Schulte Absent).

8. Staff Report

Brian McBroom, Director of Community Development, began by further recognizing Don Kirby as a valuable member of the team and department and shared how much he will be missed.

Continuing, Mr. McBroom introduced Lance Tellez, the new Engineer Development Review Technician.

He shared that the city will be receiving a grant from the Colorado Department of Local Affairs for updates to the Affordable Housing Code. Staff is preparing workshop items for April to include information regarding Planned Unit Development Code, Spot Zoning, and the Small Business April 3, 2024. In addition, staff have been working on Sign Code Amendments and will be bringing those changes to the Commission in April also.

Concluding, Mr. McBroom shared all the Commissioners should have received an invitation to the Greeley Boards and Commission Members Appreciation event and asked each member to RSVP if they plan to attend and he would look forward to seeing everyone at the event.

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:24 PM.

Justin Yeater, Chair

Don Threewitt, Deputy Director of Community Development



Planning Commission Agenda Summary

April 9, 2024

Key Staff Contact: Brian McBroom, Community Development Director

Title:

Election of Chair and Vice Chair

Summary:

Election of Chair and Vice Chair

Recommended Action:

Attachments:

None



Planning Commission Agenda Summary

April 9, 2024

Key Staff Contact: Meghan Oren, Planner III

Title:

Greeley Trails Master Plan Recommendation

Summary:

Greeley Trails Master Plan Recommendation

Recommended Action:

A motion finding that the Greeley Trails Master Plan Update, is consistent with the goals of the City's Comprehensive Plan and recommend its adoption and incorporation into the Comprehensive Plan by reference.

Attachments:

1. Planning Commission Summary
2. Executive Summary
3. Presentation

Planning Commission - Agenda Summary

April 9, 2024

Justin Scharton, Culture, Parks and Recreation Department / Natural Areas & Trails, 970-350-9205

Title:

Trails Master Plan Update

Background:

The original Trails Master Plan was adopted in 2002, and in the subsequent 21 years has exceeded the typical ten-year planning horizon for a master plan. No previous planning efforts, including the 2002 plan, ever expanded the planning scope for trails to the City's full Long Range Expected Growth Area (LREGA). As development continues and accelerates in northern Colorado, a conceptual and regional Trails Master Plan is necessary to equip Natural Areas & Trails (NAT) to strategically negotiate future trail alignments with developers and other City departments. To provide this conceptual plan, NAT partnered with Logan Simpson Design to assist with the development of the Trails Master Plan.

The work began with a thorough review of relevant existing trail and other master plans, including plans focused on Greeley, neighboring communities, and the northern Colorado region. Next, public engagement was launched in April 2023. Phase 1 of public engagement focused on gathering baseline data and trail corridor suggestions from the community. Then a robust Technical Advisory Committee (TAC) was assembled to provide expert advice on trail alignments and plan implementation. The TAC met in mid-June to review the public comments received in Phase 1 and work through an exercise to refine future trail corridors. A preliminary draft map was developed and taken back to the public for feedback in Phase 2 of public engagement. Feedback gathered in Phase 2 was used to refine the trail corridors. The TAC met again in mid-September to review the refined version of the trail corridor map and provide input on the trail prioritization criteria and process.

In November, TAC members were asked to review the draft chapter on Implementation, including Policies, Trail/Trailhead Standards and Funding. From November 2023 to February 2024, NAT staff presented to 12 boards

and commissions within and external to the City organization, to gather input on trail prioritization and implementation.

The final plan features several components critical to NAT's success in the ten-year planning horizon, including:

- High priority trail corridors
- Criteria for determining future trail alignments
- Trail design and maintenance standards
- Four Big Moves to advance trail building in Greeley

Trail corridors, as identified in the Plan, are conceptual. Further design work and public outreach will be necessary to finalize exact trail alignments.

The Trails Master Plan was presented to the Planning Commission on January 9, 2024. Minor edits have been made since then, and NAT staff are presenting the final version of the plan at this time.

Decision Options:

Staff requests a recommendation from the Commission as to next steps as follows:

Suggested motion(s)

- I move to recommend approval of the Trails Master Plan as presented, with legitimate format edits, and to forward the recommendation to Greeley City Council to adopt the Plan by Resolution.
- I move to recommend approval of the Trails Master Plan with the following amendments: _____ *(be specific)*
- I move to reject the Trails Master Plan as presented.

Attachments:

Executive Summary

Link to Trails Master Plan Arc GIS Online storymap:

<https://storymaps.arcgis.com/stories/7c7dd84b67f144fe9484f9bd7d7732c3>

PowerPoint Presentation

Greeley Trails Master Plan

A 10-Year Plan for Off-Street Trails Executive Summary

February 2024

Project Overview

Greeley is growing and with it, the need for natural areas and off-street trails –an important part of Greeley’s quality of life. The last Trails Master Plan, which was adopted in 2002 with a 20-year planning horizon, provided direction for trail building. Greeley has changed a lot in the last 20 years and will continue to change in the next 10 years. Thoughtful planning for future trails is needed.

This Plan builds on past plans, integrates community needs discovered during public outreach, and is informed by expert guidance from a Technical Advisory Committee of diverse City departments and regional agency partners.

Trails Master Plan Corridors

Trail corridors for this plan were developed based on expert knowledge, input from the public, implementation challenges and opportunities, and potential public benefit from trail corridor build out.

Several qualities of a trail corridor impact its potential public benefit, including:

- Increasing equitable access to quality nature experiences
- Reducing reliance on high conflict areas with a history of car-pedestrian and car-bike crashes
- Potential new road crossing or alternate route for highways that are currently impassable on foot or bike
- Regional connectivity

Further design work and public outreach will be necessary to finalize exact trail alignments.

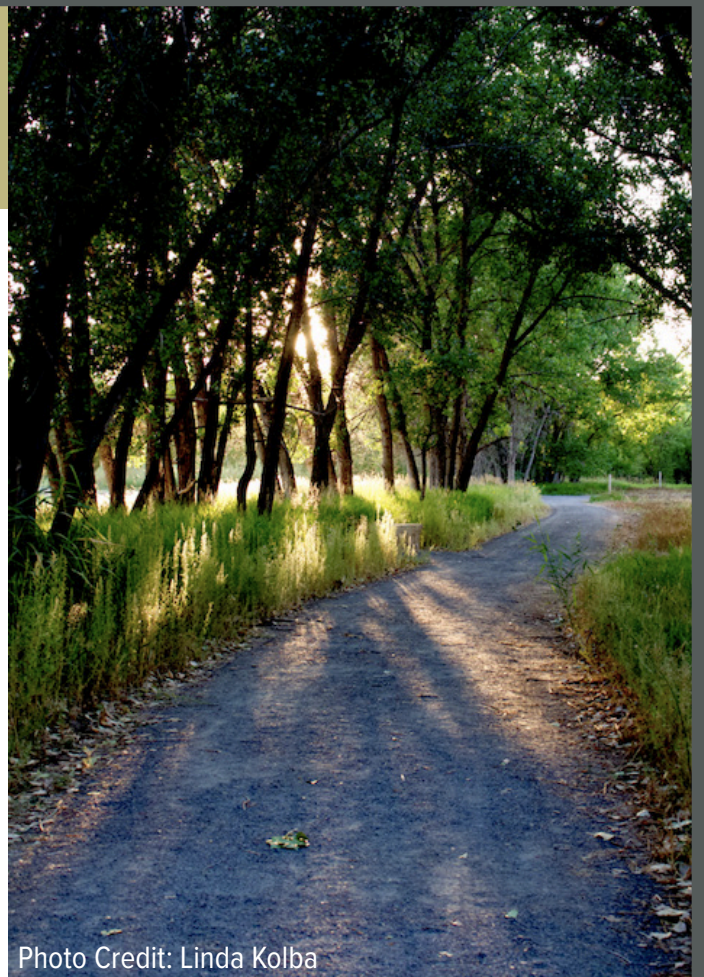


Photo Credit: Linda Kolba

To view the full plan, visit the Project
Website: <https://arcg.is/1Xe48L0>

Trails Master Plan Strategic Goals

The Trails Master Plan is informed by six strategic goals:



Connections to Nature

Equitably create physical connections to nature for all Greeley residents through a robust trails system that minimizes ecological impacts.



Multi-Modal Transportation

Recommend trail alignments to align, when possible, with the Greeley on the Go 2045 Transportation Master Plan, the North Front Range Metropolitan Planning Organization Master Plan, Greeley Bikes Plan, and other applicable multi-modal regional plans.



Regional Connections

Identify and prioritize trails that provide connections region-wide and to areas of Greeley that have historically not been included in recreational development.



Proactive Community Growth Strategies

Engage development projects early through the City's development review process.



Operational Excellence

Provide effective, efficient, and consistent levels of service to all Greeley residents.



Funding and Capital Replacement

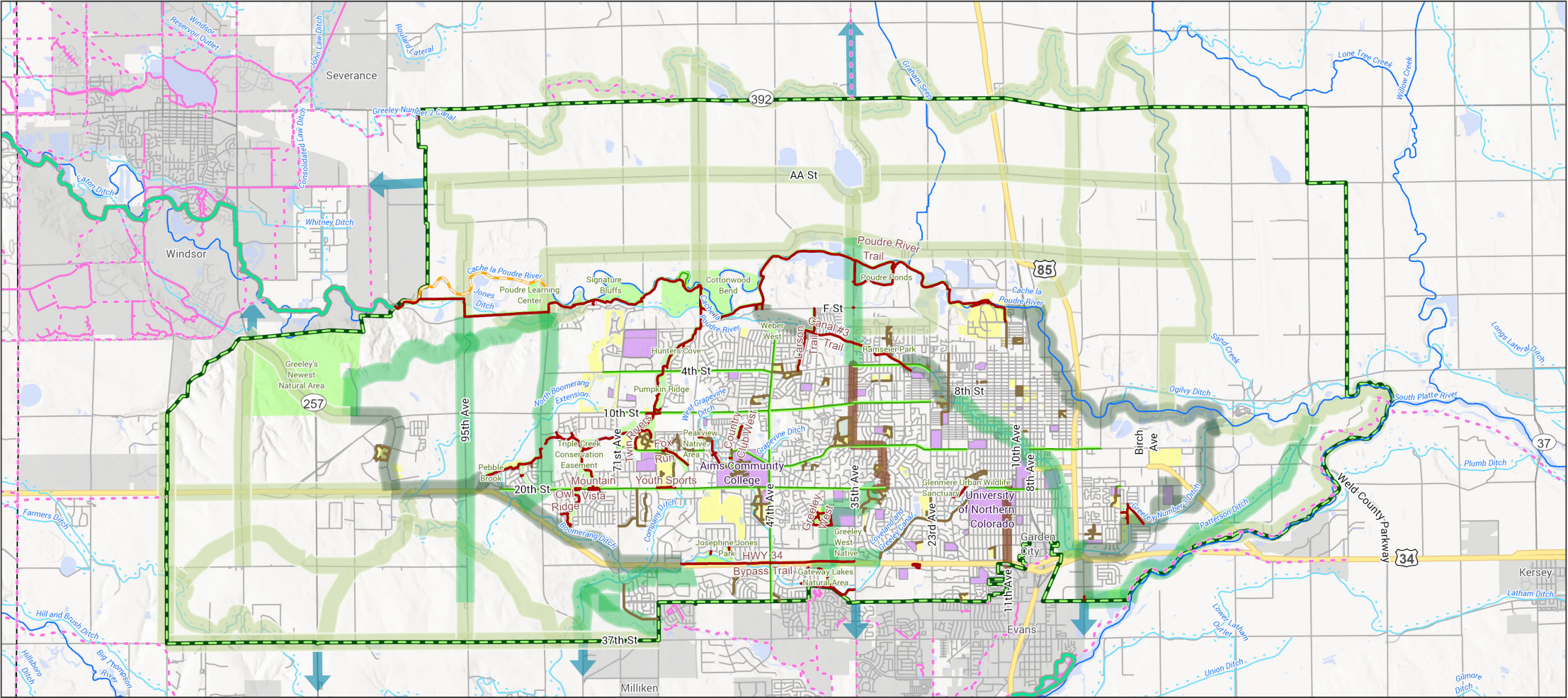
Identify and detail the rough cost estimate for full system build-out, ongoing operations and maintenance costs, and sufficient capital replacement funding.

Trail Corridor Prioritization

The Trails Master Plan identifies top priorities for future trail connections, providing a 10-year vision.

With consideration of on the ground knowledge of City staff and rankings from the GIS public benefit analyses, trail corridors are prioritized based on:

- equitable connections to **underserved communities**,
- **geographically equitable connections** to communities on the east and west sides of the City,
- **expanded connectivity** with existing corridors to provide access to existing natural areas and future subdivision developments.



Trails Master Plan

- Priority**
- 1: Next 10 Years
 - 2: 10 - 20 Years Out
 - 3: Long Range
 - Proposed On-Street Connection
 - Regional Connection Opportunity

City of Greeley

- Existing Off-street Trail
- Alternative Trail Realignment
- Existing Bike Facility or Multi-Modal Connection
- Existing Park Path
- Natural Area
- City Park

Adjacent Cities

- Existing Trail
- Proposed Trail
- Existing Bike Trail
- Adjacent City

- Long-Range Expected Growth Area
- Perennial Stream
- Intermittent Stream
- Ditch
- Lake
- County Boundary



0 1 2 3 Miles

Implementation

Trail corridors as identified in the Plan are conceptual. In some cases, a trail route may need to be negotiated with a landowner. In other situations, the City will work with a private developer during the development application process to determine a final trail route. Criteria that will be used to determine a final trail corridor will include natural features, ecosystem impacts, environmental sustainability, connectivity with existing or planned trails, and user safety and experience. Once the final alignment is secured, design and engineering will need to be completed prior to construction.

Four Big Moves recommended to help Greeley attain the Trails Master Plan goals:

- 1 Secure dedicated funding.** With current funding mechanisms, about 500 acres could be acquired or less than 3 miles of regional trail could be built in the next 10 years. Additional capital replacement needs would reduce the amount of funding available for new trails that could be built. It would take over 50 years to build just the most impactful Priority 1 trails with current funding sources. If the community desires to build more regional connections, especially ahead of development, one of the most viable funding alternatives is a dedicated sales or property tax.

Yearly Cost* to Build Priority 1 Trails within...

10 Years	20 Years	50+ Years
\$2,640,000	\$1,320,000	\$500,000

*Cost calculated assuming \$250 per linear foot of trail.

- 2 Acquire land for Priority 1 trail construction.** Land would need to be acquired ahead of future trail design and construction. Trail corridors identified in this plan are not absolute and the site of each future trail project will be assessed to ensure sustainability throughout the trail's lifespan, including sufficient land for a corridor that is wide enough to be resilient to climate change. Quality user experience is also an essential consideration for trail siting.

- 3 Complete site design and construction of Poudre River Trail East.** Connecting trails east of Island Grove would improve equity and access to east Greeley residents. Landownership, railroads, and existing undersized underpasses create challenges.

- 4 Complete Feasibility Study of Canal #3.** Prior to site design for trail development of Canal #3 towards downtown, further outreach and analysis is needed. A feasibility study could identify preliminary routes.

Trail Standards and Typical Costs

The Trails Master Plan includes standards and typical costs for construction and operations for different types of trails.

Operational Costs:

Trail Type	Estimated Annual Maintenance Cost per Mile (in 2023 dollars)	Maintenance Assumptions
Regional Connector and Secondary	\$5,000	Manage vegetation, trash removal, snow removal, monthly sweeping, mitigate minimal stormwater damage, maintain amenities, trail surfacing, bridge inspections
Soft Surface and Single Track	\$1,000	Manage vegetation, trash removal, mitigate minimal stormwater damage, trail surfacing, maintain amenities, bridge and boardwalk inspections



Greeley Trails Master Plan Update

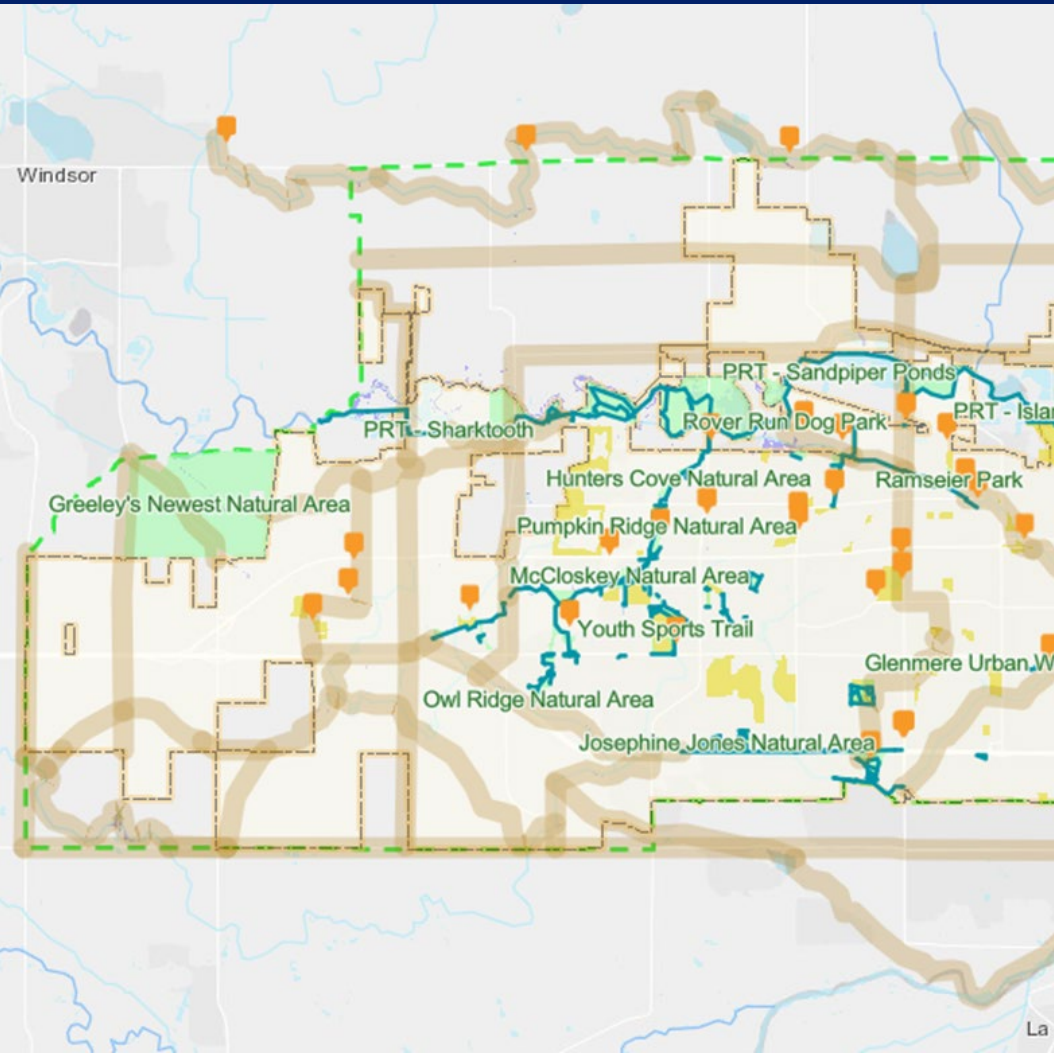
Planning Commission
April 9, 2024

Project Overview

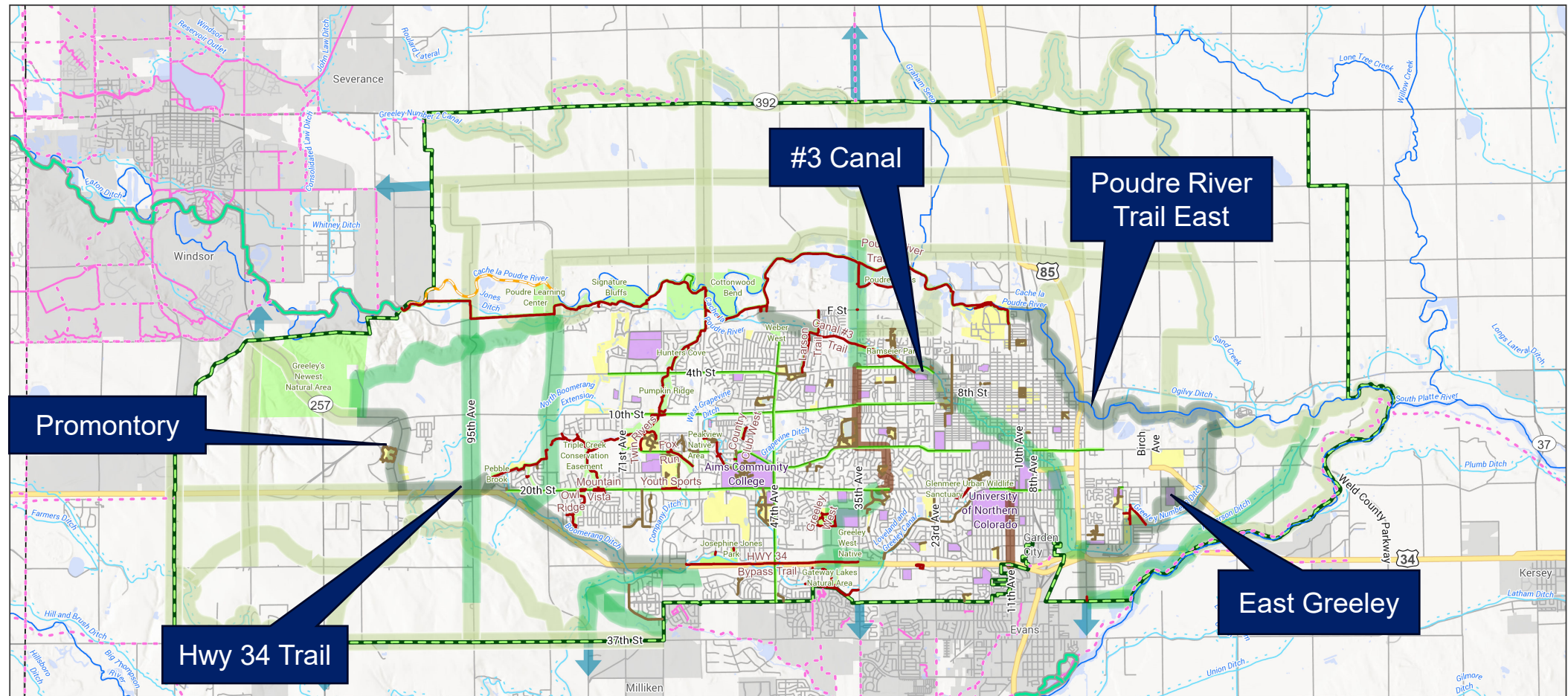


- Last Trails Master Plan - 2002
- 2023 TMP update focuses on off-street recreation trails and regional connections, holistic approach
- Best Practices
 - Builds on past plans
 - Integrates community input
 - Informed by expert guidance from TAC
 - Prioritized corridors with high public benefit

Public Engagement



- Online and at in-person events
- Outreach Phase 1
 - Community needs and perceptions
 - 198 questionnaire responses
- Outreach Phase 2
 - Over 200 responses, including 39 location-specific comments
 - 77% of respondents said the proposed trail corridors will get them where they want to go



Trails Master Plan

Priority

- 1: Next 10 Years
- 2: 10 - 20 Years Out
- 3: Long Range
- Proposed On-Street Connection
- Regional Connection Opportunity

City of Greeley

- Existing Off-street Trail
- Alternative Trail Realignment
- Existing Bike Facility or Multi-Modal Connection
- Existing Park Path
- Natural Area
- City Park
- School

Long-Range Expected Growth Area

Adjacent Cities

- Existing Trail
- Proposed Trail
- Existing Bike Trail
- Adjacent City

- Perennial Stream
- Intermittent Stream
- Ditch
- Lake
- County Boundary



0 1 2 3 Miles

Big Moves

Recommendations to help Greeley attain the Trails Master Plan goals



Big Moves

Secure Dedicated Funding

If the community desires to build more regional connections, especially ahead of development, one of the most viable funding alternatives is a dedicated funding source.

Est. Annual Cost to Build Priority 1 Trails within:

10 Years	20 Years	50+ Years
\$2,640,000	\$1,320,000	\$500,000

Ideal Funding



Current Funding

Acquire land for Priority 1
trail construction

Complete site design and
construction of Poudre
River Trail East

Complete Feasibility
Study of Canal #3



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Thank you

