

Greeley City Council Agenda

Regular Meeting
Tuesday, September 3, 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/85706217450>

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/>

If you need the following documents in an alternative format for accessibility purposes, please contact the City Clerks Office at cityclerks@greeleygov.com or 970-350-9740.

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, September 3, 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/85706217450>

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 Meeting proceedings of July 16, and August 6, 2024; and the Special City Council Meeting proceedings of July 30, 2024
10. A motion to cancel the September 24, 2024, Work Session
11. Introduction and first reading of an ordinance to establish Local Improvement District No. 346590 for the Westgate Non-Potable Pump Station under Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code

12. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land. (Case number ZON2023-0003, H-P Tract 3A Rezone)

End of Consent Agenda

13. Pulled Consent Agenda Items
14. HUD Five-Year Consolidated Plan: Community Development Block Grant (CDBG) and HOME Investment Partnership Fund
15. Public hearing and second reading ordinance amending Title 2 of the Greeley Municipal Code to create the Housing for All Advisory Board
16. Public hearing and second reading of an ordinance to amend Title 20, Chapter 3 of the Greeley Municipal Code relating to water and sewer service
17. 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
18. Scheduling of Meetings, Other Events
19. Adjournment

If you need the following documents in an alternative format for accessibility purposes, please contact the City Clerks Office at cityclerks@greeleygov.com or 970-350-9740.



Council Agenda Summary

Title:

Recognitions and Proclamations

Summary:

Mayor Gates will present the following proclamations:

- Constitution Week
- Centennial State Chapter National Society of the Daughters of the American Revolution (NSDAR) 120th Anniversary

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

Attachments:

1. Constitution Week Proclamation
2. Centennial State Chapter National Society of the Daughters of the American Revolution (NSDAR) 120th Anniversary
3. Item 5 – Presentation

Constitution Week

WHEREAS, September 17, 2024, marks the 237th anniversary of the drafting of the Constitution of the United States of America by the constitutional convention; and

WHEREAS, on September 17, 1787, a newly created national Constitution was signed; a document that laid the foundations for a democratic society, establishing a federal government of the people, by the people and for the people; and

WHEREAS, the Constitution is the cornerstone of the American Republic, the document which has come to symbolize our national ideals of freedom, justice, and equal opportunity and hope; and

WHEREAS, on September 17, 2024, Americans everywhere will join to honor both the signing of the Constitution and the free society which it helped create; and

WHEREAS, Public Law No. 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week; and

WHEREAS, citizens are encouraged to learn more about their precious system of government and to pay tribute to the document that produced a way of life envied the world over.

Now therefore, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim the week of September 17 through the 23, 2024, as ***Constitution Week*** in the City of Greeley, and urge all citizens to recommit themselves to the values of freedom, justice, and equality for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 3rd day of September 2024.

John Gates, Mayor



Centennial State Chapter NSDAR 120th Anniversary

WHEREAS, September 17, 2024, marks the 120th anniversary of the chartering of the Centennial State Chapter, National Society of the Daughters of the American Revolution (NSDAR) in Greeley; and

WHEREAS, on September 17, 1904, a group of thirteen dedicated pioneering women from northern Colorado, each proving to a direct descendant of a Revolutionary War Patriot, worked diligently to establish the 5th Chapter of NSDAR in the state of Colorado; and

WHEREAS, the name, "Centennial State Chapter, NSDAR", held special meaning to Colorado being "The Centennial State" in which Colorado gained statehood on the 100th anniversary of our nation's 1776 beginning; and

WHEREAS, on September 17, 1904, held special remembrance to Americans everywhere who celebrated the signing of the Constitution and the free society which it helped create; and

WHEREAS, Centennial State Chapter, NSDAR, works to support its mission of Historic Preservation, Education, and Patriotism in Greeley and northern Colorado communities, serving as a non-profit women's service organization.

Now therefore, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim September 17, 2024, as the *120th chapter anniversary* of one of the longest standing organizations in Greeley, Centennial State Chapter NSDAR, and congratulate the members of this organization on 120 years of successful service.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 3rd day of September 2024.

John Gates, Mayor



City Council Meeting
September 3, 2024

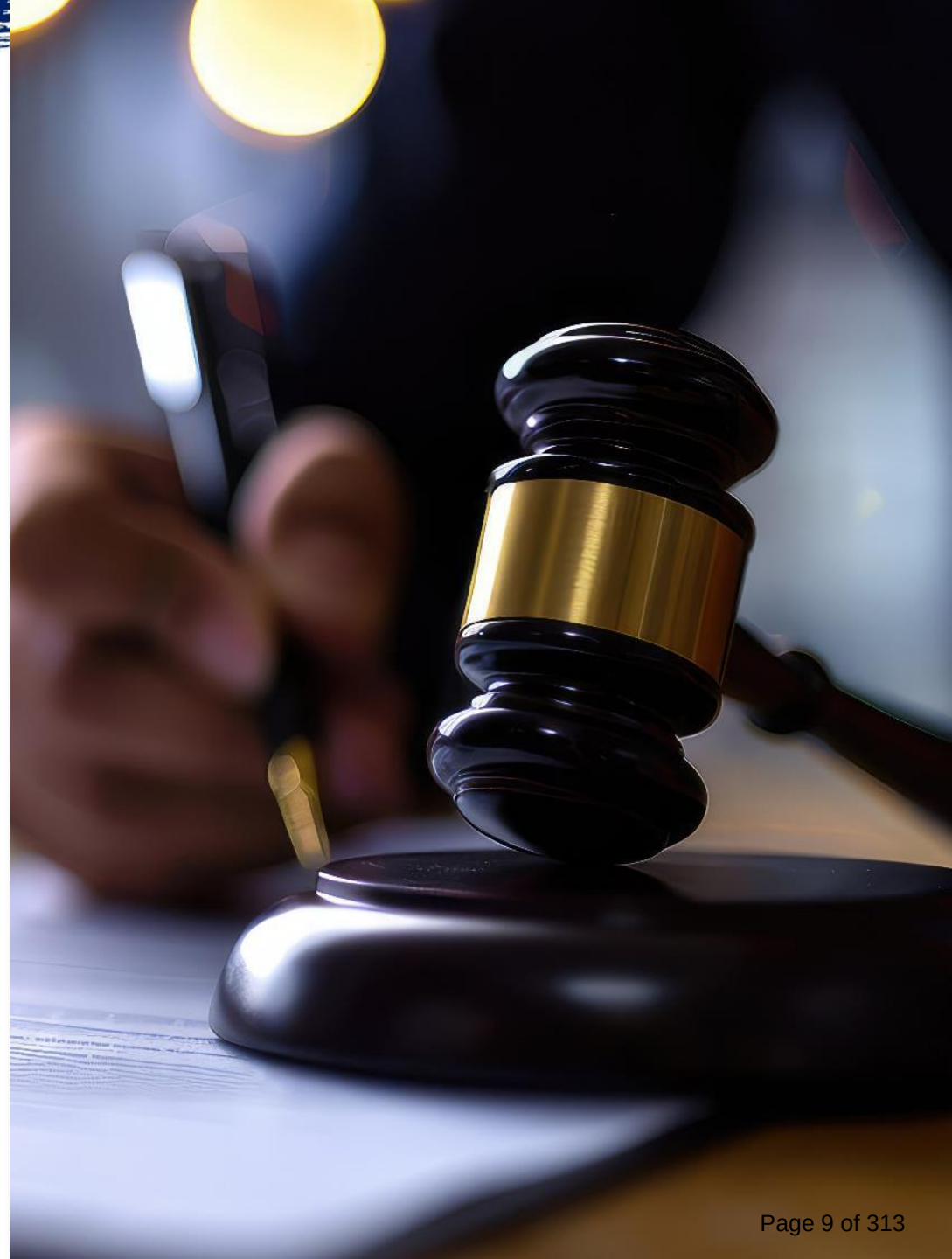
An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner contains the text of the Athenian Oath. The background shows a vast cityscape, green spaces, and distant mountains under a clear sky.

***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

Weld County Justice Services and UNC's Criminal Justice Program Earn National Association of Counties Achievement Award

- Colorado Pretrial Assessment Tool -
Revised improves bail release decisions.



UHealth Greeley Hospital Has Received the Pathway to Excellence Designation from American Nurses Credentialing Center

- Designation is a national standard for nursing excellence



District 6 Board of Education President Michael Matthews Recipient of McGuffey Award

- Awarded by Colorado Association of School Boards
- Honors those who bring committed and passionate service to their board work.







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.



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	•Next grant application expected May 2023	• City was awarded a RAISE grant for \$20.5 Million. City has submitted for a MPDG grant and is waiting on the results. Discussions continue with CDOT on the 1601 process.	Paul Trombino
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	Bid documents under preparation. Awaiting CDOT and USACOE permits	PW
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	Scheduled for the October 22, 2024 Work Session	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	Received a \$45,000 planning grant from the State Trails program in Colorado Parks and Wildlife, and PRTC is contributing \$25,000 toward the design process at this integral section of the trail. Natural Areas and Trails division of CPRD has contracted Otak to conduct geotechnical analysis for the Narrows section of the Poudre River Trail in west Greeley. Completed several test bores in the area in late March, the consultant is completing analysis of the testing and will be hosting a workshop with CPRD and Public Works staff, along with representatives from the Poudre River Trail Corridor, Inc. (PRTC) a non-profit board in May.	Diana Frick
4-2024	Butler	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	April 2, 2024 City Council Meeting	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	The City of Greeley has engaged Kimley Horn and Agora Partners for the Reimagine Lincoln Park project, aimed at creating a vibrant and innovative public space in the downtown. The vision for the project includes building a coalition around Lincoln Park, fostering an environment where people of all ages gather to recreate, thrive, and come together. Engagement is scheduled to begin at the end of July.	CPRD
5-2024	Hall	Impact Fee Study Structure	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	Meeting with staff Work session scheduled for September 10	Allena Portis/Robert Miller
6-2024	Butler	Sidewalk Funding Projects	May 21, 2024 Council Meeting	Requested staff to come to a work session to report on sidewalk work and plans being done	Presentation in October as Stormwater presentation will take priority.	Paul Trombino
7-2024	Butler	Stormwater Project Prioritization	August 6, 2024 Council Meeting	Requested staff to bring to a future work session information on the top priorities for Stormwater for the next decade. A review of current and future drainage studies. Also, what projects are next for Stormwater.	Scheduled for the August 27, 2024 Council Work Session	Paul Trombino



Council Agenda Summary

September 3, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

A motion to approve the City Council Meeting proceedings of July 16, and August 6, 2024; and the Special City Council Meeting proceedings of July 30, 2024

Summary:

The regular meetings of the City Council were held in City Council Chambers on July 16 and August 6, 2024, and a Special Meeting of the City Council was held in City Council Chambers on July 30, 2024.

The draft proceedings of each meeting are presented for the Council's review and approval.

Fiscal Impact:

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

Legal Issues:

Consideration of this matter is a legislative process

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. City Council Proceedings July 16, 2024 -draft
2. City Council Proceedings July 30, 2024 SM draft
3. City Council Regular Meeting Proceedings August 6 - Draft

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
Regular Meeting
July 16, 2024

1. Call to Order
Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance
Mayor Gates led the Pledge of Allegiance.

3. Roll Call
Heidi Leatherwood, City Clerk called the roll.

The following were present:
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Dale Hall
Councilmember Johnny Olson
Councilmember Melissa McDonald
Mayor John Gates

The following Councilmember was excused.
Councilmember Brett Payton

4. Approval of the Agenda
City Manager Raymond Lee requested that Item 25 be pulled from the agenda due to needed updates and be brought back later. Council agreed.

5. Recognitions and Proclamations

Introductions
Mayor Gates introduced Deputy City Manager of Intentional Growth & Strategic Infrastructure Rachel Flynn, Emergency Management Director Peter Perez, and Homeless Solutions Director Mandy Shreve.

What's Great About Greeley
Councilmember Olson presented the *What's Great about Greeley?* presentation at 6:04 p.m.

6. Citizen Input
 1. Jennifer Gettman spoke about the recent flood disaster. The damage to her home was significant and insurance will not cover. She asked if there was anything the City could do. Mayor Gates responded that there is a plan to address the stormwater flooding in that area. He asked the Public Works Director Paul Trombino to contact her.

7. Reports from Mayor and Councilmembers
Councilmember McDonald spoke about how excited she was for the ground-breaking at Delta Park. She thanked both the Greeley Police Department and the Greeley Fire Department for the time they put in during the Stampede and holidays. Lastly, she wished Mayor Gates a happy birthday as his birthday was the following day.

Councilmember Olson spoke about the US 34 Coalition and how Greeley is leading transportation initiatives. He thanked City of Greeley employees Will Jones, Paul Trombino, and Bhooshan Karnik for their work on US 34 Coalition Transportation Management Organization. He was also really excited about the \$5 million MERGE (Mobility Enhancements for Regional Growth & Equity) grant.

Mayor Gates shared with Council that he had received a request for a Greeley Councilmember to participate in interviews for the High Plains Library District Board in October. Councilmember Butler volunteered.

8. Initiatives from Mayor and Councilmembers
None.

Consent Agenda

9. A motion to approve the City Council Meeting Proceedings of June 4 and June 18, 2024, and the Work Session Proceedings of June 11 and June 25, 2024
10. A motion to set a special meeting for July 30, 2024, for the purpose of considering a Memorandum of Understanding (MOU) regarding property development in the City of Greeley
11. A motion to appoint Scott K. James to the Greeley Housing Authority as a Weld County representative for a term through September 30, 2026
12. A resolution authorizing the City Attorney to sign a participation and release form to "opt in" to a settlement with the Kroger Company
13. A resolution approving the proposed amendment to the Cooperation Agreement between the City of Greeley and the Greeley Urban Renewal Authority (GURA)
14. A resolution authorizing a grant agreement with the State of Colorado Department of Local Affairs (DOLA) to receive grant funds through the supportive housing for Olmstead Advancement Program
15. Introduction and first reading of an ordinance amending Campaign Finance Contribution Limits and creating an administrative process for election requirements, complaints and enforcement issues

Mayor Pro Tem asked that Item 15 be pulled from the consent agenda and placed on the regular agenda for further discussion and action.

16. Introduction and first reading of an ordinance submitting to the registered electors of the City of Greeley at the November 5, 2024 Coordinated Municipal Election, a question regarding an amendment of the Greeley Municipal Charter regarding collective bargaining for police sergeants
17. Introduction and first reading of an ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Police Officers' Association (GPOA) and the City of Greeley, Colorado, which agreement by its terms is for a period commencing January 1, 2025, through December 31, 2027
18. Introduction and first reading of an ordinance to acquire Real Property by Purchase or Exercise of Eminent Domain (Poudre River Ranch Stormwater Drainage Improvement Project)
Councilmember Butler asked that Item 18 be pulled from the consent agenda and placed on the regular agenda for further discussion and action.
19. Introduction and first reading of an ordinance making assessments against the lots and lands included within the Local Improvement District No. 343795 to recover the approved maximum costs of construction for sanitary sewer infrastructure in Greeley, Colorado (Ashcroft Draw Basin Sanitary Sewer Infrastructure)
20. Introduction and first reading of an ordinance authorizing and approving a loan from the Colorado Water Resources and Power Development Authority (CWRPDA) for the purpose of financing capital improvements to the water system; approving a loan agreement and the issuance of a bond to evidence the loan; providing for the payment of the bond from the operation of the water system on the terms and conditions providing in the bond ordinance

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-14, 16-17, and 19-20. Councilmember Olson seconded the motion. The motion passed 6-0 with Councilmember Payton absent at 6:24 p.m.

21. Pulled Consent Agenda Items

Item 15- Introduction and first reading of an ordinance amending Campaign Finance Contribution Limits and creating an administrative process for election requirements, complaints and enforcement issues

City Attorney Stacey Aurzada came to the podium to receive questions of Council.

Mayor Pro Tem Hall asked about federal spending limits and the state bill. City Attorney Stacey Aurzada noted that the bill was passed and became effective on January 1, 2024 that all municipalities without their own approved campaign limits must follow the state

recommendations. Those limits are \$400 for individual contributions and \$4000 for small donors. And a new bill was recently passed, taking effect on August 7, 2024 that allows for municipalities, with adoption of an ordinance, to refer conflict of interest complaints to the Secretary of State. Council mentioned the rising cost of campaigning.

Mayor Pro Tem Hall moved to amend the campaign limits to \$3300.00 for both councilmember candidates and mayoral candidates. Councilmember Olson seconded the motion. The motion failed 3-3 with Mayor Gates, Councilmembers Butler and DeBoutez voting “nay” and Councilmember Payton absent at 6:41 p.m.

Councilmember Olson moved to amend the limits to \$2500.00 for both councilmember candidates and mayoral candidates. Mayor Gates seconded the motion. The motion passed 4-2 with Councilmember Butler and DeBoutez voting “nay” and Councilmember Payton absent at 6:42 p.m.

Mayor Pro Tem Hall moved to approve the ordinance as amended and schedule the public hearing and second reading for August 6, 2024. Councilmember Olson seconded the motion. The motion passed 4-2 with Councilmembers Butler and DeBoutez voting “nay” and Councilmember Payton absent at 6:43 p.m.

Item 18- Introduction and first reading of an ordinance to acquire Real Property by Purchase or Exercise of Eminent Domain (Poudre River Ranch Stormwater Drainage Improvement Project)

Deputy Director of Public Works came to the podium to receive questions of council.

Councilmember Butler asked about fee increases and the necessity for eminent domain action. He was concerned this was premature. Deputy Director of Public Works Bhooshan Karnik stated that based on what they had discussed in their last work session, there was consensus from council that this project was a priority. He explained that to keep the design on track, they need to have the ordinance, otherwise they will not be able to move forward on the project.

Councilmember Butler asked if they did not raise any rates and the project did not move forward, what would happen with the ordinance. Mr. Karnik explained it would remain on the books for the future if the project was revived.

Councilmember Butler said he would be introducing an initiative to evaluate what projects needed prioritization in the near future.

Councilmember Butler moved to approve the ordinance. Councilmember DeBoutez seconded the motion. The motion passed 6-0 with Councilmember Payton absent at 6:47 p.m.

22. Public hearing and second reading of an ordinance relating to the acquisition of real property by purchase or exercise of Eminent Domain (37th Street Bridge Improvement Project)

Deputy Public Works Director Bhooshan Karnik introduced the item at 6:48 p.m.

The purpose of the project is to reconstruct the 37th Street bridge over the Greeley Loveland Irrigation Company ditch to improve traffic flow, safety, and multimodal infrastructure. The project will replace the existing structurally deficient bridge, geometry and safety issues and provide better connectivity for residents with a reinforced concrete box culvert. These improvements are vital to address the capacity needs on 37th Street and replace an obsolete bridge as the surrounding area is developed.

The public hearing opened at 6:49 p.m.

With no speakers, the public hearing closed at 6:49 p.m.

Councilmember Butler moved to approve the motion. Councilmember DeBoutez seconded the motion. The motion passed 6-0 with Councilmember Payton absent at 6:50 p.m.

23. Public hearing and second reading of an ordinance relating to the acquisition of real property by purchase or exercise of Eminent Domain (4th Street and 83rd Avenue Improvement Project)

Deputy Public Works Director Bhooshan Karnik introduced the item at 6:51 p.m.

The purpose of the project was to redesign the intersection at 4th Street and 83rd Avenue to improve traffic flow, safety, and multimodal infrastructure. The project will resolve existing grade, geometry and safety issues and provide better connectivity for residents. 4th Street and 83rd Avenue in these project limits is currently in Weld County jurisdiction. As part of the project development, the limits of 4th Street and 83rd Avenue in the project limits will be annexed into the City of Greeley. The intersection improvements are vital to address the capacity needs on 4th Street and 83rd Avenue as the surrounding area is developed.

Mr. Karnik explained the right-of-way along the property lines and clarified that it is not the entire acreage of the highlighted parcels. City Attorney Stacey Aurzada added that it was easier to establish eminent domain early on in a project, even though it is not always necessary to implement it.

The public hearing opened at 7:03 p.m.

With no speakers, the public hearing closed at 7:04 p.m.

Councilmember Butler moved to adopt the ordinance. Councilmember Olson seconded the motion. The motion passed 6-0 with Councilmember Payton absent at 7:04 p.m.

24. Public hearing and second reading of an ordinance relating to the acquisition of real property by purchase or exercise of Eminent Domain (4th Street -5th Street and 23rd Avenue Improvement Project)

Deputy Public Works Director Bhooshan Karnik introduced the item at 6:51 p.m.

The purpose of the project was to redesign the intersection at the 4th Street - 5th Street and 23rd Avenue for improving safety and multimodal infrastructure in conjunction with the 5th Street over the Greeley Irrigation Ditch No. 3 bridge replacement. The project will resolve existing grade, geometry and safety issues and provide connectivity for residents and school children in the neighborhood. If not completed, the existing intersection will continue to be unsafe and provide minimum multimodal options to the residents.

Councilmember Olson wanted to know what parcels were going to be acquired. Mr. Karnik said they are not in the developing stage yet, so it has not been determined exactly what areas will need to be purchased. Councilmember Olson said it makes it difficult for the council to approve what they don't know. In the future he would like to know more details.

Councilmember McDonald asked for clarification on the map. Mr. Karnik explained that these were properties that could be impacted by construction. Councilmember McDonald stated that there is a big difference between feet and acres as it related to property acquisition. Mr. Karnik said the map showed the general area and stated the importance of the ordinance. The ordinance is necessary prior to preferred securing costly design work. He believed that the maximum they would need is 50-60 feet of right-of-way.

Councilmember Butler had questions about eminent domain, stating that they have been seeing it more and more. Mr. Karnik explained the lead line determines how much footage is necessary to acquire and typically 5-6 feet is what they need for stormwater. Councilmember Butler said he was curious to know how often the City has enacted eminent domain on projects. Mr. Karnik said they could try to put that information together. City Attorney Stacey Aurzada explained that while the ordinance authorizes eminent domain, it does not require the City to utilize it.

Councilmember Olson stated that he understood the importance of the action to further the project and noted that this process may need to be revisited.

Mayor Gates said he was not surprised by the questions. He doesn't necessarily like the issue of eminent domain but understood why it was necessary in these cases.

The public hearing opened at 7:07 p.m.

With no speakers, the public hearing closed at 7:07 p.m.

Councilmember Olson moved to adopt the ordinance. Councilmember Butler seconded the motion. The motion passed 6-0 with Councilmember Payton absent at 7:08 p.m.

25. Public hearing and second reading of an ordinance to establish Local Improvement District No. 346590 for the Westgate Non-Potable Pump Station under Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code

This item was removed from the agenda at the beginning of the meeting. See Item 4.

26. Appointments to Boards & Commissions

City Clerk Heidi Leatherwood announced the appointments:

- Youth Commission Board: Phynix Stull was appointed for a 2-year term.
- Commission on Disabilities Board: Todd Page was appointed for a 3-year term.
- Golf Advisory Board – Melissa Jensen was appointed for a 3-year term.

27. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Olson moved to approve the motion. Mayor Pro Tem Hall seconded the motion. The motion passed with a 6-0 with Councilmember Payton absent at 7:10 p.m.

28. Scheduling of Meetings, Other Events
None.

29. A motion to go into Executive Session for the purpose of receiving legal advice related to potential settlement of litigation

Recommended Motion:

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Sections 24-6-402(4)(b) and 24-6-402(4)(e)(I), Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5): To receive legal advice to consider potential settlement of litigation.

Councilmember Olson moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 6-0 with Councilmember Payton absent at 7:11 p.m.

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

30. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:11 p.m.

29. Executive Session

The Executive Session was called to order at 7:17 p.m. for the purpose of receiving legal advice related to potential settlement of litigation.

Present for participation in this executive session, which is convened in person in the Executive Session room of Council Chambers, are all members of City Council plus with the following persons:

- Deputy City Attorney Stacey Aurzada
- City Manager Raymond Lee
- Senior Assistant City Attorney Michael Axelrad
- Assistant City Attorney Shaun Reinhart
- Police Chief Adam Turk
- John Goodson, Risk Manager

Mayor Gates cautioned each participant to confine discussion to the stated purpose and reminded that no formal action may occur in the 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.

City Attorney Stacey Aurzada made an announcement regarding privileged communication and asked the Mayor to turn off the tape at 7:30 p.m.

At 7:55 p.m. the recorder was turned on because the confidential attorney-client privileged conversation ended.

The executive session concluded at 7:56 p.m.

The recording of this executive session 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

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
Special Meeting
July 30, 2024

1. Call to Order
Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.
2. Pledge of Allegiance
Mayor Gates led the Pledge of Allegiance.
3. Roll Call
Heidi Leatherwood, City Clerk called the roll.
The following were present:
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Dale Hall
Councilmember Bret Payton
Councilmember Johnny Olson
Councilmember Melissa McDonald
Mayor John Gates
4. A resolution authorizing the City Manager to execute a Memorandum of Understanding with the Water Valley Company

Economic Development Director John Hall introduced the item at 6:02 p.m. The purpose of the Memorandum of Understanding (MOU) with the Water Valley Company was to evaluate the viability, feasibility, and public benefit of the potential public partnership for a new mixed-use transit-oriented entertainment district development in Greeley. He added that with the continued growth this project has the potential opportunity to align with the needs of the community and strengthen the position in the region. It could include a new arena, ice center, transit center, retail, lodging, including a Water Park Hotel and mixed income affordable housing.

The benefits of the project, if developed, could include provision of transport options, increased tax revenues, creation of jobs, and stimulation of local development. The MOU is non-binding but provides an opportunity for the City to analyze both the project and market feasibility and evaluate utility and infrastructure demands and conduct necessary fiscal and economic impact analysis for the project.

Mr. Hall added that they are in the earliest stages of vetting the project but excited about the possibilities. The ask of council was to authorize the City Manager to sign the MOU

with the developer that will allow the City to continue to conduct due diligence related to the project. He will report out on findings and present to the Council and the community.

Councilmember Butler asked for confirmation that the MOU creates an exclusive 1-year negotiation period. Mr. Hall responded that there are 3 parts to the MOU. First there is the exclusive negotiating period of a year, second is the non-binding provision allowing for discussion and exploration, and lastly it offers an opportunity to dig deep into an analysis considering all factors related to risk and benefit.

Councilmember Butler asked for a timeline of when the feasibility study would come before Council. Mr. Hall replied that it would be approximately 8-10 weeks before it could be put together.

Councilmembers each spoke thanking the developer for the partnership and good faith effort. Council was excited about the potential benefits, opportunity, return on investment and strategic approach at planning for growth. They added that the amenities and development occurring on one side of the city benefits the entire city and they look forward to how this could attract people to experience Greeley and Weld County.

Councilmember Payton moved to adopt the resolution. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 6:09 p.m.

5. A motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed by voice vote 7-0 at 6:10 p.m.

6. Adjournment
With no further business to come before Council, the meeting was adjourned at 6:10 p.m.

Approved:

John Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
City Council Regular Meeting
August 6, 2024

1. Call to Order
Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.
2. Pledge of Allegiance
Mayor Gates led the Pledge of Allegiance.
3. Roll Call
Heid Leatherwood, the City Clerk called the roll.
The following 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 was excused.
4. Approval of the Agenda
No changes were requested.
5. Recognitions and Proclamations
There were no proclamations.
Councilmember DeBoutez presented the What's Great about Greeley presentation at 6:06 p.m.
6. Citizen Input
 1. Steve Teets, spoke about a survey he was conducting on Housing and Homelessness. He has collected close to 500 and left surveys for councilmembers.
 2. Bill Gillard spoke about potholes. He described the process to fix them properly and wants to see the repairs completed soon.
7. Reports from Mayor and Councilmembers
 1. Councilmember DeBoutez congratulated staff for the Arts Picnic. She thanked Megan Weiler and Cole Gustafson for the planning and tour.
 2. Councilmember McDonald agreed with Councilmember DeBoutez on the Arts Picnic. She felt that attendance was very good despite the heat. She thanked the Fire Department and the Public Works Department for their parts.
 3. Mayor Pro Tem Hall reported that he had the privilege of reading a proclamation for Chautauqua Park.

8. Initiatives from Mayor and Councilmembers
Councilmember Butler requested a work session on stormwater project prioritization, particularly laying out the top priorities of stormwater over the next decade and a review of current and future drainage basin studies. Council reached consensus to move forward on this new initiative.

Consent Agenda

9. A motion to approve the City Council Work Session Proceedings of July 9, 2024
10. A resolution authorizing the city to enter into an Intergovernmental Agreement with Weld County to participate in the November 5, 2024, Coordinated Election, and authorizing the City Clerk to sign said Intergovernmental Agreement
11. Introduction and first reading of an ordinance amending Article X of chapter 5 of Title 2 of the Greeley Municipal Code relating to Museums
12. Introduction and first reading of an ordinance amending sections 6-29, 6-422, 6-445, 6-446, 6-477, 6-481, 20-151 and 20-152 of the Greeley Municipal Code
13. Introduction and first reading of an ordinance to amend Title 20, Chapter 3 of the Greeley Municipal Code relating to water and sewer service
14. Introduction and first reading of an ordinance submitting to the registered electors of the City of Greeley at the November 5, 2024, coordinated Municipal Election, a question regarding and amendment to Part 1, Article V of the Greeley Municipal Charter regarding financial operations
15. Introduction and first reading of an ordinance submitting to the registered electors of the City of Greeley at the coordinated election to be held November 5, 2024, the question of authorizing the City Council to extend the current sales tax on food
16. Introduction and first reading of an ordinance submitting to the registered electors of the City of Greeley, at the coordinated election to be held November 5, 2024, the question of authorizing the City to increase debt by \$65 Million to fund transportation improvements

End of Consent Agenda

Councilmember Payton moved to approve the Consent Agenda Items 9-16. Councilmember Butler seconded the motion. The motion passed 6-0 at 6:18 p.m. with Mayor Gates absent.

17. Pulled Consent Agenda Items
None.

18. Public hearing and second reading of an ordinance amending Campaign Finance Contribution Limits and creating an administrative process for election requirements, complaints, and enforcement issues

City Attorney Stacey Aurzada introduced the item at 6:18 p.m. with a presentation and City Clerk Heidi Leatherwood was available for questions.

A brief history was provided, the state legislature has had no limits in place since 2013. New legislation was passed with limits of \$400 per donor/\$4000 per committee effective January 1, 2024. The council requested an initiative in 2023 to research comparable cities limits.

There was also no established complaint process. The new legislation allowed for cities to establish their own limits and approve the City Clerk to refer complaints to the Secretary of States office. The proposed amounts based on comparisons to surrounding municipalities are \$2500 per person, and per committee. There would also be an adjustment each year for inflation based on the Consumer Price Index percentage.

Councilmember McDonald asked for the percentage of increase that would be added every 2 years. She also asked for clarification on the procedure for complaints.

Councilmember Butler let it be known that the \$2500.00 limit was higher than he felt necessary and would not be voting in favor.

Councilmember Payton asked if the motion failed, would they have to start all over. City Attorney Stacey Aurzada explained it just meant the current state limits would remain in place.

The public hearing opened at 6:28 p.m.

1. Steve Teets agreed that the state limit of \$400/\$4000 was reasonable.

With no further speakers, the public hearing closed at 6:30 p.m.

Councilmember Olson moved to adopt the ordinance. Councilmember Payton seconded the motion. The motion passed 4-2 with Butler and DeBoutez voting “nay” and Mayor Gates absent at 6:33 p.m.

19. Public hearing and second reading of an ordinance submitting to the registered electors of the City of Greeley at the November 5, 2024, Coordinated Municipal Election, a question regarding an amendment of the Greeley Municipal Charter regarding collective bargaining for police sergeants

City Attorney Stacey Aurzada introduced the item at 6:34 p.m. with a presentation.

Current law prohibits Sergeants from participating in collective bargaining agreements. The Sergeants have requested to participate; therefore, voters will be asked if the charter should be changed to include Sergeants.

The public hearing opened at 6:37 p.m.
With no speakers, the public hearing closed at 6:37 p.m.

Councilmember Butler moved to adopt the ordinance. Councilmember DeBoutez seconded the motion. The motion passed 5-1 with Councilmember Payton voting “nay” and Mayor Gates absent at 6:41 p.m.

20. Public hearing and second reading of an ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Police Officers' Association (GPOA) and the City of Greeley, Colorado, which agreement by its terms is for a period commencing January 1, 2025, through December 31, 2027

Chief Human Capital Officer Kimberly Southern-Weber introduced the item at 6:42 p.m. with a presentation and Budget and Policy Director Caleb Weitz available for questions.

She explained that negotiating teams had worked well together and come to an agreement quickly. The GPOA had conducted a survey of employees. The proposed package included increases consistent with those of general employees.

Mr. Weitz explained that the amounts were part of the 2025 budget, and includes a 14% increase over 3 years, as well as an increase in pension contributions by 1.5% over 3 years. It also includes an additional holiday and increased paid time off.

The public hearing opened at 6:47 p.m.

1. Edwin Grant spoke about social security benefits and teachers' associations. He was concerned about where the money will go.
2. Bill Gillard of Greeley also spoke. He wanted to make sure there is no blue flu or slow down allowed in the contract. He stated the safety of citizens should come before the agreement, and he supports the police.

With no further speakers, the public hearing closed at 6:49 p.m.

Councilmember DeBoutez moved to adopt the ordinance. Councilmember Olson seconded the motion. The motion passed 6-0 with Mayor Gates absent at 6:53 p.m.

21. Public hearing and second reading of an ordinance relating to the acquisition of Real Property by Purchase or Exercise of Eminent Domain (Poudre River Ranch Stormwater Drainage Improvement Project)

Councilmember Payton recused himself at 6:54 p.m.

Deputy Public Works Director Bhooshan Karnik introduced the item at 6:54 p.m. with a presentation.

The purpose of the project is to reduce impacts to the Poudre River ranch neighborhood and the stormwater infrastructure due to stormwater and farm drainage from upstream locations. As part of the project development, additional stormwater detention capacity will be constructed along the south boundary of the Poudre River Ranch neighborhood. The

project will also improve stormwater infrastructure within the neighborhood and City will assume ownership of the stormwater infrastructure. The project will alleviate flooding and reduce sediment flow from the upstream areas to the Poudre River. The improvements are vital to address the recurring impacts to the quality of life, health, and safety of the neighborhood residents.

The Project will require the acquisition of tracts of fee, simple right of way, permanent easements, and temporary construction easements within and outside the Poudre River Ranch neighborhood. City staff began discussions with owners and homeowner associations within the project area. Staff will continue to work with owners to meet the goals of the project, address site considerations, and acquire the property interests necessary for the project. Staff fully intend to negotiate in good faith and follow a uniform acquisition process for all affected owners. If an agreement cannot be reached the City may consider the use of eminent domain.

The presentation included a brief history of stormwater management and maps of the proposed parcels.

Mayor Pro Tem Hall had concerns that the property owners had not been properly contacted because of a recent email received. Mr. Karnick noted that real estate staff had conducted a “right of entry” request that was approved by the owners to allow for a survey to be done.

Councilmember McDonald asked about the map and how many property owners there were. Mr. Karnick responded that there are 3 parcels and a single property owner. She commented that if the owner was not contacted that it doesn’t feel right if this is the first they have heard of it. City Attorney Stacey Aurzada added that one of the purposes of “eminent domain” is so that if negotiations fail, the process does not have to restart. She assured Council that the City will always engage in good faith negotiations and that eminent domain statutes requires certain steps to be taken. Getting the authorization early is important so that the process does not have to backtrack.

Councilmember Butler asked about this process in the past and if these authorizations were conducted prior to receiving design work. Ms. Aurzada said that she might not be the proper one to answer where in the design process this is brought in, but different Public Works Directors have preferences as to when to start the eminent domain process. She said that the City overall has found difficulty if the process has not begun relatively early.

Councilmember Butler asked if the design work has been finished. Mr. Karnick replied that it is not yet finished but is in the process. Since the Real Estate Manager left the City that has added time to the clock and increased expenses with the additional time. He added that the cost of design work is \$700,000 and he cannot authorize the cost to the City if the eminent domain process has not been approved.

Councilmember Butler asked when the design cost work would have been approved. Public Works Director Paul Trombino answered that last fall they came before Council

showcasing the Poudre River Ranch neighborhood problems and consensus was granted to direct the design work. Mr. Karnick added that this was zoned agriculture.

Councilmember DeBoutez asked about how many improvements and associated costs have been done to help this neighborhood. Mr. Trombino assured her that he would gather that information and get it to her soon. Councilmember DeBoutez felt that this project is premature given the recent flooding to downtown. Furthermore, she felt that this neighborhood should not be prioritized over other areas. It needs to be part of the entire stormwater improvement operation. She would like the decision delayed.

Mayor Pro Tem was concerned about the landowners not being contacted, and the process of eminent domain. He does not want it to appear that the City is being heavy handed. This topic will come to Council in a future meeting.

The public hearing opened at 7:09 p.m.

1. Bill Gillard stated the problem should have been resolved with the original permitting. He believed that Eminent Domain scares citizens.
2. Steve Teets agreed with Mr. Gillard and felt the landowners should have been part of the process.

With no further speakers, the public hearing closed at 7:13 p.m.

Councilmember DeBoutez moved to deny the adoption of the ordinance. Councilmember Butler seconded the motion. The motion to deny passed 4-1 with Councilmember Olson voting “nay” and Councilmember Payton and Mayor Gates absent at 7:18 p.m.

Councilmember Payton returned to the meeting at 7:19 p.m.

22. A resolution declaring the intent of the City of Greeley, Colorado to issue Revenue Bonds in connection with financing residential facilities for low- and middle-income families or persons

Affordable Housing Manager Ashley Weesner introduced the item at 7:19 p.m. with a presentation. Housing Director Deb Callies was available for questions.

The presentation included background information and cooperation of the Town of Windsor to approach the City to offer their Private Activity Bond allocations so that the allocations could be part of a larger project.

Ms. Weesner added that the resolution needed to be adopted and approved by September 15, 2024, per state deadline.

Councilmember Butler moved to adopt the resolution. Councilmember Payton seconded the motion. The motion passed 6-0 with Mayor Gates absent at 7:29 p.m.

23. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this

meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed with a voice vote of 6-0 with Mayor Gates absent at 7:29 p.m.

22. Scheduling of Meetings Other Events
None.

23. Adjournment
With no further business to come before the Council, Mayor Pro Tem Dale Hall adjourned the meeting at 7:30 p.m.

Approved:

Dale Hall, Mayor Pro Tem

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

Item: 10.

September 3, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

A motion to cancel the September 24, 2024, Work Session

Summary:

There are currently no work session items for the September 24, 2024, work session.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion.
2. Amend the motion and approve as amended.

Council's Recommended Action:

A motion to approve the motion and cancel the September 24, 2024, work session.

Attachments:

None



Council Agenda Summary

September 3, 2024

Key Staff Contact: Adam Prior, Chief Engineer

Title:

Introduction and first reading of an ordinance to establish Local Improvement District No. 346590 for the Westgate Non-Potable Pump Station under Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code

Summary:

The city is finalizing construction of the Westgate Area Irrigation Pump Station on South 71st Avenue that will serve the Westgate Subdivision and the surrounding development areas north of the Highway 34 Bypass. This new regional non-potable water irrigation pump station was constructed under the guidance of the non-potable master plan for the benefit of properties within the specific service area of the pump station and ensure sustainable long-range range access to affordable irrigation water. A Local Improvement District (LID) is a method to reimburse the city for area-specific infrastructure and ensure that growth in this area has adequate public facilities. This Ordinance will establish the maximum fee per acre for each parcel yet to be developed within the LID to reimburse the City their proportional cost of the regional non-potable Westgate pump station.

The Westgate non-potable project LID was reviewed and recommended for approval by the Greeley Water & Sewer Board on February 21, 2024. An informational meeting was held on March 28, 2024, with landowners within the Westgate Local Improvement District to discuss the project, its costs, and to provide an opportunity to ask questions. Letters were mailed to the landowners in advance of the meeting. The meeting was held at the City Council Chambers with the option to attend virtually. In July, two large lot property owners wrote emails to city staff and Council regarding the fees. Staff followed up with phone calls and a meeting with the property owners to provide background and confirm facts on the proposed District.

Background on Non-Potable Systems: The Westgate project and others were prioritized in the 2021 Non-Potable Water Master Plan because it offers cost efficiency, service reliability, climate resiliency and supports a clean green and beautiful city. Building regional non-potable pump stations with development provides for the opportunity to achieve economies of scale in infrastructure, an investment that will provide cost-effective irrigation water. A regional pump station is more cost effective to operate than several smaller pump stations, and city operations and maintenance will provide a high standard of service and reliability (compared to some neighboring communities where O&M is an obligation of the metro district or HOA).

The city utilizes irrigation ditches to convey non-potable water (raw water) to micro-storage ponds and then pumps the water to both city and private customers for landscape irrigation. This existing network of ditches, canals, buried pipes and lateral infrastructure that has been conveying irrigation water for more than 125 years and is truly a blessing for our community and our water system. The city uses non-potable water for irrigation because it makes best use of very affordable lower Poudre River supplies

that are not suitable quality for drinking and leverages the network of ditch infrastructure across the city that deliver raw water cost effectively. Furthermore, the use of lower quality raw water and non-potable infrastructure for irrigation allows the city to make the most efficient use of our water treatment facilities and pipeline capacities for drinking and commercial uses. For these reasons, the policy provides for a discount on water Plant Investment Fees (PIFs) where non-potable water is used for irrigation, in some cases a 50% discount on PIFs for higher non-potable use. The property owners also benefit from reduced water usage fees that are 30% lower than potable drinking water.

The Westgate Non-Potable Water Local Improvement District (LID) was previously scheduled for a public hearing and second reading before the Greeley City Council on July 16, 2024. On the date of the meeting, a landowner / developer and residential builder raised concerns about the application of the proposed LID to their properties being included in the District. The owners contended that their 2021 development agreement negotiations should have excluded them from the Westgate LID. Staff and the City Manager recommended the Ordinance be tabled pending review of the development agreement and additional communication with the subject property owners.

Staff subsequently reviewed the Water & Sewer Dept. records, Engineering and Design Review (EDR) records and Planning records, and did not find any agreements or documents that would have excluded or exempted the large lot properties at issue from participating in the LID to cover their proportional cost for the offsite non-potable irrigation water pump station and associated improvements for the Westgate non-potable service area.

Staff had a virtual meeting and several phone conversations with the landowners to discuss the proposed LID, the non-potable irrigation policy in the City code, and the plant investment fee (PIF) discounts that apply to development that utilize non-potable water for outdoor irrigation. Staff requested that the owners provide any records showing they were exempt from the obligations to pay for the offsite infrastructure costs through the proposed LID or other method. No additional documentation was provided by the landowners that would qualify them for an exclusion from the District or exempt them from the obligation to share the proportional cost of making the raw water supply available. Water & Sewer Dept. staff have conferred with the City Attorney's Office and Clerk to ensure that the appropriate process is followed to bring this item back to Council, and to provide the required notice to all landowners within the proposed LID. The proposed Ordinance will start over with the Council agenda process to ensure adequate transparency and notice.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? Yes
2. If yes, what is the initial, or, onetime impact? \$1,516,755 to be recovered through improvement local improvement District (LID) payments
3. What is the annual impact? None
4. What fund of the City will provide Funding? 422- Water Construction
5. What is the source of revenue within the fund? Plant Investment Fees and LID reimbursement
6. Is there grant funding for this item? No
7. Additional Comments: The Local Improvement District will enable the City to recover the costs of the regional pump station from the undeveloped parcels that are benefiting from the non-potable infrastructure.

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

Other issues and Considerations:

None

Strategic Focus Area:

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 October 1, 2024

Attachments:

1. Ordinance No. 35 , 2024 with Exhibit A

CITY OF GREELEY, COLORADO
ORDINANCE NO. 35, 2024

**AN ORDINANCE ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 346590
FOR THE CONSTRUCTION OF A NON-POTABLE IRRIGATION PUMP STATION IN GREELEY,
COLORADO; DETERMINATION OF LOTS AND LANDS TO BE INCLUDED WITHIN LOCAL
IMPROVEMENT DISTRICT 346590; SETTING FORTH THE MAXIMUM COSTS OF
CONSTRUCTION; AND SETTING FORTH THE PROPERTY TO BE INCLUDED AND NAMES OF
THE APPARENT OWNERS OF PROPERTY TO BE INCLUDED (WESTGATE NON-POTABLE
IRRIGATION PUMP STATION)**

WHEREAS, the City of Greeley, Colorado (“City”) is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX, and Section 7 of Article X of the Colorado Constitution to, *inter alia*, levy assessments against real property within the City for municipal purposes, including, without limitation, for local improvements; and

WHEREAS, the Charter for the City of Greeley, Colorado further empowers the City to establish local improvement districts, for the purpose of, *inter alia*, constructing local improvements and assessing the costs thereof upon the property especially benefitted by such improvements; and

WHEREAS, Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code sets forth the particular authority and procedures by which the City may establish such local improvement districts; and

WHEREAS, the City anticipates continued development in west Greeley, with new developments containing over two (2) acres of irrigable area being required to utilize non-potable water for irrigation purposes, and has accordingly identified a need for additional non-potable irrigation infrastructure in this general area; and

WHEREAS, the City has identified more specifically a near-term need for a non-potable irrigation pump station (“Westgate Non-Potable Irrigation Pump Station”) to serve the geographic area located generally south of 20th Street, north of Highway 34 Bypass, and west of 65th Avenue in southwest Greeley (“Westgate Non-Potable Irrigation Pump Station Service Area”); and

WHEREAS, the City Council desires, on its own initiative, to establish a local improvement district for the construction of the Westgate Non-Potable Irrigation Pump Station, for the benefit of properties that will be required utilize non-potable irrigation service within the Westgate Non-Potable Irrigation Pump Station Service Area in Greeley;

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

Section 1. Establishment of Local Improvement District 346590. Pursuant to the authority set forth in Section 18-379(d) of the Greeley Municipal Code, the City Council hereby orders the creation of a local improvement district for the construction of the Westgate Non-Potable Irrigation Pump Station, for the benefit of properties that will be required to utilize non-potable irrigation service within the Westgate Non-Potable Irrigation Pump Station Service Area in Greeley. The local improvement district shall be assigned number 346590 and contain the lots and lands set forth in Section 7 below. The location of the Westgate Non-Potable Irrigation Pump Station and the lots and lands to be included within Local Improvement District No. 346590 are shown on the map attached hereto as Exhibit A.

Section 2. Westgate Non-Potable Irrigation Pump Station Service Area. The City anticipates that the Westgate Non-Potable Irrigation Pump Station will serve 417.284 bulk acres. Of that total service area acreage, 173.903 acres have been identified by the City as conversion areas. A conversion area is defined in Section 5 of the City's Design Criteria as "a previously developed parcel that is currently irrigated by potable water but may consider switching to non-potable irrigation in the future." The remaining 243.381 bulk acres of that total service area acreage may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure.

Section 3. Estimation and Description of Maximum Costs. The total maximum cost of construction for the Westgate Irrigation Pump Station Infrastructure is estimated at this time to be \$2,600,522 (i.e., \$6,232.02 per bulk acre). This total estimated maximum cost includes expenses for which the City will be responsible, as described in Section 4 below.

Section 4. City Portion of Infrastructure Costs. Of the total estimated maximum cost set forth in Section 3, the City will bear at a minimum the construction costs attributable to the 173.903 bulk acres associated with conversion areas described in Section 2 above and to those properties within the Westgate Non-Potable Irrigation Pump Station Service Area that are owned by the City. The minimum cost to be borne by the City is estimated at this time to be \$1,083,766.88.

Section 5. Assessments against Local Improvement District 346590 Properties. The final determination of assessments to be made against the lots and lands included in Local Improvement District 346590 shall be established by an ordinance adopted after completion of the Westgate Non-Potable Irrigation Pump Station improvements described herein, and such assessments shall be based upon the costs of construction and a fair market rate of projected interest to be recommended by the Director of Finance and set forth in the assessment ordinance at the time it is adopted. Interest shall accrue on each assessment from the date of the City's final payment on construction costs until the assessment is paid in full. The portion of the total maximum cost of construction for the Westgate Non-Potable Irrigation Pump Station not borne by the City shall be allocated to the 243.381 bulk acres within the Westgate Non-Potable Irrigation Pump Station Service Area that may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure, as is shown on the map attached hereto as Exhibit A. Within such allocation, the costs and interest shall then be assessed proportionally in accordance with the bulk acreage of each parcel that connects to the City's non-potable irrigation system. Assessments shall be due from the property owner at the earlier of: (i) final plat approval, or (ii) a request from the property owner for connection to the City's non-potable irrigation system, and payable in accordance with the terms set forth in the assessment ordinance.

Section 6. Construction of the Westgate Non-Potable Irrigation Pump Station commenced prior to the passage of this ordinance. The City shall ensure construction is completed within a reasonable time after passage of this ordinance.

Section 7. Lots and Lands to be Included in Local Improvement District 346590; Owners. The lots and lands that shall be included within Local Improvement District 346590, the street addresses (if applicable) and legal descriptions of such lots and lands, and the current record owners of such lots and lands, according to the records of the Weld County Clerk and Recorder's Office, are as follows.

1. Owner(s): Samad D. and Susan K. Aghajani
 Mailing Address of Owner(s): P.O. BOX 200375
 EVANS, CO 80620

 Address of LID Property: N/A
 Weld County Parcel No.: 095918101002
 Legal Description of LID Property: LOT 2 GREELEY STORAGE MINOR

2. Owner(s): Noble Energy, Inc.
 Mailing Address of Owner(s): c/o K.E. Andrews
 1900 DALROCK ROAD
 ROWLETT, TX 750885526

 Address of LID Property: N/A
 Weld County Parcel No.: 095918110001
 Legal Description of LID Property: Lot 1 FRANCIS MINOR SUB

3. Owner(s): City of Greeley
 Mailing Address of Owner(s): c/o Real Estate Management
 1000 10th STREET
 GREELEY, CO 80631-3808

 Address of LID Property: N/A
 Weld County Parcel No.: 095918108004
 Legal Description of LID Property: GR TAL OUTLOT I TALON

4. Owner(s): City of Greeley
 Mailing Address of Owner(s): c/o Real Estate Management
 1000 10th STREET
 GREELEY, CO 80631-3808

 Address of LID Property: N/A
 Weld County Parcel No.: 095917208007
 Legal Description of LID Property: OUTLOT H TALON

5. Owner(s): Creek View Commercial Holdings, LLC
 Mailing Address of Owner(s): 7251 W 20TH STREET, UNIT L-200
 GREELEY, CO 80634-4626

 Address of LID Property: N/A
 Weld County Parcel No.: 095917232002
 Legal Description of LID Property: TRACT 1 OWL RIDGE 5TH FG

6. Owner(s): City of Greeley
 Mailing Address of Owner(s): 1000 10 TH STREET
 GREELEY, CO 80631-3808

 Address of LID Property: N/A
 Weld County Parcel No.: 095917000022
 Legal Description of LID Property: GR 17597 SW4 17 5 66 (WEST RIDGE AREA ANNEX) LYING
 N OF NEW STATE HWY #34 R/W EXC UPRR RES (25R2D)

7. Owner(s): Jim L. Ells
 Mailing Address of Owner(s): 2435 71ST AVENUE

- Address of LID Property: GREELEY, CO 80634-9609
2435 71ST AVENUE
GREELEY, CO 80634
- Weld County Parcel No.: 095917000027
- Legal Description of LID Property: GR PT SE4 17-5-66 (BRIGGS & ELLS ANNEX) BEG S0D22'W 435.6' OF E4 COR SEC S0D22'W 330' N89D57'W 739.35' S46D39'W 145.25' N87D45'W 898.87' N88D30'W 912.82' N0D07'W 807.69' S89D57'E 1662.31' S0D22'W 435.6' S89D57'E 1000' TO BEG (.25R)
8. Owner(s): Jim L. Ells
Mailing Address of Owner(s): 2435 71ST AVENUE
GREELEY, CO 80634-9609
- Address of LID Property: 2423 71ST AVENUE
GREELEY, CO 80634
- Weld County Parcel No.: 095917000024
- Legal Description of LID Property: GR PT SE4 17-5-66 (BRIGGS & ELLS ANNEX) BEG AT E4 COR OF SEC W1000' S435.6' E1000' N435.6' EXC UPRR RES (.25R)
9. Owner(s): Green Keen Acres, LLC
Mailing Address of Owner(s): 254 ALABASTER WAY
JOHNSTOWN, CO 80534-9474
- Address of LID Property: N/A
- Weld County Parcel No.: 095916300025
- Legal Description of LID Property: GR PT SW4 16 5 66 (WEST RIDGE AREA ANNEX) BEG SW COR SEC N0D05W 2191.13 N89D53E 580.8' TO TPOB TH CONT N89D53E 449.55' N59D30E 109.92' S0D14E 18' S12D09E 680.21' S90DW 688.63' N0D05W 446.43' N89D54E 1.97' TH N0D05W 180' TO TPOB
10. Owner(s): Jay E. Goza Trust No. 1
Mailing Address of Owner(s): c/o Calven Goza
40373 SKYLARK DRIVE
FORT COLLINS, CO 80524-9029
- Address of LID Property: N/A
- Weld County Parcel No.: 095916306000
- Legal Description of LID Property: GR PA L1 & 8 BLK1 & L1-3 & 5-7 BLK2 (WEST RIDGE AREA ANNEX) PETERSON-ALEXANDER
11. Owner(s): Green Keen Acres, LLC
Mailing Address of Owner(s): 254 ALABASTER WAY
JOHNSTOWN, CO 80534-9474
- Address of LID Property: N/A
- Weld County Parcel No.: 095916300024
- Legal Description of LID Property: GR PT SW4 16-5-66 (WEST RIDGE AREA ANNEX) BEG NE COR L1 PETERSON 1ST FG N90DW 434.16' TO POB TH CONT N90DW 310' N0D05W 1022' N90DE 688.63' S12D09E 110.79' S02D07E 400.82' N90DW 415.17' S0DW 513.15' TO TPOB

12. Owner(s): Amezcua Family Trust
Mailing Address of Owner(s): 2272 DEEDS COURT
LOVELAND, CO 80538-4877
Address of LID Property: 6815 28TH STREET
GREELEY, CO 80634
Weld County Parcel No.: 095916300015
Legal Description of LID Property: GR 17590-D PT SW4 16-5-66 (WEST RIDGE AREA ANNEX)
BEG NE COR L1 PETRSON SUB 1ST FILING W434.16'
N513.15' E415.17' S02D07'E 513.50' TO BEG
13. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308012
Legal Description of LID Property: Lot 12A WESTRIDGE 5TH FG 2ND RPLT
14. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308003
Legal Description of LID Property: Lot 3A WESTRIDGE 5TH FG 2ND RPLT
15. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 805384903
Address of LID Property: N/A
Weld County Parcel No.: 095916308001
Legal Description of LID Property: Lot 1A WESTRIDGE 5TH FG 2ND RPLT
16. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308007
Legal Description of LID Property: Lot 7A WESTRIDGE 5TH FG 2ND RPLT
17. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308004
Legal Description of LID Property: Lot 4A WESTRIDGE 5TH FG 2ND RPLT
18. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE

- Address of LID Property: GREELEY, CO 80634-9782
Weld County Parcel No.: N/A
Legal Description of LID Property: 095916308005
Lot 5A WESTRIDGE 5TH FG 2ND RPLT
19. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308011
Legal Description of LID Property: Lot 11A WESTRIDGE 5TH FG 2ND RPLT
20. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 806349782
Address of LID Property: N/A
Weld County Parcel No.: 095916308010
Legal Description of LID Property: Lot 10A WESTRIDGE 5TH FG 2ND RPLT
21. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 806349782
Address of LID Property: N/A
Weld County Parcel No.: 095916308009
Legal Description of LID Property: Lot 9A WESTRIDGE 5TH FG 2ND RPLT
22. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303010
Legal Description of LID Property: GR 5WR1-4 L4 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING
23. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303009
Legal Description of LID Property: GR 5WR1-3 L3 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING
24. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303013
Legal Description of LID Property: GR 5WR1-2 L2 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING

25. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303012
Legal Description of LID Property: GR 5WR1-1 L1 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING
26. Owner(s): Angela and Jukka Koponen
Mailing Address of Owner(s): 205 CARROLL STREET
CENTER, TX 75935-3503
Address of LID Property: N/A
Weld County Parcel No.: 095916300011
Legal Description of LID Property: GR 17589-D PT SW4 16 5 66 (WEST RIDGE AREA ANNEX)
ELY 200' OF FOL DESC PARCEL BEG 191.79' W OF S4
COR W489.17' N41D41'E 89.46' N464.21'E 386.87' S0D08'E
30.54' N41D44'E 57.90' S0D25'E 543.63' M/L TO BEG

Section 8. Properties within the boundaries of Local Improvement District No. 346590 remain subject to all requirements of the Greeley Municipal Code regarding City non-potable water service and irrigation, including, without limitation, the requirement to construct additional distribution main line extensions, if necessary, to facilitate connection to the Westgate Non-Potable Irrigation Pump Station.

Section 9. This ordinance shall take effect on the fifth (5th) day following its final publication, as set forth in Section 3-16 of the Greeley City Charter.

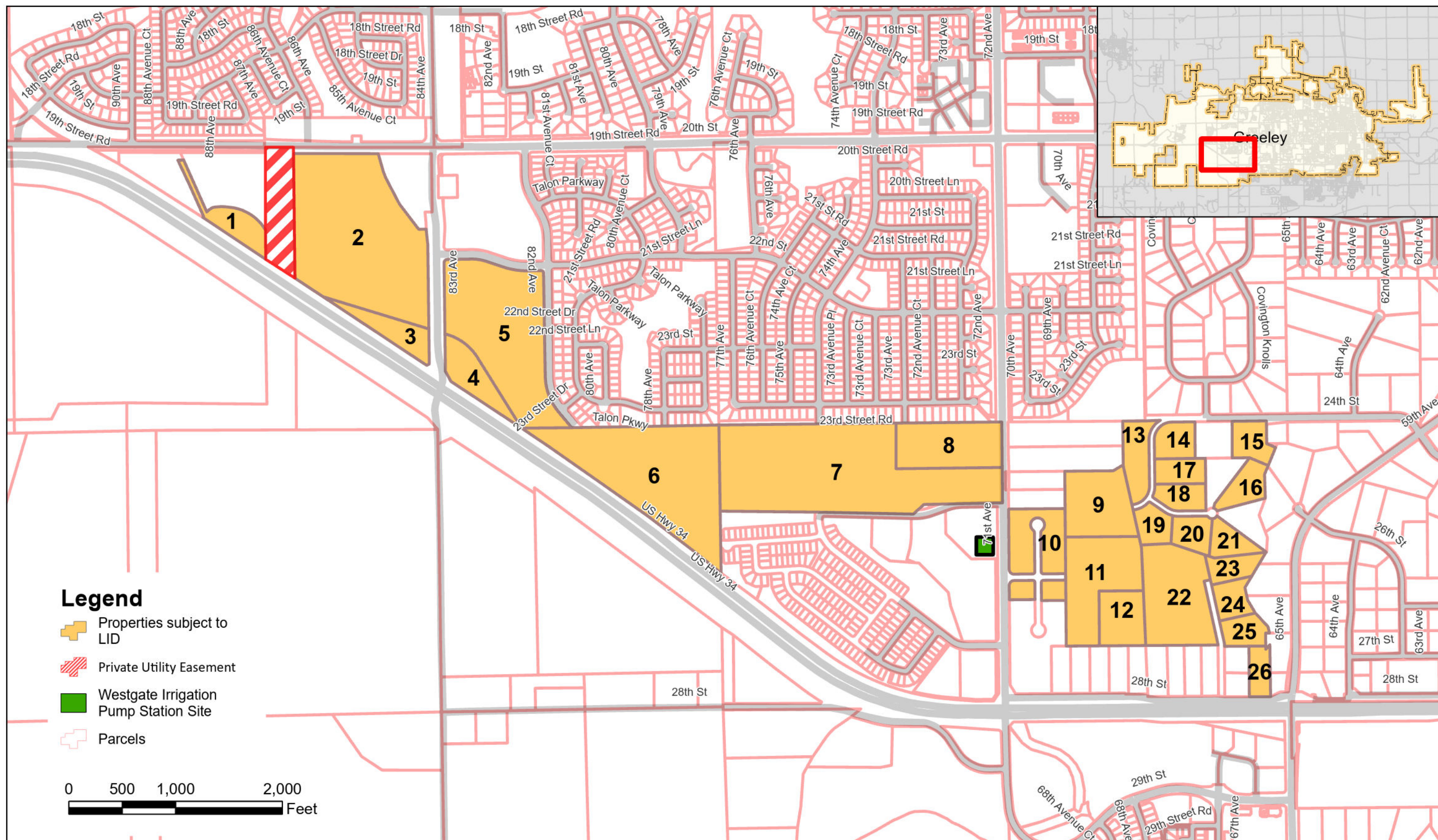
PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 1ST DAY OF OCTOBER 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor





Council Agenda Summary

September 3, 2024

Key Staff Contact: Brian McBroom, Community Development Director, Michael Franke, Planning Technician

Title:

Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land. (Case number ZON2023-0003, H-P Tract 3A Rezone)

Summary:

This land was annexed into the City of Greeley through the North Sheep Draw Annexation on July 20, 1981; the subject property was designated with I-L (Industrial-Low Intensity) zoning district (Rec. No. 0001863877) [Case No. Z 14:80]; rezoned on September 29, 2005, dividing the 156 acre I-L (Industrial Low Intensity) zoning into a mix of C-D (Conservation District), C-H (Commercial High Intensity), R-H (Residential High Density), and I-L (Industrial Low Intensity) with DCMP and the Boomerang Master Plan Design Guidelines (Ordinance No. 57, 2005, Rec No. 3327374) [Case No. Z 3:05]. The Boomerang DCMP was developed to establish a list of permitted uses within the C-H, I-L, and R-H zone districts that would limit certain uses that are permitted by right, design reviews, and special reviews in the area, and establish specific design criteria through the Design Guidelines, that meet or exceed Development Code standards.

The existing area was also approved by City Council to include an intergovernmental agreement between the City of Greeley and the City Center West Commercial Metropolitan District in December 2014 (Ordinance No. 69, 2014) [Case No. MD 1:14]. Later in 2016, a resolution for the Amendment and Restated Consolidated Service Plan for the City Center West Commercial Metropolitan District was approved by City Council to consolidate the City Center West Commercial Metropolitan District and the City Center West Residential Metropolitan District No. 2. (Rec. No. 4231159) [Case No. MD 1:16].

In 2015, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley, 4th Replat (Rec No. 42704720) [Case No. 13:15], to accommodate the currently approved Boomerang Self-Storage [Case No. DR 4:17], formerly called the West Side Commons Storage.

In 2017, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley 5th Replat [Case No. S 32-16] to accommodate Westridge Academy, a K-8 charter school that adjoins the western boundary of this property.

In 2022, a minor subdivision application was approved to split Lot 3, H-P Greeley 5th Replat [Case No. SUB2021-0033] to establish a lot which is proposed to be sold to the adjacent contiguous property owner to the west and a tract, which is proposed to be developed as a residential community.

The permitted uses currently allowed within the Boomerang Master Plan Design Guidelines (aka DCMP), in the R-H (Residential High-Density zone) include residential uses, boarding houses, farming, golf courses, open space, parks, and wireless telecommunications. This property once housed a portion of the Hewlett Packard facility. Upon HP's exit from Greeley in 2003, this property became vacant and has endured repeated incidents of vandalism. In 2021, this property was acquired by the existing owner, who demolished the structures on-site, creating this vacant property for redevelopment.

In 2021 the applicant submitted the original request for the rezone from I-L to R-H. The original rezone request did have a development plan tied to the rezone for multifamily development. The original rezone request was recommended for approval by the Planning Commission on April 26, 2022, with a 4-0 vote favoring the rezone and recommending approval to City Council. The first reading of this rezoning request was heard before the City Council on May 17, 2022 with second reading and the public hearing being conducted on June 7, 2022. The City Council closed the public hearing for this request at their June 7, 2022 meeting and rescheduled said consideration to July 19, 2022.

On July 19, 2022, the City Council heard the original rezone case at a public hearing where they deliberated. Council members spoke about confirmed uses under the I-L Zoning and how the uses were incompatible with the surrounding neighborhoods. The council additionally asked about traffic impacts with concerns of increased traffic potential with R-H zoning. City staff commented that the traffic study showed that the R-H traffic, at a worst-case scenario in terms of traffic impact, would be less than I-L zoning uses. Many members of the neighborhood showed up to the public hearing in opposition of the rezone. The neighborhood's main concerns with the request were traffic and having multifamily residential within proximity to their single-family neighborhood. Ultimately, the City Council reached a tied 3-3 vote, which automatically defaulted the case to denial since rezones require majority vote by law.

The denial of the rezoning required the applicant to wait at least one calendar year from the denial to resubmit the rezone land use case request without substantial changes to the request. It is important to note that there is no development proposal with this current rezone request. In the previous case that was denied, there was a development proposal for multifamily residential development. The new/current rezone case that is going back to public hearing does not have any development proposal tied to it. The applicant wishes to simply rezone the property from I-L to R-H, since R-H zoning is more compatible with the existing neighborhood zoning (the existing neighborhood is zoned R-H already) and adjacent land uses (mix of single-family detached, row/town homes, and multifamily residential). The end user of the property will be required to go through the city land use process prior to any development established on the property. During the land use case review for development on the property, all impacts of development shall be mitigated through the review process by the applicant and city staff. The request to rezone this property from I-L to R-H is a rezone request only with no development proposal.

At the August 13, 2024, Planning Commission Meeting, the Planning Commission found that the proposed rezoning from I-L (Industrial Low Intensity) to R-H (Residential High Density) does meet Development Code Section 24-204(b); and therefore, recommended approval to the City Council. Please visit the following link for further details on the Planning Commission Meeting: <https://greeleyco.portal.civicclerk.com/event/2307/files/report/1203>.

Fiscal Impact:

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

Legal Issues:

Consideration of this matter is a quasi-judicial process.

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 September 17, 2024.

Attachments:

1. Ordinance No. 36 , 2024 with Appendix A
2. Planning Commission (PC) Summary Report
3. Vicinity & Zoning Map
4. Project Narrative for Rezone
5. Plan Set
6. Traffic Study
7. Letters of Support
8. July 19, 2022 City Council Minutes
9. Boomerang Master Plan Design Guidelines
10. Letters of Opposition
11. Land Use Sheets I-L Zoning Districts
12. Land Use Sheets Residential Zoning Districts (R-L, R-M, and R-H)
13. Westridge Academy Student Capacity Letter
14. District 6 Student Capacity Letter
15. Neighbor Notification Boundary Map
16. BizWest Article on H-P Site Status from Applicant
17. Manufacturing vs Multifamily Vehicle Trips by Hour
18. Planning Commission Minutes - Draft

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 36, 2024
CASE NO. ZON2023-0003**

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM I-L (INDUSTRIAL LOW DENSITY) TO R-H (RESIDENTIAL HIGH DENSITY) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 16.192 ACRES OF PROPERTY LOCATED ON THE PARCEL EAST OF 71ST AVENUE, NORTH OF 8TH STREET, AND NORTHEAST OF 69TH 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 I-L (Industrial Low Density) to R-H (Residential High Density) 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, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
Ordinance No. 36, 2024
**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF
GREELEY, COLORADO, FROM I-L (INDUSTRIAL LOW DENSITY) TO R-H
(RESIDENTIAL HIGH DENSITY) CHANGING THE UNDERLYING LAND USE
DESIGNATIONS FOR APPROXIMATELY 16.192 ACRES OF PROPERTY LOCATED
ON THE PARCEL EAST OF 71ST AVENUE, NORTH OF 8TH STREET, AND
NORTHEAST OF 69TH AVENUE.**

LEGAL DESCRIPTION FOR REZONING AREA

PROPOSED TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT AND A
PORTION OF ADJACENT 8TH STREET, TO BE REZONED FROM I-L TO R-H

ALL THAT PART OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT, AS
RECORDED AT RECEPTION NO. 4272274 OF THE RECORDS OF WELD COUNTY,
COLORADO, LOCATED IN THE SW1/4 OF SECTION 4, T5N, R66W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE S00°01'37"E,
56.00 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET;

THENCE S89°58'23"W 590.12 FEET ALONG THE CENTERLINE OF SAID 8TH STREET;

THENCE N00°01'37"W 56.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N00°01'37"W, 335.38 FEET ALONG A WESTERLY LINE AND A WESTERLY
LINE EXTENDED NORTHERLY OF SAID LOT 3 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 174.33 FEET ALONG THE ARC OF SAID CURVE TO A
POINT TANGENT, SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL
ANGLE OF 33°17'44" AND BEING SUBTENDED BY A CHORD THAT BEARS
N16°40'29"W, 171.89 FEET;

THENCE N33°19'21"W, 150.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 156.36 FEET ALONG THE ARC OF SAID CURVE TO A
POINT TANGENT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL
ANGLE OF 33°10'49" AND BEING SUBTENDED BY A CHORD THAT BEARS
N16°43'57"W, 154.18 FEET;

THENCE N00°08'31"W, 406.77 FEET TO THE NORTH LINE OF SAID LOT 3;

THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ARE ALONG THE
NORTHERLY AND EASTERLY LINES OF SAID LOT 3:

THENCE S89°51'28"E, 282.19 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 254.21 FEET ALONG THE ARC OF SAID CURVE TO THE
NORTHEAST CORNER OF SAID LOT 3, SAID ARC HAVING A RADIUS OF 3,045.00
FEET, A CENTRAL ANGLE OF 04°47'00" AND BEING SUBTENDED BY A CHORD
THAT BEARS S87°45'02"E, 254.14 FEET;

THENCE S04°04'36"W, 195.58 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 270.77 FEET ALONG THE ARC OF SAID CURVE TO A
POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL
ANGLE OF 36°56'19" AND BEING SUBTENDED BY A CHORD THAT BEARS
S14°23'34"E, 266.11 FEET;

THENCE S32°51'43"E, 217.59 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 217.77 FEET ALONG THE ARC OF SAID CURVE TO A
POINT TANGENT, SAID ARC HAVING A RADIUS OF 380.00 FEET, A CENTRAL
ANGLE OF 32°50'06" AND BEING SUBTENDED BY A CHORD THAT BEARS
S16°26'40"E, 214.80 FEET;

THENCE S00°01'37"E, 328.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND
THE **TRUE POINT OF BEGINNING**.

AREA = 16.192 ACRES, MORE OR LESS

LEGAL DESCRIPTION PREPARED 11/05/2021 BY:
LOREN K. SHANKS, PLS
UINTAH ENGINEERING & LAND SURVEYING
913 38th AVENUE COURT
GREELEY, COLORADO 80634

PLANNING COMMISSION SUMMARY

ITEM: H-P Greeley Subdivision, Tract 3A Rezone

FILE NUMBER: ZON2023-0003

PROJECT: H-P Greeley Subdivision, Sixth Replat Rezoning from I-L (Industrial Low Intensity) to R-H (Residential High Density)

LOCATION: East of 71st Avenue, north of 8th Street, and northeast of 69th Avenue.

APPLICANT: Lasalle Investors, LLC.

CASE PLANNER: Michael Franke, AICP, Planner II

PLANNING COMMISSION HEARING DATE: August 13, 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 24-204.

EXECUTIVE SUMMARY

A. The City is considering a request from LaSalle Investors LLC to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land.

B. REQUEST

The applicant is requesting approval of the rezoning request of Tract 3A, Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) with DCMP to R-H (Residential High Density).

C. STAFF RECOMMENDATION

Approval

D. LOCATION

Abutting Zoning:

North: R-H (Residential High Density) w/ DCMP

South: C-H (Commercial High Intensity) w/ DCMP

East: R-H (Residential High Density) w/ DCMP

West: I-L (Industrial Low Intensity) w/ DCMP

Surrounding Land Uses:

North: Residential (City Center West 2nd Fg) and Vacant (Future City Park)

South: Undeveloped (Commercial Zoning) (current application for multifamily in for review)

East: Residential (City Center West 2nd Fg)

West: Institutional (Westridge Academy Charter School)

Site Characteristics:

The site is currently a vacant parcel with no natural, unique, or special topography, vegetation, wildlife, or other factors that could influence development options. This property consists of rolling terrain with some large mature trees established during the development of the former Hewlett Packard site. This property is included in the overall master drainage plan in place for the City Center West Development. All accepted utilities are sized to accommodate an R-H use and the traffic flow proposed for a residential use is accepted to fall within City of Greeley standard requirements for R-H zoning uses.

E. BACKGROUND

This land was annexed into the City of Greeley through the North Sheep Draw Annexation on July 20, 1981, the subject property was designated with I-L (Industrial-Low Intensity) zoning district (*Rec. No. 0001863877*) [Case No. Z 14:80]; rezoned on September 29, 2005, dividing the 156 acre I-L (Industrial Low Intensity) zoning into a mix of C-D (Conservation District), C-H (Commercial High Intensity), R-H (Residential High Density), and I-L (Industrial Low Intensity) with DCMP and the Boomerang Master Plan Design Guidelines (*Ordinance No. 57, 2005, Rec No. 3327374*) [Case No. Z 3:05]. The Boomerang DCMP was developed to establish a list of permitted uses within the C-H, I-L, and R-H zone districts that would limit certain uses that are permitted by right, design reviews, and special reviews in the area, and establish specific design criteria through the Design Guidelines, that meet or exceed Development Code standards.

The existing area was also accepted by City Council to include an intergovernmental agreement between the City of Greeley and the City Center West Commercial Metropolitan District in December 2014 (*Ordinance No. 69, 2014*) [Case No. MD 1:14]. Later in 2016, a resolution for the Amendment and restated consolidated service plan for the City Center West Commercial Metropolitan District was accepted by City Council to consolidate the City Center West Commercial Metropolitan District and the City Center West Residential Metropolitan District No. 2. (*Rec. No. 4231159*) [Case No. MD 1:16].

In 2015, a minor subdivision application was accepted to adjust lot lines around the Hewlett-Packard property, H-P Greeley, 4th Replat (Rec No. 42704720) [Case No. 13:15], to accommodate the currently accepted Boomerang Self-Storage [Case No. DR 4:17], formerly called the West Side Commons Storage.

In 2017, a minor subdivision application was accepted to adjust lot lines around the Hewlett-Packard property, H-P Greeley 5th Replat [Case No. S 32-16] to accommodate Westridge Academy, a K-8 charter school that adjoins the western boundary of this property.

In 2022, a minor subdivision application was accepted to split Lot 3, H-P Greeley 5th Replat [Case No. SUB2021-0033] to establish a lot which is proposed to be sold to the adjacent contiguous property owner to the west and a tract.

The permitted uses currently allowed within the Boomerang Master Plan Design Guidelines (aka DCMP), in the R-H (Residential High-Density zone) include residential uses, boarding houses, farming, golf courses, open space, parks, and wireless telecommunications.

This property once housed a portion of the Hewlett Packard facility. Upon HP's exit from Greeley in 2003, this property became vacant and has endured repeated incidents of vandalism. In 2021, this property was acquired by the existing owner, who demolished the structures on-site, creating this vacant property for redevelopment.

In 2021 the applicant submitted the original request for the rezone from I-L to R-H. The original rezone request did have a development plan tied to the rezone for multifamily development. The original rezone request was recommended for approval by the Planning Commission on April 26, 2022, with a 4-0 vote favoring the rezone and recommending approval to City Council. The first reading of this rezoning request was heard before the City Council on 5/17/2022 with second reading and the public hearing being conducted on 6/7/2022. The City Council closed the public hearing for this request at their 6/7/2022 meeting and rescheduled said consideration to 7/19/2022. On July 19, 2022, the City Council heard the original rezone case at public hearing. Council deliberated and the Mayor recused himself from the vote. Council members spoke about confirmed uses under the I-L Zoning and how the uses were incompatible with the surrounding neighborhoods. The council additionally asked about traffic impacts with concerns of increased traffic potential with multifamily development. City staff commented that the traffic study showed that the multifamily traffic, at a worst-case scenario in terms of traffic impact, would be less than I-L zoning uses. Many members of the neighborhood showed up to the public hearing in opposition of the rezone. The neighborhood's main concerns with the request were traffic and having multifamily residential within proximity to their single-family neighborhood. Ultimately the City Council reached a tied 3-3 vote, which automatically defaulted the case to denial since rezones require majority vote by law.

The denial of the rezoning required the applicant to wait at least one calendar year from the denial to resubmit the rezone land use case request without substantial changes to the request. The applicant waited the appropriate amount of time to resubmit for the rezone request again by resubmitting in December 2023. It is important to note that there is no development proposal with this current rezone request. In the previous case that was denied, there was a development proposal for multifamily residential development. The new/current rezone case that is going back to public hearing does not have any development proposal tied to it. The applicant wishes to simply rezone the property from I-L to R-H, since R-H zoning is more compatible with the existing neighborhood zoning (the existing neighborhood is zoned R-H already) and adjacent land uses (mix of single-family detached, row/town homes, and multifamily residential). The end user of the property will

be required to go through the city land use process prior to any development established on the property. During the land use case review for development on the property, all impacts of development shall be mitigated through the review process by the applicant and city staff. The request to rezone this property from I-L to R-H is a rezone request only with no development proposal.

F. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204 (b) of the Development Code shall be used to evaluate the zoning amendment application.

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.**

Goal 4 – Prioritize Infill and Redevelopment

Objective GC-4.2 Reinvestment/Adaptive Reuse - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

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.

Staff Comment: This proposal is in accordance with Goal 4, Prioritize Infill and Redevelopment, of the Imagine Greeley Comprehensive Land Use Plan. The rezoning request of this formerly vital site, which has over the years become a blighted property, specifically supports the following objectives of Goal 4. Other comprehensive plan goals met include GC-1.2 (compact growth), HO-1.1 & HO-2.1 (diversity of new & affordable housing options), and HO-2.2 (rental housing). Note, the rezone gives the ability to provide rental housing, there is no development plan proposed with the rezone. Additionally, the property sits within City Center West, a mixed-use master planned neighborhood located within the designated “Mixed-Use” section of the Land Use Guidance Plan. The overall approximately 160-acre development generally transitions from single-family residential on the north to high intensity commercial pad sites on the south. This parcel, sitting almost perfectly in the center of the development, is surrounded by Westridge Academy, a K-8 charter school on its western boundary, a to-be-built city park on its northern boundary and a single-family residential community to the east. A rezoning from I-L to R-H maintains the mixed-use characteristic of the neighborhood while providing a cohesive transitional of land uses.

The proposal complies with this criterion.

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

Staff Comment:

The future development of the property can fulfill the intent of its proposed zoning district. Adequate public water and sewer facilities are provided for this property. As part of the City Center West masterplan, all engineering and utilities were originally designed to accommodate a large-scale industrial user, making them more than sufficient for use as a residential subdivision. A single-family residential community is currently being built adjacent to its eastern boundary. Objective GC-4.3 Infill Compatibility states that the City shall “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”. Today the parcel sits in the middle of an otherwise cohesive “masterplan”. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built city park adjoins its northern boundary, and a single-family residential community is currently being built adjoining its eastern boundary. The land uses within the area do not align with uses of the I-L zoning district but do align with uses of the R-H zoning district. R-H zoning provides better ability for transition of uses throughout the neighborhood that align with the existing development. The R-H zoning district allows for single-family, duplexes, triplexes, quadplexes, row housing, and multifamily residential development.

The proposal complies with this criterion.

3. 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:

This area has changed substantially over the years. When this zone was originally established, this site was on the periphery of City limits and was established to house a 160+ acre industrial campus for Hewlett Packard. That site was abandoned in the early 2000’s, and since that time a school has been constructed to the west of this property and a residential subdivision has been permitted on its easterly boundary. There are other uses such as restaurants, hotel, car wash, auto-service, etc. existing in the area. Overall, the area

has changed from a large business site with no surrounding development to a vital mixed use node serving the west side of Greeley. The use of this property that would best serve the interests of the public and the interests of the adjacent uses and residences in the area in a compatible and cohesive fashion, is the use of this property for residential purposes. The rezone to R-H serves the public interest by permitting land uses that are compatible with existing development. The current I-L zoning permits uses that are not compatible with the existing residential and institutional uses.

The proposal complies with this criterion.

4. **The existing zoning 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 property's current zone was established 40 years ago. The property owner has tried for many years to market this property in hopes of attracting an industrial user to no avail. The establishment of R-H (Residential High Density) zoning on this property allows for more development options consistent with the area. Higher density residential can provide both an appropriate and desirable transition between the existing school site to the west of this property and the single-family homes, and commercial pads to the south of the property.

The proposal 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:

Currently to the west of this site is a school facility, to the east is a residential subdivision, to the north is a proposed park and to the south is vacant land zoned C-H (Commercial High Intensity), which presents an opportunity to provide convenient and vital commercial uses to residential property owners in this area. The residential portion of this area is already zoned R-H, so any future development on site would allow for uses compatible with existing residential and institutional. The adjacent uses will provide a transition to residential use on this site.

The proposal 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:

The south half of site was historically served by a dedicated 12"/15" sanitary sewer. During the construction of the City Center West Residential Subdivision 1st Filing, this existing sanitary sewer was abandoned and a new 15" sanitary sewer was installed to serve the site. This 15" sanitary sewer collects wastewater flow from the 8th Street commercial corridor and conveys it east through 8th Street. Ultimately, the sanitary sewer discharges into the 27" Sheep Draw interceptor.

The north half of the site would be served by an 8" sewer stub at the 68th Avenue dead end. This stub was designed with the City Center West 2nd Filing project and is currently under construction. This sewer ultimately discharges to the Sheep Draw interceptor.

An existing 12" water line on the southern portion of this property, adjacent to 8th Street, will provide adequate water services for this use.

A Traffic Impact Study was submitted as part of this request. This study indicates that the H-P Building in the original traffic study was previously thought to generate approximately 1,144 weekday daily vehicle trips, with 219 of these trips occurring during the morning peak hour, and 218 trips occurring during the afternoon peak hour. The currently proposed H-P Greeley Redevelopment Project, with 288 units of multifamily residential, is anticipated to generate 1,942 daily weekday trips with 115 trips occurring during the morning peak hour and 147 trips occurring during the afternoon peak hour. Therefore, the proposed rezone with redevelopment is anticipated to result in 104 fewer morning peak hour trips and 71 fewer afternoon peak hour trips than the use that previously occupied the site and was originally studied in the same development area. Furthermore, access to the site along 8th Street will be restricted to left-in movements only, and egress from the site at this location will be limited to right-out movements. The study also states that a future 6th Street, which connects the site to 71st Avenue to the east, will be constructed in accordance with the City Center West Master Traffic Study

(if required) at the time of Subdivision/Site Plan Review submittal.

The proposal 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:

This zoning change would accommodate the development of a residential subdivision, which is not currently permitted within the Industrial Low Intensity (I-L) zone district. No new residential development is permitted within the I-L zoning district. The current zoning is a remnant from nearly 40 years ago when the site was part of an industrial campus that was located on the outskirts of town. Since then, the city has grown significantly, and the surrounding area has been redeveloped into a mixed-use development. Given the surrounding uses, this proposed zoning of Residential High Density (R-H) is a more appropriate zoning designation for the property at present time and will provide a transition from the single-family residential to the east.

The proposal 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:

Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development process by the consistent enforcement of Municipal Code requirements regarding landscaping, buffers, architectural features, and setbacks. A conceptual traffic study and drainage report were provided with this applicant and the final drainage and traffic needs will be further evaluated at the time of site plan or plat, as necessary. There is no development proposal at this time and all future development shall be upheld to all city development requirements which will mitigate any negative impacts to the area. The rezone only of this property does not create any physical or visual changes to the existing site. The rezoning simply sets up the land for future development that is more

compatible with the existing development in the area than the current I-L zoning district permits.

The proposal complies with this criterion.

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

Staff Comment: Staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is part of the Replat of Lot 3, H-P Greeley Subdivision, Sixth Replat, which was a minor subdivision platted in April of 2022 (rec. no. 4820397).

2. HAZARDS

Not applicable to rezone. There are no hazards on site currently. Any potential hazards on site shall be mitigated in a future development review.

3. WILDLIFE

Not applicable to rezone. There are no hazards on site currently. Any potential hazards on site shall be mitigated in a future development review.

4. TRANSPORTATION

The City's Transportation Engineer and Engineering Development Review staff have reviewed the traffic compliance letter and traffic study submitted with this application. The traffic study indicates that additional traffic, if not routed along the local streets, would not create a significant impact on existing roadway systems and maintained compliance with city requirements standards for traffic and transportation.

Staff is concerned that about the additional daily flows generated with this zoning district. Public Works reserves the right to include any or all traffic improvements as part of the future development site plan to mitigate traffic issues.

No additional improvements were warranted based on projected traffic at the time of this rezone action. Further analysis would be conducted at the time of the land use action for future development once exact layouts are confirmed. Again, there is no development proposal tied to this rezoning.

5. DRAINAGE AND EROSION

Not applicable to rezone. There are no hazards on site currently. Any potential hazards on site shall be mitigated in a future development review.

G. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are available in the area and can adequately serve the subject site.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley's Fire Protection area and would be served by Fire Station 7, which is located approximately 700 feet southeast of this property. All public facilities are adequate to support the rezoning of this property.

4. PARKS

Not applicable to the rezone. Rezoning of land does not merit impacts to parkland infrastructure. City of Greeley Parks Department will have opportunity to review future development land use cases where impact to parks will be assessed. Future development can choose to build park on site or provide cash-in-lieu for parkland development.

5. SCHOOLS

Not applicable to the rezone. Rezoning of land does not merit impacts to schools. School capacity and District 6 staff will be reviewing future development proposals.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the rezoning currently. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

There are no proposed site changes corresponding to the rezoning currently. Any potential noise created by future development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

A neighborhood meeting was held on July 31, 2024, at Westridge Academy. There were thirty-one (31) citizens in attendance at the neighborhood meeting. Neighborhood notices were mailed to surrounding property owners within 1,000 feet on June 27, 2024, per Development Code requirements. Additionally, a public notice sign was posted on the subject site on July 9, 2024. Notice was provided via the Greeley website per Development Code requirements. The City received eight (8) letters of support from adjacent property owners such as Westridge Academy, Hartford Homes, Boomerang Storage, District 6 and Westside Development. The City received thirty-one (31) letters of opposition for the project from citizens. The main opposition points include traffic concerns, parking, multifamily residential development, property values, and infrastructure. Please see letters of support and letters of opposition attached in this report. During the Planning Commission hearing on 8/13/2024, approximately

fifteen (15) members of the public spoke in opposition of the rezone. The general concerns expressed revolved around existing traffic conditions, future traffic, multifamily development, statements against renters, desire for more single-family detached for ownership development, neighborhood safety, and complaints that their builder/realtor did not disclose potential future land uses on the subject site. Concerns were addressed at the Planning Commission hearing by the applicant and members of staff. The Planning Commission deliberated on the contents of the case and ultimately, unanimously voted 5-0 to recommend approval of the rezone to City Council.

J. MINERIAL ESTATE OWNER NOTIFICATION

No mineral notice/surface development notice was sent due to no surface development occurring from the rezone request. A mineral notice/surface development notice shall be sent when development proposal occurs on the property in the future by separate land use process.

K. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received, the Project Summary and accompanying analysis, the Planning Commission finds that the proposed rezoning of Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) meets the applicable Development Code criteria, Section 24-204 and therefore, recommends **approval** of the rezone to the City Council.

Alternative Motion:

Based on the application received, the Project Summary and accompanying analysis, the Planning Commission finds that the proposed rezoning of Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) does not meet Development Code Section 24-204; and therefore, recommends **denial** of the rezone to the City Council.

L. CITY COUNCIL RECOMMENDED MOTION

Based on the application received, the Project Summary and accompanying analysis, the City Council finds that the proposed rezoning of Tract 3A of the replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) zoning meets the applicable Development Code criteria, Section 24-204 and therefore, **approves** the rezone proposal.

Alternative Motion:

Based on the application received, the Project Summary and accompanying analysis, the City Council finds that the proposed rezoning of Tract 3A of the replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) zoning does not meet the applicable Development Code criteria, Section 24-204 and therefore, **denies** the rezone proposal.

M. ATTACHMENTS

Vicinity/Zoning Map

Project Narrative

Development Application

Rezone Plan Set

Traffic Study

Letters of Support

July 19, 2022, City Council Minutes

Boomerang Master Plan Design Guidelines

Letters of Opposition

BizWest Article on H-P Site

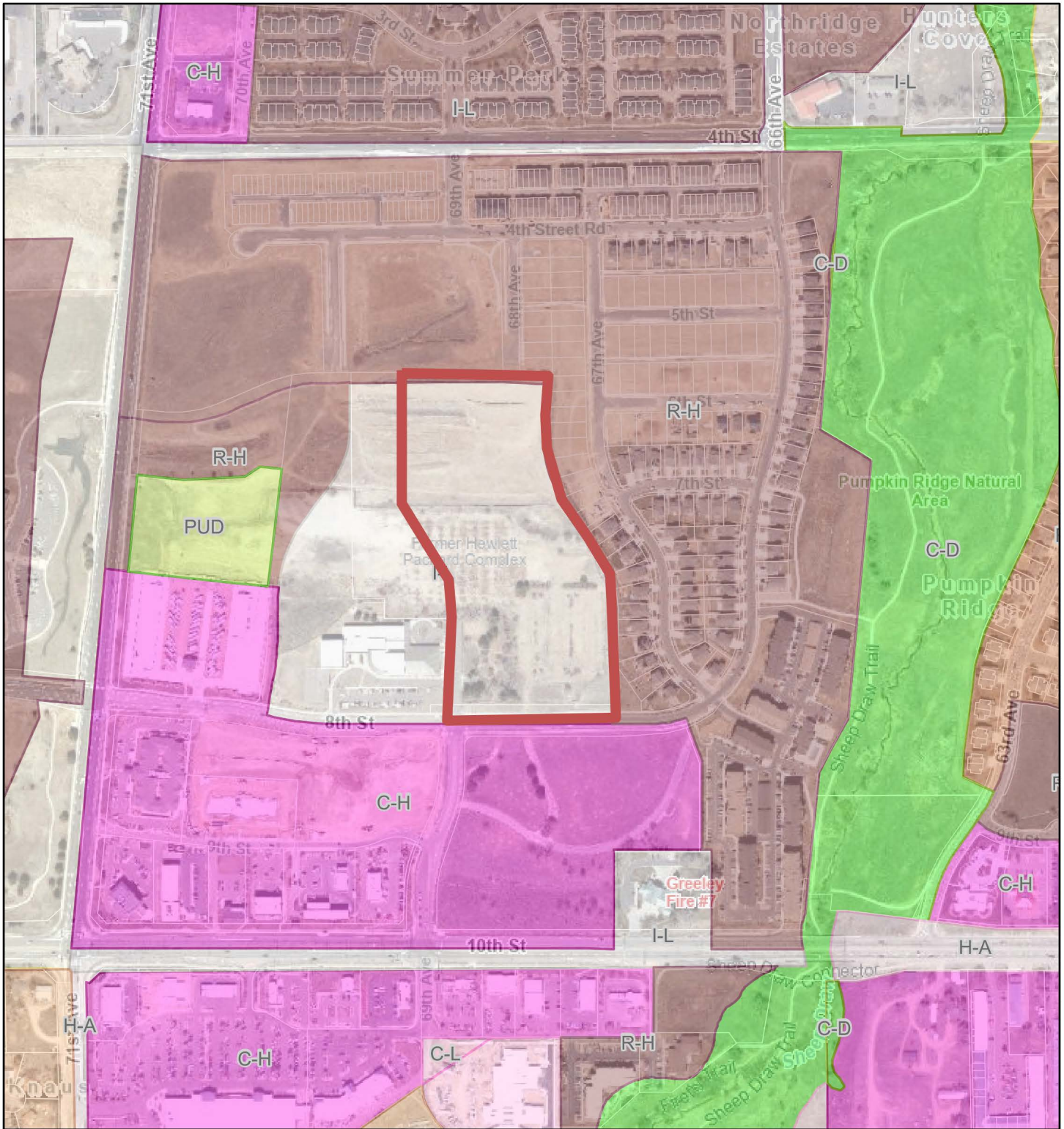
Land Use Sheet – I-L Zoning District

Land Use Sheets – Residential Zoning Districts (R-L, R-M, and R-H)

Westridge Academy Student Capacity Letter

District 6 Student Capacity Letter

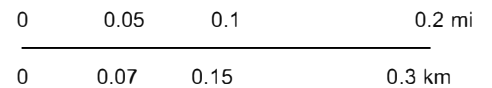
Vicinity & Zoning Map



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- Subject Site
- Planned Unit Development (PUD)
- Residential Estate (R-E)
- Conservation District (C-D)
- Residential Low Density (R-L)
- Commercial Low Intensity (C-L)
- Residential Medium Density (R-M)
- Commercial High Intensity (C-H)
- Residential High Density (R-H)
- Holding Agriculture (H-A)
- Parcel Boundaries
- Industrial Low Intensity (I-L)



Project Narrative for Rezone

Property: TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT

Current Owner (Applicant): LASALLE INVESTORS LLC

Background

Tract 3A is part of the historic Hewlett Packard facility, an approximately 160 acre R&D campus developed in 1982 that at one time housed 1,800 employees. Upon Hewlett Packard's exit of Greeley in 2003, the main building became vacant and the surrounding land was ultimately sold, subdivided and rezoned to become City Center West, a master-planned development containing a mixture of residential and commercial uses. The actual building site (an approximately 19.827 acre parcel upon which the main HP structure resided), however, remained unchanged in both its zoning and use as a multi-year search began for a new user for the building. Unfortunately after being vacant for more than 15 years and enduring many years of neglect and repeated bouts of vandalism, it became clear that the building itself had become much more of a public nuisance than a redeemable asset. As a result, in late 2021 the site was acquired by Applicant and the building was demolished creating a vacant parcel of land. Approximately 4.4 acres of the site was subsequently sold to the neighboring Westridge Academy charter school, leaving the approximately 15.433 acre site now known as Tract 3A, H-P Subdivision, Sixth Replat.

Current Status and Appropriateness of Zoning

Today Tract 3A (still holding its original Industrial-Low zoning) sits in the middle of an otherwise cohesive masterplan. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built City park adjoins its northern boundary and a single family residential community is currently being built adjoining its eastern boundary. We believe industrial zoning for their proposed Tract 3A no longer represents a complimentary use to the development, and that Residential High (R-H) now provides the highest and best use for the property. R-H zoning allows for higher density residential to provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction. Moreover, a rezoning of Tract 3A from I-L to R-H would represent the last step in transforming the original Hewlett Packard campus into a single harmonious development.

Though the City Center West Development Concept Master Plan limits certain uses within the C-H zoned areas, it does not do so for any I-L zones areas. As such, all I-L uses listed within the City's Development Code are currently permitted as a use by right. These include:

Permitted I-L Uses

Per Section 24-402 of the City of Greeley Development Code, Table 24-4-2

Residential Uses

- Farming
- Residential Care — Assisted Living
- Residential Care — General
- Residential Care — Institutional

Public & Civic Uses

- Assembly — Limited (up to 499 occupancy)
- Assembly — General (500—1,500 occupancy)
- Assembly — Large (1,501+ occupancy; or outside)
- Cemeteries, Columbarium
- Golf Course & Country Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Schools
- Schools — Adult (Business, Trade)
- Schools — Universities/Colleges
- Transportation — Bus, Taxi, or Transit Station
- Transportation — Public Parking
- Transportation — Towing Services
- Utilities — Limited (towers under heights permitted by zoned and accessory structures and cabinets)

Commercial Uses

- Adult Businesses (subject to Sec. 24-1103)
- Animal Care — Limited (indoor, < 5K GLA, no boarding)
- Animal Care — General (indoor, 5K—20K GLA or boarding)
- Animal Care — Large (outdoor or > 20K GLA)
- Auction Houses (excludes livestock)
- Automobile — Gas Station Limited (up to 8 pumps)
- Automobile — Gas Station General (9—20 pumps)
- Automobile Gas Station Large (21+ pumps)
- Automobile — Repair/Service Limited (up to 3 service bays; < 0.5 acre)
- Automobile — Repair/Service General (4—6 service bays; 0.5—1.0 acre)
- Automobile — Repair/Service Large (7+ service bays; > 1 acre)
- Automobile — Sales/Rental Limited (< 0.5 acre)
- Automobile — Sales/Rental General (0.5—1.0 acre)
- Automobile — Sales/Rental Large (> 1.0 acre)
- Child Care Home (accessory/home occupation — See section 24-403.c)
- Entertainment/Even Establishments
- Food & Beverage — Bar Limited (< 3K GLA; < 100 seats)

- Food & Beverage — Brewery/Winery; Bar General
- Food & Beverage — Restaurant Limited (< 5K GLA; < 100 seats)
- Food & Beverage — Restaurant Quick Serve
- Food & Beverage — Restaurant General (5K+ GLA)
- Lodging — Short Term Rental
- Lodging — Bed & Breakfast (up to 5 rooms)
- Lodging — Inn (6 to 40 rooms)
- Lodging — Hotel/Motel Small (41+ rooms)
- Medical — Limited (< 5K GLA; no emergency service)
- Medical — General (5K—20K GLA; no emergency service)
- Medical — Hospitals
- Mortuaries and Funeral Homes
- Office — General (< 20K GLA)
- Office — Large (20K+ GLA)
- Pawn Shops
- Personal Service — Limited (< 5K GLA, < 1.0 acre)
- Personal Service — General (5K+ GLA; 1.0+ acre)
- Recreation — Indoor Limited (< 5K GLA; < 0.5 acre)
- Recreation — Indoor General (5K—20K GLA; 0.5—1.0 acre)
- Recreation — Indoor Large (> 20K GLA; > 1.0 acre)
- Recreation — Outdoor Limited (no lights; < 0.5 acre)
- Recreation — Outdoor General (no lights; 0.5—1.0 acre)
- Retail — Limited (< 3K GLA)
- Retail — Outdoor Limited (> 25%; > 0.5 acre)
- Retail — Outdoor General (25%—50%; 0.5—1.0 acre)
- Retail — Outdoor Large (> 50%; > 1.0 acre)
- Retail — Outdoor Nurseries and Greenhouse

Industrial Uses

- Commercial Services — Limited (up to 9 vehicle fleet)
- Commercial Services — General (11—20 vehicle fleet)
- Crematoriums
- Manufacturing — Limited/Artisan (< 5K GLA)
- Manufacturing — General (5K—100K GLA)
- Manufacturing — Food & Beverage Minor (up to 3 acres)
- Research & Testing Labs
- Warehousing/Storage — Indoor Limited (< 50K GLA; < 1.0 acre)
- Warehousing/Storage — Indoor General (50K—200K GLA; 1.0—5.0 acre)
- Waste Management — Recycling Collection Small
- Waste Management — Recycling Processing & Collection

At one time, such uses may have been appropriate for this parcel and this area. We believe that is no longer the case. Rather, the allowable uses under R-H (shown below) provide much more compatible options for the surrounding development.

Permitted R-H Uses

Per Section 24-402 of the City of Greeley Development Code, Table 24-4-2

Residential Uses

- Single-family Dwelling
- Two-family dwellings
- Row House dwellings
- Multi-family Dwellings
- Accessory Dwelling Unit
- Boarding House & Single Room Occupancies
- Farming
- Residential Care — Group Home

Public & Civic Uses

- Assembly — Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Schools
- Schools — Universities/Colleges
- Utilities — Limited (towers under heights permitted by zoned and accessory structures and cabinets)

Commercial Uses

- Child Care Home (accessory/home occupation)
- Lodging — Short Term Rental

Infrastructure

As part of the City Center West's masterplan, all associated engineering and utilities were designed and sized to accommodate a large-scale industrial user on the original Lot 3, which is to say all utilities and engineering are more than sufficient for a residential use on Tract 3A. It is part of the overall master drainage plan already in place (please see attached approved plans from City Center West), all approved utilities are appropriately sized to accommodate an R-H use, and traffic flow would be significantly less than allowed under the original I-L use.

This request is solely for the rezone of the parcel from I-L to R-H. There are no development plans or proposals tied to this request. Any and all site-specific details, including pedestrian access and circulation, will necessarily be addressed at the site plan approval stage based upon future proposed layouts by a final end-user.

Previous Submittal

In April of 2022, the Planning Commission heard a request to rezone the parcel to R-H and voted unanimously in favor. The request was subsequently presented to City Council at the July 19, 2022 meeting, at which there was a 4-4 tie vote thus resulting in a rejection of the request. The concerns raised at this meeting largely focused on increased traffic concerns from residents in the area.

We believe the fair metric in addressing traffic concerns is to compare the potential traffic impact generated from potential uses currently allowed under I-L zoning, with the potential uses allowed under the requested R-H zoning. As such, we have submitted a complete traffic study that not only addresses this, but also takes into account all adjacent uses surrounding the property. Since this request is purely a rezone with no current development proposal attached, this traffic study assumes the highest practical impacts allowed under R-H zoning (i.e. a “worst case scenario” as it applies to increased traffic). And even under this scenario, the study suggests a lesser traffic impact under R-H uses than the current I-L zoning allows.

Moreover, any future development proposal will require an additional updated Traffic Impact Study addressing the specific traffic generated by that proposed development. We believe any additional specific traffic concerns would be best addressed at that time.

In addition, since 2022 the City has met with residents of the area to discuss their traffic concerns and subsequently installed traffic calming measures and altered street parking guidelines to help address those neighborhood concerns.

Review Criteria

We believe the proposed rezoning of Tract 3A from I-L to R-H meets all of the review criteria established in Section 24-204 (Rezoning) of the City of Greeley Development Code for the review, recommendation and decisions for a proposed rezoning as addressed below:

1) Is the proposal in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan?

Yes. The parcel sits within City Center West, a mixed use master planned neighborhood located within the designated “Mixed-Use” section of the Land Use Guidance Plan. The overall approximately 160-acre development generally transitions from single-family residential on the north to high intensity commercial pad sites on the south. This parcel, sitting almost perfectly in the center of the development, is surrounded by Westridge Academy, a K-8 charter school on its western boundary, a to-be-built City park on its northern boundary and a single family residential community currently under

construction on its eastern boundary. A rezoning from I-L to R-H maintains the mixed-use characteristic of the neighborhood while also providing a more cohesive and natural transition from these adjacent low impact uses to the more high impact uses to the south.

Moreover, transitioning from the demolition of a vacant, deteriorating public nuisance of an abandoned industrial building to a rezoned R-H zoned parcel allowing for new residential development addresses numerous objectives of the Comprehensive Plan including: GC-4.1 Priority Infill/Redevelopment Areas; GC-4.2 Reinvestment/Adaptive Reuse; GC-4.3 Infill Compatibility; and GC-4.4 Sub-Area and Redevelopment Plans.

In addition, the ability of the proposed R-H parcel to access both the adjacent public park and charter school serves to foster increased walkability/bikability of the residential neighborhood, and providing more higher density residential to the area will increase the variety of affordable housing options and economic diversity in the area serve to address several main objectives of the Comprehensive Plan including the encouragement of “compact growth” (Objective GC-1.2 Form of Growth), diversity of new and affordable housing options (HO-1.1 Housing Strategy & HO-2.1 Diversity in New Development), and the ability to provide new, safe and well-maintained home rental options (HO-2.2 Rental Housing).

2) Can the proposal fulfill the intent of the zoning district considering the relationship to surrounding areas?

Yes. Today the parcel sits in the middle of an otherwise cohesive masterplan. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built City park adjoins its northern boundary and a single-family residential community is currently being built adjoining its eastern boundary. We believe industrial zoning no longer represents a complimentary use to the development, and that R-H zoning allows for higher density residential to provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction.

3) Has 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?

and

4) Has the existing zoning been in place for a substantial time without development, and does this indicate the existing zoning is inappropriate given development trends in the vicinity?

Yes to both. The parcel's current zoning of I-L is a remnant from nearly 40 years ago when the larger overall 160-acre site came into existence as an R&D campus owned and operated by Hewlett Packard. In the early 2000s Hewlett Packard moved out of the facility and the land was ultimately sold, subdivided and rezoned to become City Center West, a master-planned development containing a mixture of residential and commercial uses. This parcel retained its original I-L zoning in hopes of attracting a new tenant to the main Hewlett Packard building. After nearly 20 years of vacancy and repeated bouts of vandalism, however, those hopes were abandoned and the building was demolished.

5) Will the proposed zoning 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.

Yes. This parcel sits in the middle of City Center West, and its rezoning represents the final piece to an overall cohesive masterplan. This parcel's remnant I-L zoning no longer represents a complimentary use to the development whereas an R-H zoning will provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction.

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

Yes. The City Center West masterplan contemplated future development of this parcel and as such all approved infrastructure and utilities were sized to accommodate the parcel's development. Appropriate letters and/or studies from Northern Engineering and Kimley Horn addressing the necessary utility and traffic capacity for an R-H use will be provided with the rezone application.

7) Will the change 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.

Yes. The current zoning is a remnant from nearly 40 years ago when the site was part of an industrial campus that was located on the outskirts of town. Since then, the city has grown significantly and the surrounding area has been redeveloped into a mixed-use master planned development. This particular parcel sits adjacent to the existing residential section of said development making the proposed R-H rezoning both a more desirable and harmonious transition to the commercial uses to the south.

8) Are there any reasonably anticipated negative impacts on the area or adjacent property that are not mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

No. On the contrary, for nearly 20 years a vacant deteriorating 200,000 square foot industrial building sat on this site inviting constant vandalism and increasingly producing a dangerous nuisance (and enormous eyesore) to the west entry of Greeley. The building has now been demolished and a rezone from industrial to residential will serve to harmonize the site with the surrounding like uses.

OWNER DEDICATION STATEMENT

I, LASALLE INVESTORS LLC, BEING THE SOLE OWNER(S) IN FEE OF ALL THAT PART OF TRACT 3A, H–P GREELEY SUBDIVISION, SIXTH REPLAT, AS RECORDED AT RECEPTION NO. 4820397 OF THE RECORDS OF WELD COUNTY, COLORADO, LOCATED IN THE SW1/4 OF SECTION 4, T5N, R66W OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AS SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE ATTACHED MAP; AND DOES HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME H–P GREELEY SUBDIVISION, SIXTH REPLAT; AND DOES DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

BY: _____ DATE: _____
LASALLE INVESTORS LLC
WITNESS MY HAND AND SEAL THIS _____, DAY OF _____, A.D. 20____.

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL. _____
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

RECOMMENDED/NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____, DAY OF _____, 20____.

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE

THAT I, LOREN K. SHANKS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THERON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

REGISTERED LAND SURVEYOR
REGISTRATION NO. 28285
STATE OF COLORADO

REZONING DEVELOPMENT STANDARD NOTES:

- 1) APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3) 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)
- 4) ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

SURVEYOR NOTES:

- A) BEARINGS ARE REFERRED TO THE WEST LINE OF THE SW1/4 OF SECTION 4, T5N, R66W, 6th P.M., AS BEARING N05°12'33"E (GPS OBSERVATION).
- B) ALL TITLE WORK WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT No. 1822908, SEPTEMBER 12, 2022.

PROPERTY DESCRIPTION:

TRACT 3A OF H–P GREELEY SUBDIVISION, SIXTH REPLAT, RECORDED APRIL 20, 2022, AS RECEPTION NO. 4820397 OF THE RECORDS OF WELD COUNTY, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWNSHIP FIVE NORTH (T5N), RANGE SIXTY–SIX WEST (R66W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) CITY OF GREELEY.

SAID DESCRIBED PARCEL OF LAND CONTAINS 15.433 ACRES, MORE OR LESS.

WELD COUNTY, COLORADO. SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON HAS SUBDIVIDED THE SAME INTO LOTS 1 & 2 AS SHOWN ON THE ATTACHED MAP; AND DOES HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME H–P GREELEY SUBDIVISION, SIXTH REPLAT TO THE CITY OF GREELEY, WELD COUNTY, COLORADO; AND DOES DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN PER FEMA FLOOD MAP 08123C1516E REVISED JANUARY 20, 2016.

TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT REZONING
BEING A REPLAT OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT
LOCATED IN THE SW1/4 OF SECTION 4,
TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PROJECT ACRES: 16.192
PROJECT NUMBER: ZON2023-0003

PROJECT INTENT STATEMENT FOR REZONE

APPLICANT WISHES TO REZONE TRACT 3A FROM IS CURRENT I–L ZONING TO R–H ZONING.

BACKGROUND

THE TRACT 3A IS PART OF THE HISTORIC HEWLETT PACKARD FACILITY, AN APPROXIMATELY 160 ACRE R&D CAMPUS DEVELOPED IN 1982 THAT AT ONE TIME HOUSED 1,800 EMPLOYEES. UPON HEWLETT PACKARD’S EXIT OF GREELEY IN 2003, THE MAIN BUILDING BECAME VACANT AND THE SURROUNDING LAND WAS ULTIMATELY SOLD, SUBDIVIDED AND REZONED TO BECOME CITY CENTER WEST, A MASTER–PLANNED DEVELOPMENT CONTAINING A MIXTURE OF RESIDENTIAL AND COMMERCIAL USES. THE ACTUAL BUILDING SITE (AN APPROXIMATELY 19.827 ACRE PARCEL UPON WHICH THE MAIN HP STRUCTURE RESIDED), HOWEVER, REMAINED UNCHANGED IN BOTH ITS ZONING AND USE AS A MULTI–YEAR SEARCH BEGAN FOR A NEW USER FOR THE BUILDING. UNFORTUNATELY AFTER BEING VACANT FOR MORE THAN 15 YEARS AND ENDURING MANY YEARS OF NEGLECT AND REPEATED BOUTS OF VANDALISM, IT BECAME CLEAR THAT THE BUILDING ITSELF HAD BECOME MUCH MORE OF A PUBLIC NUISANCE THAN A REDEEMABLE ASSET. AS A RESULT, IN LATE 2021 THE SITE WAS ACQUIRED BY APPLICANT AND THE BUILDING WAS DEMOLISHED CREATING A VACANT PARCEL OF LAND. APPROXIMATELY 4.4 ACRES OF THE SITE WAS SUBSEQUENTLY SOLD TO THE NEIGHBORING WESTRIDGE ACADEMY CHARTER SCHOOL, LEAVING THE APPROXIMATELY 15.433 ACRE SITE NOW KNOWN AS TRACT 3A, H–P SUBDIVISION, SIXTH REPLAT.

CURRENT STATUS AND APPROPRIATENESS OF ZONING

TODAY TRACT 3A (STILL HOLDING ITS ORIGINAL INDUSTRIAL–LOW ZONING) SITS IN THE MIDDLE OF AN OTHERWISE COHESIVE MASTERPLAN. WESTRIDGE ACADEMY, A K–8 CHARTER SCHOOL ADJOINS ITS WESTERN BOUNDARY, A TO–BE–BUILT CITY PARK ADJOINS ITS NORTHERN BOUNDARY AND A SINGLE FAMILY RESIDENTIAL COMMUNITY IS CURRENTLY BEING BUILT ADJOINING ITS EASTERN BOUNDARY. WE BELIEVE INDUSTRIAL ZONING FOR THEIR PROPOSED TRACT 3A NO LONGER REPRESENTS A COMPLIMENTARY USE TO THE DEVELOPMENT, AND THAT RESIDENTIAL HIGH (R–H) NOW PROVIDES THE HIGHEST AND BEST USE FOR THE PROPERTY. R–H ZONING ALLOWS FOR HIGH DENSITY RESIDENTIAL TO PROVIDE BOTH AN APPROPRIATE AND DESIRABLE TRANSITION BETWEEN THE EXISTING SCHOOL SITE AND THE SINGLE FAMILY HOMES NOW UNDER CONSTRUCTION. MOREOVER, A REZONING OF TRACT 3A FROM I–L TO R–H WOULD REPRESENT THE LAST STEP IN TRANSFORMING THE ORIGINAL HEWLETT PACKARD CAMPUS INTO A SINGLE HARMONIOUS DEVELOPMENT.

AS PART OF THE CITY CENTER WEST’S MASTERPLAN, ALL ASSOCIATED ENGINEERING AND UTILITIES WERE DESIGNED AND SIZED TO ACCOMMODATE A LARGE–SCALE INDUSTRIAL USER ON THE ORIGINAL LOT 3, WHICH IS TO SAY ALL UTILITIES AND ENGINEERING ARE MORE THAN SUFFICIENT FOR A RESIDENTIAL USE ON TRACT 3A. IT IS PART OF THE OVERALL MASTER DRAINAGE PLAN ALREADY IN PLACE (PLEASE SEE ATTACHED APPROVED PLANS FROM CITY CENTER WEST), ALL APPROVED UTILITIES ARE APPROPRIATELY SIZED TO ACCOMMODATE AN R–H USE (PLEASE SEE ATTACHED LETTER FROM NORTHERN ENGINEERING), AND TRAFFIC FLOW WOULD BE SIGNIFICANTLY LESS THAN ALLOWED UNDER THE ORIGINAL I–L USE (PLEASE SEE LETTER ADDRESSING THE ORIGINAL TRAFFIC PROJECTIONS FROM KIMLEY–HORN).

ALL SITE–SPECIFIC DETAILS, INCLUDING PEDESTRIAN ACCESS AND CIRCULATION, WILL BE ADDRESSED AT THE SITE PLAN APPROVAL STAGE ONCE A FINAL LAYOUT FOR THE PROPERTY IS DETERMINED BY THE FINAL END–USER.

TRACT 3A

AS PART OF THE CITY CENTER WEST’S MASTERPLAN, ALL ASSOCIATED ENGINEERING AND UTILITIES WERE DESIGNED AND SIZED TO ACCOMMODATE A LARGE–SCALE INDUSTRIAL USER ON LOT 3, WHICH IS TO SAY ALL UTILITIES AND ENGINEERING ARE MORE THAN SUFFICIENT FOR A RESIDENTIAL USE ON TRACT 3A. LOT 3 IS PART OF THE OVERALL MASTER DRAINAGE PLAN ALREADY IN PLACE (PLEASE SEE ATTACHED APPROVED PLANS FROM CITY CENTER WEST), ALL APPROVED UTILITIES ARE APPROPRIATELY SIZED TO ACCOMMODATE AN R–H USE (PLEASE SEE ATTACHED LETTER FROM NORTHERN ENGINEERING), AND TRAFFIC FLOW WOULD BE LESS THAN PROPOSED UNDER THE ORIGINAL I–L USE (PLEASE SEE LETTER ADDRESSING THE ORIGINAL TRAFFIC PROJECTIONS FROM KIMLEY–HORN).

ALL SITE–SPECIFIC DETAILS, INCLUDING PEDESTRIAN ACCESS AND CIRCULATION, WILL BE ADDRESSED AT THE SITE PLAN APPROVAL STAGE ONCE A FINAL LAYOUT FOR THE PROPERTY IS DETERMINED BY THE FINAL END–USER.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

TITLE COMPANY OR TITLE ATTORNEY

I/WE STEWART TITLE GUARANTY COMPANY, DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY LASALLE INVESTORS LLC AT THE TIME OF THIS APPLICATION.

NAME OF AUTHORIZED OFFICIAL _____ DATE _____

NAME OF COMPANY: _____

UELS DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE CONTOURS AS SHOWN ON THIS DRAWING. THE EXISTING GROUND CONTOURS AS SHOWN ON THIS DRAWING WERE DERIVED FROM AVAILABLE LIDAR DATA AS PUBLISHED BY THE USGS WITH A FLIGHT DATE OF JUNE 12, 2018. FROM THE USGS METADATA: "THERE IS NO GUARANTEE OR WARRANTY CONCERNING THE ACCURACY OF THESE DATA. USERS SHOULD BE AWARE THAT TEMPORAL CHANGES MAY HAVE OCCURRED SINCE THESE DATA WERE COLLECTED AND THAT SOME PARTS OF THESE DATA MAY NO LONGER REPRESENT ACTUAL SURFACE CONDITIONS. USERS SHOULD NOT USE THESE DATA FOR CRITICAL APPLICATIONS WITHOUT A FULL AWARENESS OF ITS LIMITATIONS. ACKNOWLEDGEMENT OF THE ORIGINATING AGENCIES WOULD BE APPRECIATED IN PRODUCTS DERIVED FROM THESE DATA. ANY USER WHO MODIFIES THE DATA IS OBLIGATED TO DESCRIBE THE TYPES OF MODIFICATIONS THEY PERFORM. USER SPECIFICALLY AGREES NOT TO MISREPRESENT THE DATA, NOR TO IMPLY THAT CHANGES MADE WERE APPROVED OR ENDORSED BY THE USGS. PLEASE REFER TO HTTP://WWW.USGS.GOV/PRIVACY.HTML FOR THE USGS DISCLAIMER."

APPLICANT: LASALLE INVESTORS LLC
5801 W. 11th STREET, SUITE 201, GREELEY, CO. 80634
(970)–381–5166

PROPERTY OWNER: LASALLE INVESTORS LLC
5801 W. 11th STREET, SUITE 201, GREELEY, CO. 80634
(970)–381–5166

SURVEYOR: UELS, LLC, LOREN SHANKS, PLS 28285
3313 35th AVENUE, SUITE B, EVANS, CO 80620
(970)–506–1544

NOTE
THE LOCATION OF ALL UTILITY LINES AND RELATED INFRASTRUCTURE AS SHOWN ON THIS MAP ARE APPROXIMATE ONLY AND ARE BASED ON AVAILABLE INFORMATION FROM THE CITY OF GREELEY PROPERTY FACTS WEB VIEWER.

LEGAL DESCRIPTION FOR REZONING AREA

PROPOSED TRACT 3A, H–P GREELEY SUBDIVISION, SIXTH REPLAT AND A PORTION OF ADJACENT 8TH STREET, TO BE REZONED FROM I–L TO R–H

ALL THAT PART OF LOT 3, H–P GREELEY SUBDIVISION, FIFTH REPLAT, AS RECORDED AT RECEPTION NO. 4272274 OF THE RECORDS OF WELD COUNTY, COLORADO, LOCATED IN THE SW1/4 OF SECTION 4, T5N, R66W OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE S00°01’37"E, 56.00 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET;

THENCE S89°58’23"W 590.12 FEET ALONG THE CENTERLINE OF SAID 8TH STREET;

THENCE N00°01’37"W 56.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N00°01’37"W, 335.38 FEET ALONG A WESTERLY LINE AND A WESTERLY LINE EXTENDED NORTHERLY OF SAID LOT 3 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 174.33 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 33°17’44" AND BEING SUBTENDED BY A CHORD THAT BEARS N16°40’29"W, 171.89 FEET;

THENCE N33°19’21"W, 150.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 156.36 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 33°10’49" AND BEING SUBTENDED BY A CHORD THAT BEARS N16°43’57"W, 154.18 FEET;

THENCE N00°08’31"W, 406.77 FEET TO THE NORTH LINE OF SAID LOT 3;

THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3:

THENCE S89°51’28"E, 282.19 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 254.21 FEET ALONG THE ARC OF SAID CURVE TO THE NORTHEAST CORNER OF SAID LOT 3, SAID ARC HAVING A RADIUS OF 3,045.00 FEET, A CENTRAL ANGLE OF 04°47’00" AND BEING SUBTENDED BY A CHORD THAT BEARS S87°45’02"E, 254.14 FEET;

THENCE S04°04’36"W, 195.58 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 270.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 36°56’19" AND BEING SUBTENDED BY A CHORD THAT BEARS S14°23’34"E, 266.11 FEET;

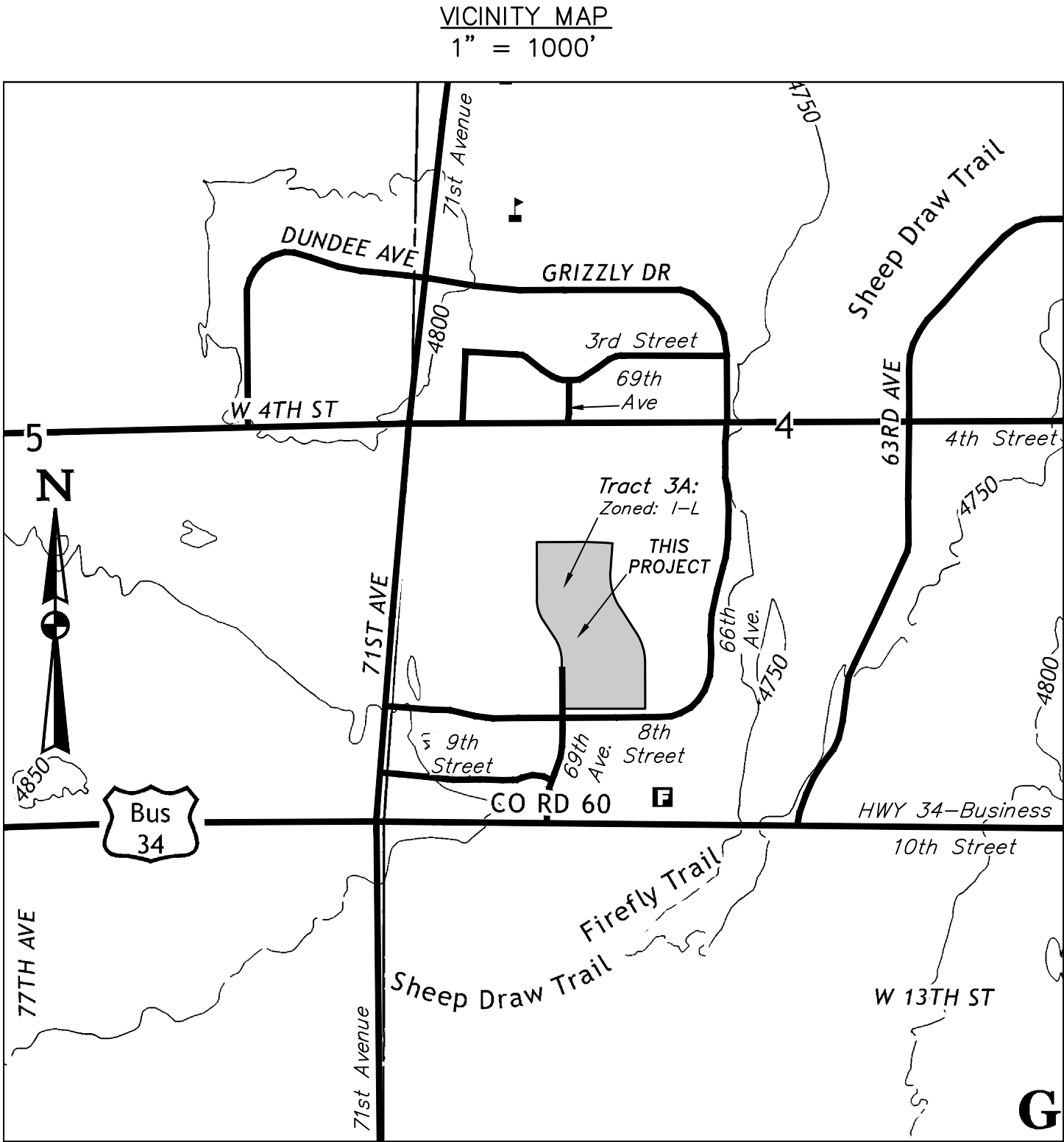
THENCE S32°51’43"E, 217.59 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 217.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 32°50’06" AND BEING SUBTENDED BY A CHORD THAT BEARS S16°26’40"E, 214.80 FEET;

THENCE S00°01’37"E, 328.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING.

AREA = 16.192 ACRES, MORE OF LESS

LEGAL DESCRIPTION PREPARED BY:
LOREN K. SHANKS, COLORADO PLS 28285
FOR AND ON BEHALF OF UELS, LLC
913 38th AVENUE COURT
GREELEY, COLORADO 80634
970–506–1544



SHEET INDEX

SHEET 1 of 8 - COVER SHEET

SHEET 2 of 8 - EXISTING CONDITIONS & SITE ANALYSIS MAP

SHEET 3 of 8 - EXISTING CONDITIONS & SITE ANALYSIS MAP

SHEET 4 of 8 - ZONING SUITABILITY MAP

SHEET 5 of 8 - PROJECT BOUNDARY MAP

SHEET 6 of 8 - GENERAL LAYOUT

SHEET 7 of 8 - PHASING OR IMPLEMENTATION

SHEET 8 of 8 - DETAIL PLANS

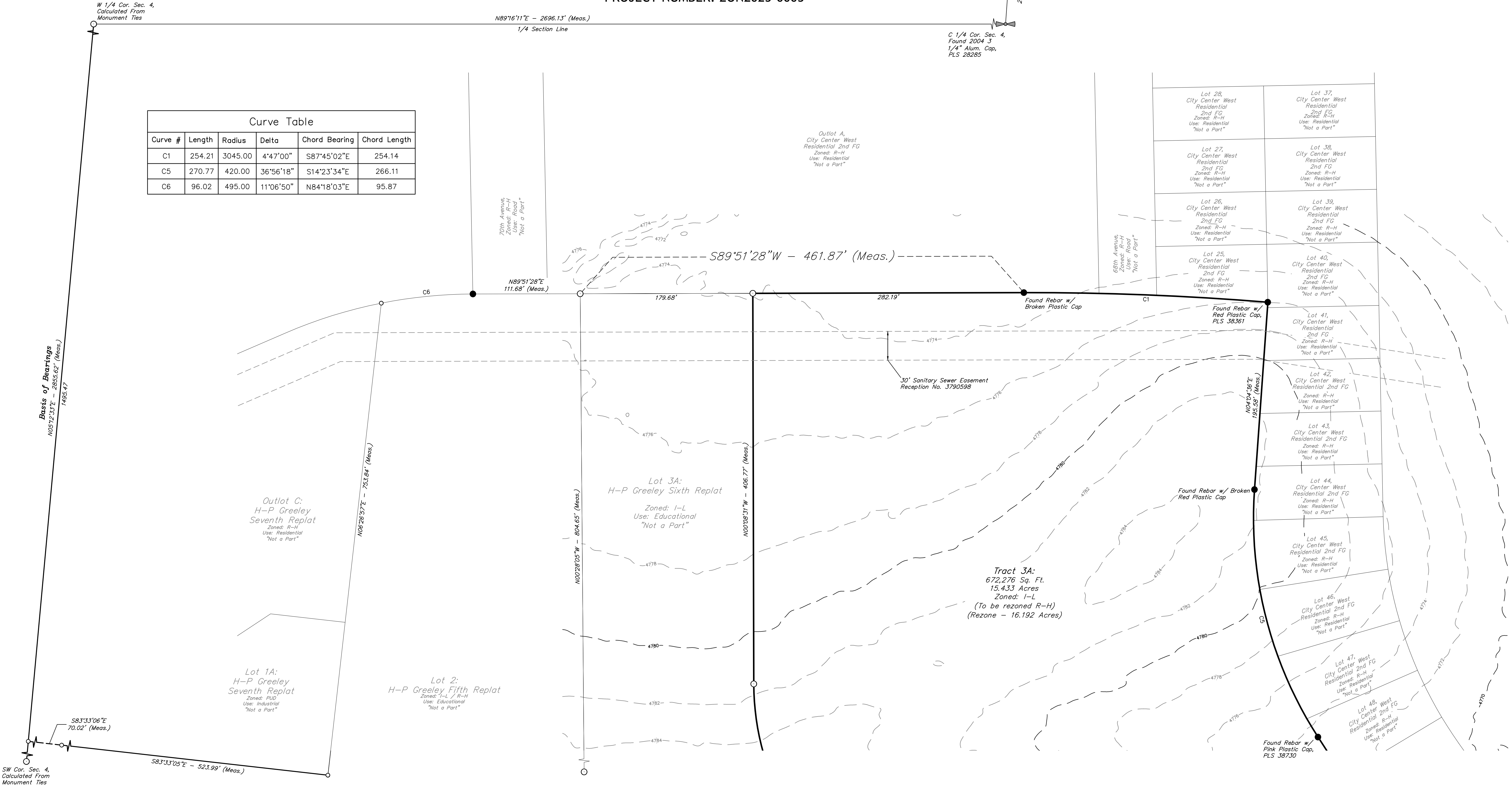
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J.C. 11-05-21	L.K. 01-30-24	WAL02-21-0003	W-2441	N/A	1 OF 8
Regional Office * 3313 35th Avenue, Suite B Evans, Co 80620 * (970) 506-1544 Corporate Office * 85 South 200 East Vernal, UT 84078 * (435) 789-1017					
COVER SHEET					

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT REZONING

BEING A REPLAT OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT
LOCATED IN THE SW1/4 OF SECTION 4,
TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PROJECT ACRES: 16.192
PROJECT NUMBER: ZON2023-0003

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	254.21	3045.00	4°47'00"	S87°45'02"E	254.14
C5	270.77	420.00	36°56'18"	S14°23'34"E	266.11
C6	96.02	495.00	11°06'50"	N84°18'03"E	95.87



NOTE
THE LOCATION OF ALL UTILITY LINES AND
RELATED INFRASTRUCTURE AS SHOWN
ON THIS MAP ARE APPROXIMATE ONLY AND
ARE BASED ON AVAILABLE INFORMATION
FROM THE CITY OF GREELEY PROPERTY
FACTS WEB VIEWER.

LEGEND OF SYMBOLS & ABBREVIATIONS

- Meas. ——— MEASURED BOUNDARY LINE
- CORNER FOUND
- US PUBLIC LAND SURVEY
- CALCULATED MONUMENT CORNER
- DIMENSION CORNER ONLY



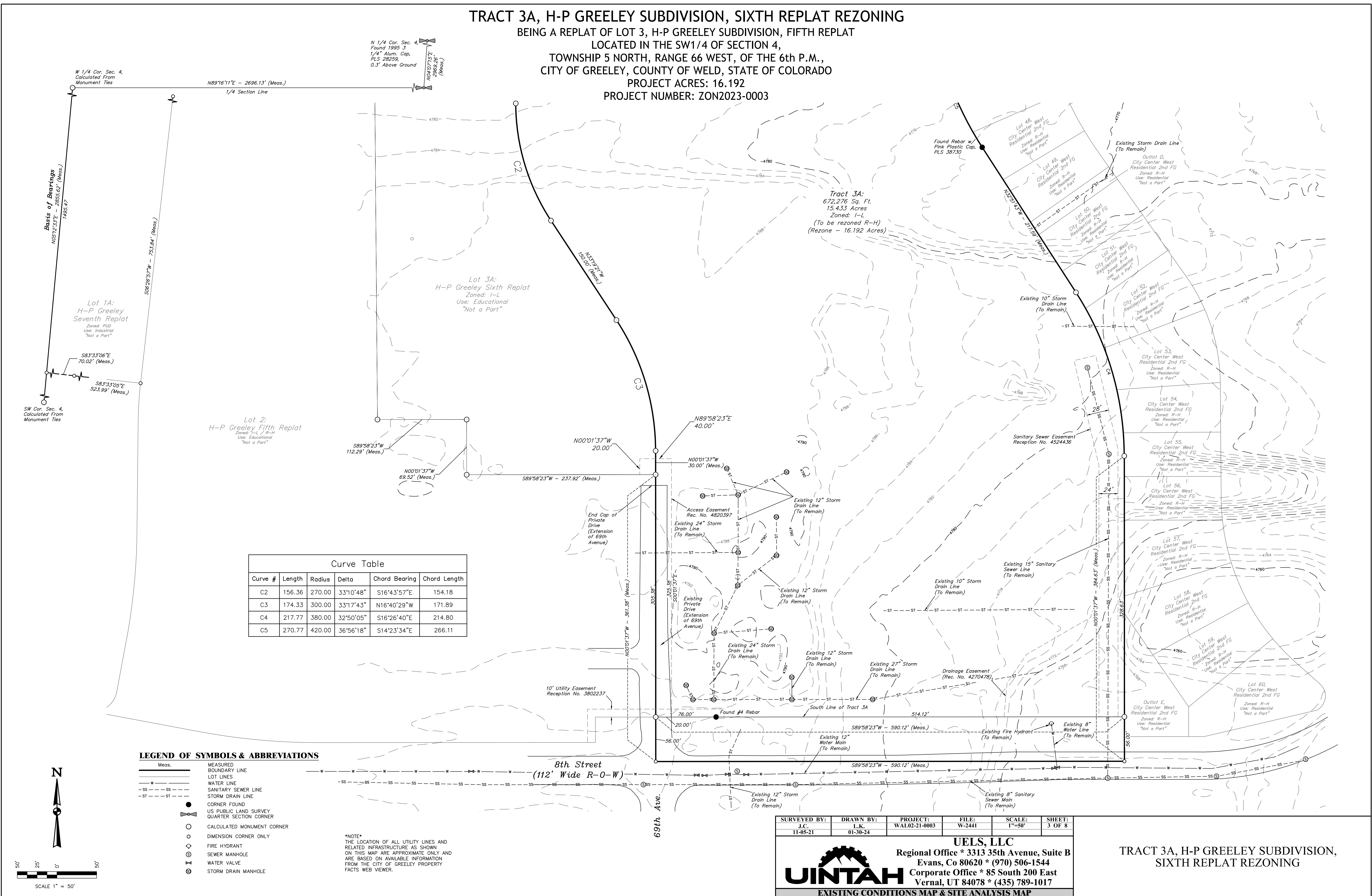
SURVEYED BY:	DRAWN BY:	PROJECT:	FILE:	SCALE:	SHEET:
J.C.	L.K.	WAL02-21-0003	W-2441	1"=50'	2 OF 8
11-05-21	01-30-24				

UELS, LLC
Regional Office * 3313 35th Avenue, Suite B
Evans, Co 80620 * (970) 506-1544
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

UINTAH
EXISTING CONDITIONS MAP & SITE ANALYSIS MAP

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT REZONING
BEING A REPLAT OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT
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TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
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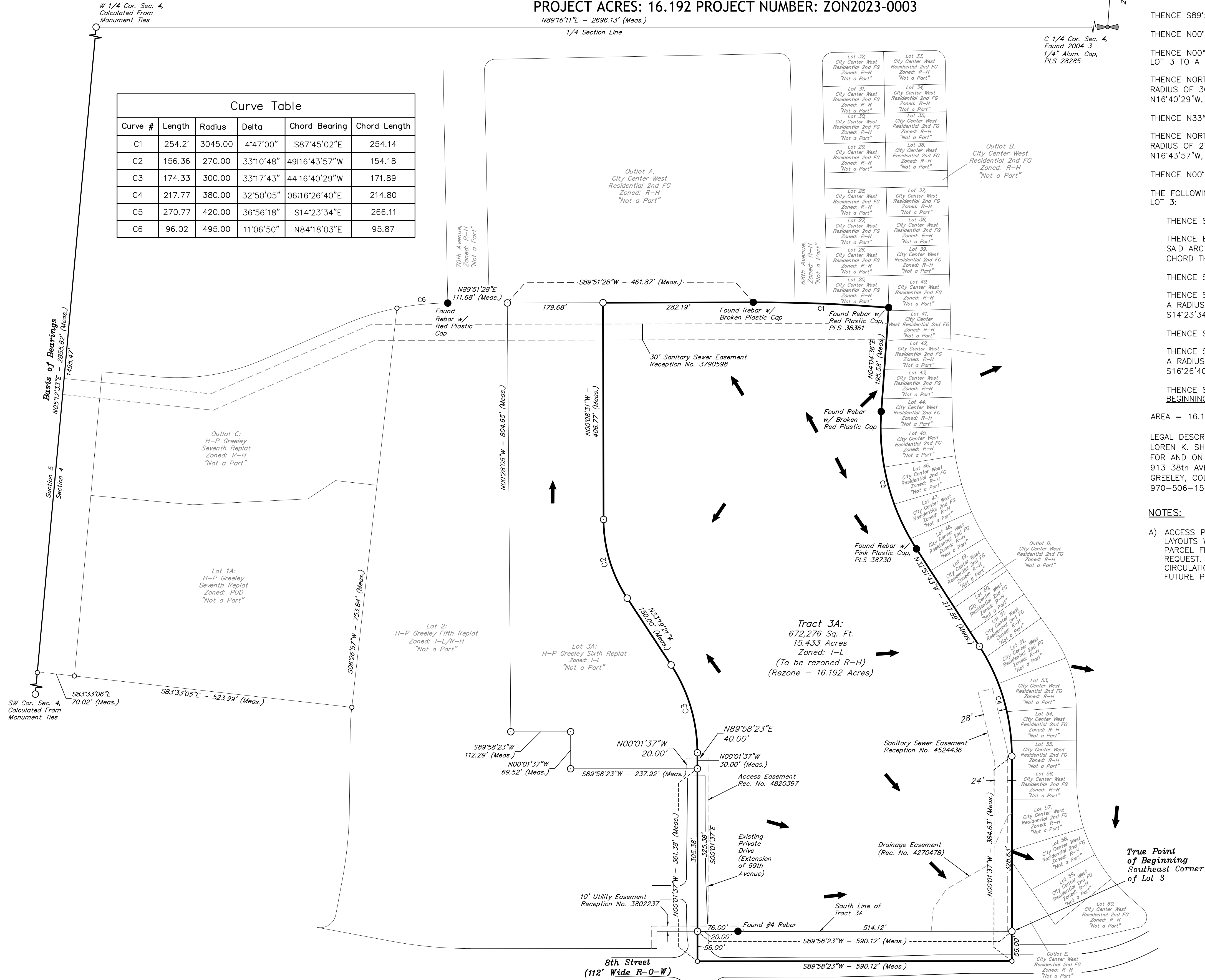
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UINTAH
EXISTING CONDITIONS MAP & SITE ANALYSIS MAP

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TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PROJECT ACRES: 16.192 PROJECT NUMBER: ZON2023-0003



LEGAL DESCRIPTION FOR REZONING AREA
PROPOSED TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT AND A PORTION OF ADJACENT 8TH STREET, TO BE REZONED FROM I-L TO R-H

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THENCE NORTHWESTERLY, 156.36 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 33°10'49" AND BEING SUBTENDED BY A CHORD THAT BEARS N16°40'57"W, 154.18 FEET;

THENCE N00°08'31"W, 406.77 FEET TO THE NORTH LINE OF SAID LOT 3;

THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3:

THENCE S89°51'28"E, 282.19 FEET TO A POINT OF CURVE TO THE RIGHT;

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THENCE S04°04'36"W, 195.58 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 270.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 36°56'19" AND BEING SUBTENDED BY A CHORD THAT BEARS S14°23'34"E, 266.11 FEET;

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THENCE S00°01'37"E, 328.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING.

AREA = 16.192 ACRES, MORE OR LESS

LEGAL DESCRIPTION PREPARED BY:
LOREN K. SHANKS, COLORADO PLS 28285
FOR AND ON BEHALF OF UELS, LLC

913 38th AVENUE COURT
GREELEY, COLORADO 80634
970-506-1544

NOTES:
A) ACCESS POINTS ARE NOT SHOWN. ACCESS POINTS WILL BE DECIDED BASED UPON PRELIMINARY LAYOUTS WHICH ARE YET TO BE DETERMINED. THIS REQUEST IS SOLELY FOR THE REZONE OF THE PARCEL FROM I-L TO R-H. THERE ARE NO DEVELOPMENT PLANS OR PROPOSALS TIED TO THIS REQUEST. ANY AND ALL SITE-SPECIFIC DETAILS, INCLUDING PEDESTRIAN & TRAFFIC ACCESS AND CIRCULATION, WILL NECESSARILY BE ADDRESSED AT THE SITE PLAN APPROVAL STAGE BASED UPON FUTURE PROPOSED LAYOUTS BY A FINAL END-USER.

Zoning Summary				
TRACT 3A	EXISTING ZONING: I-L	PROPOSED ZONING: R-H	672,276 SQ. FT. / 15.433 AC.	95%
8th STREET	EXISTING ZONING: R-H	PROPOSED ZONING: R-H	33,046 SQ. FT. / 0.759 AC.	5%
	TOTAL		705,322 SQ. FT. / 16.192 AC.	100%

LEGEND OF SYMBOLS & ABBREVIATIONS

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- QUARTER SECTION CORNER
- CALCULATED MONUMENT CORNER
- DIMENSION CORNER ONLY
- EXISTING DRAINAGE FLOW DIRECTION ARROW

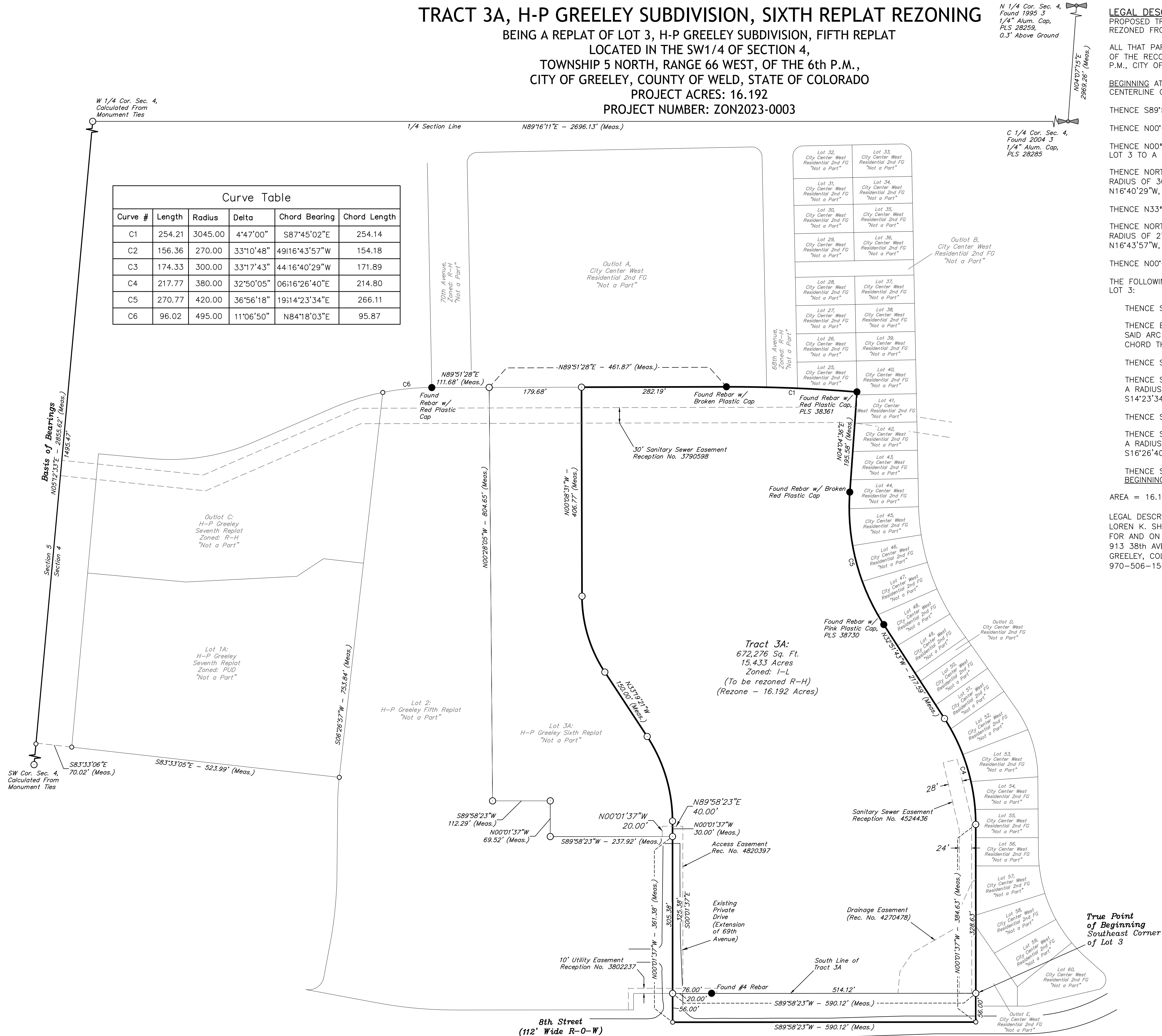


SCALE 1" = 100'

SURVEYED BY: J.C. I.K. 11-05-21	DRAWN BY: J.C. I.K. 01-30-24	PROJECT: WAL02-21-0003	FILE: W-2441	SCALE: 1"=100'	SHEET: 4 OF 8
Regional Office * 3313 35th Avenue, Suite B Evans, Co 80620 * (970) 506-1544 Corporate Office * 85 South 200 East Vernal, UT 84078 * (435) 789-1017					
ZONING SUITABILITY MAP					

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT REZONING
BEING A REPLAT OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT
LOCATED IN THE SW1/4 OF SECTION 4,
TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PROJECT ACRES: 16.192
PROJECT NUMBER: ZON2023-0003



LEGAL DESCRIPTION FOR REZONING AREA
PROPOSED TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT AND A PORTION OF ADJACENT 8TH STREET, TO BE REZONED FROM I-L TO R-H

ALL THAT PART OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT, AS RECORDED AT RECEPTION NO. 4272274 OF THE RECORDS OF WELD COUNTY, COLORADO, LOCATED IN THE SW1/4 OF SECTION 4, T5N, R66W OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE S00°01'37"E, 56.00 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET;

THENCE S89°58'23"W 590.12 FEET ALONG THE CENTERLINE OF SAID 8TH STREET;

THENCE N00°01'37"W 56.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N00°01'37"W, 335.38 FEET ALONG A WESTERLY LINE AND A WESTERLY LINE EXTENDED NORTHERLY OF SAID LOT 3 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 174.33 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 33°17'44" AND BEING SUBTENDED BY A CHORD THAT BEARS N16°40'29"W, 171.89 FEET;

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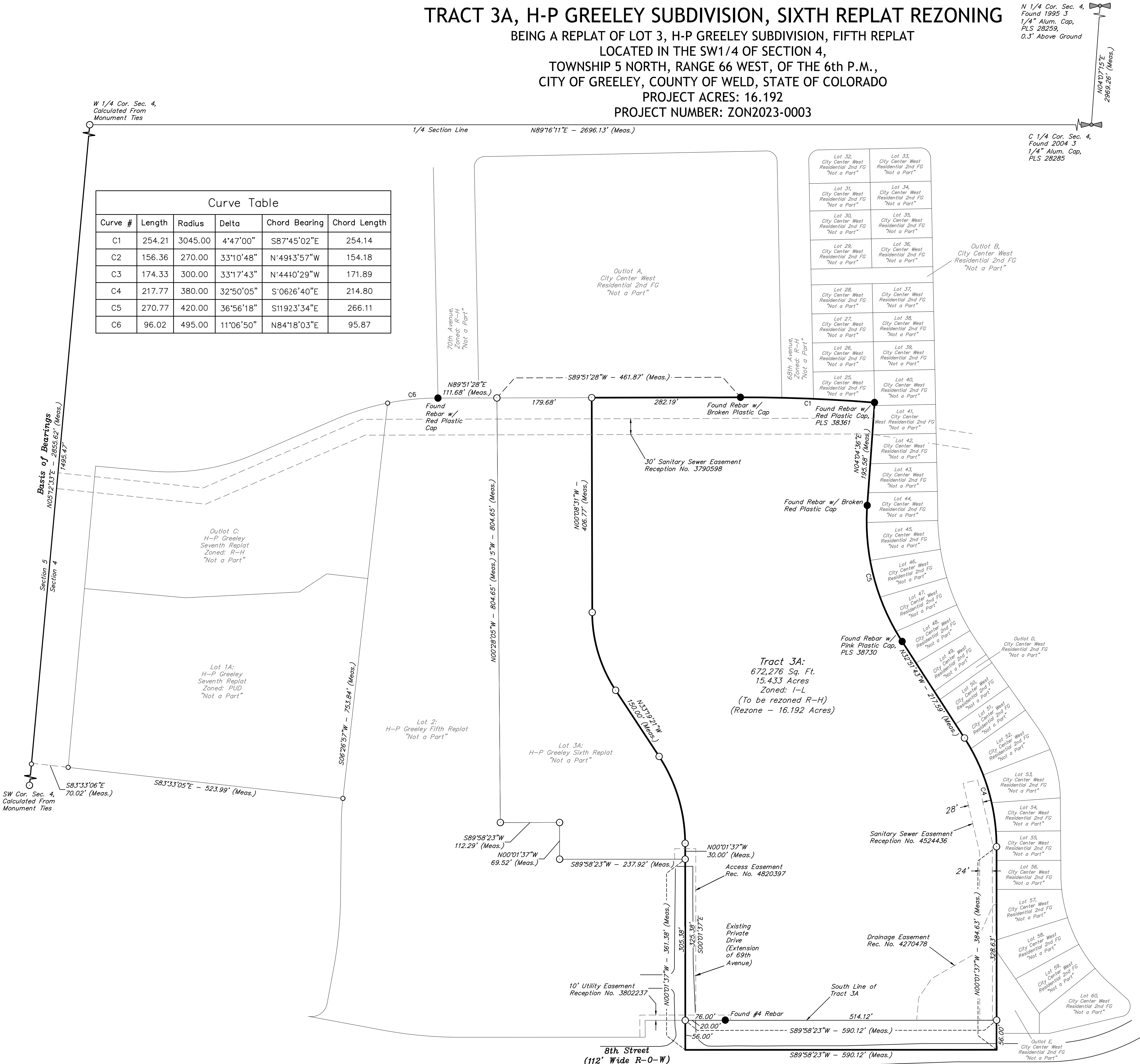
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PROJECT BOUNDARY MAP

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT REZONING
BEING A REPLAT OF LOT 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT
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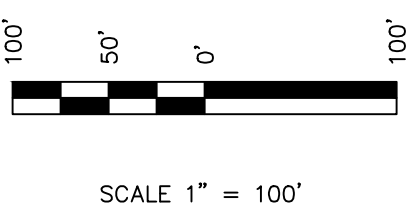


Curve Table					
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C5	270.77	420.00	36°56'18"	S119°23'34"E	266.11
C6	96.02	495.00	11°06'50"	N84°18'03"E	95.87

Lot 32, City Center West Residential 2nd FG "Not a Part"	Lot 33, City Center West Residential 2nd FG "Not a Part"
Lot 31, City Center West Residential 2nd FG "Not a Part"	Lot 34, City Center West Residential 2nd FG "Not a Part"
Lot 30, City Center West Residential 2nd FG "Not a Part"	Lot 35, City Center West Residential 2nd FG "Not a Part"
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Lot 27, City Center West Residential 2nd FG "Not a Part"	Lot 38, City Center West Residential 2nd FG "Not a Part"
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Lot 47, City Center West Residential 2nd FG "Not a Part"	Lot 48, City Center West Residential 2nd FG "Not a Part"
Lot 49, City Center West Residential 2nd FG "Not a Part"	Lot 50, City Center West Residential 2nd FG "Not a Part"
Lot 51, City Center West Residential 2nd FG "Not a Part"	Lot 52, City Center West Residential 2nd FG "Not a Part"
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SCALE 1" = 100'

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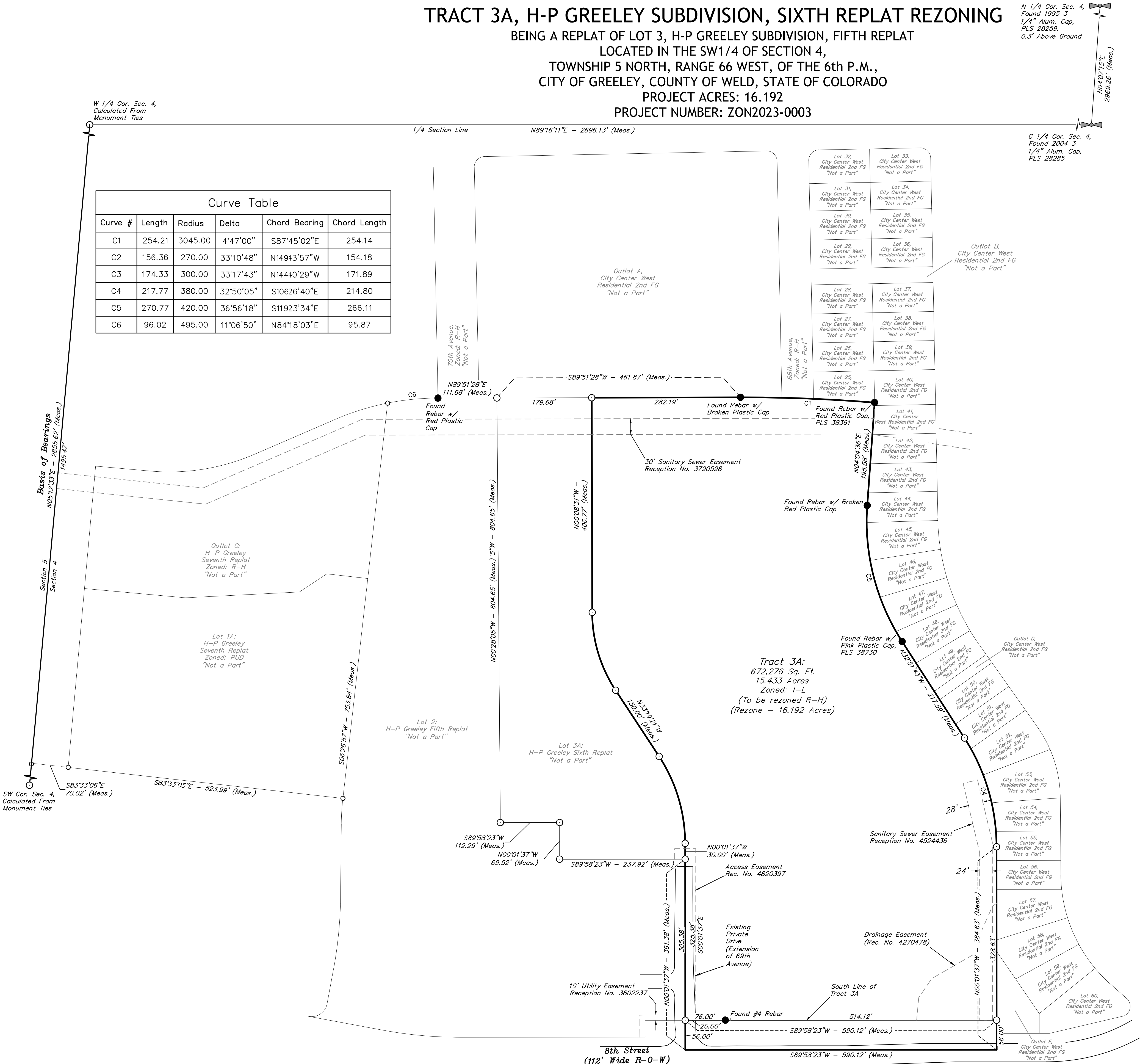
GENERAL LAYOUT

GENERAL LAYOUT NOTES:

- A) THIS REQUEST IS SOLELY FOR THE REZONE OF THE PARCEL FROM I-L TO R-H.
- B) A CONCEPTUAL SITE PLAN HAS NOT BEEN CREATED. GENERAL SITE ARRANGEMENT, CHARACTER OF STREETS AND OPEN SPACES ARE UNKNOWN AT THIS TIME.
- C) THE ANTICIPATED SCALE, INTENSITY, AND CHARACTER OF THE PROPOSAL ARE UNKNOWN AT THIS TIME.
- D) PARCEL WILL NOT BE LOCATED WITHIN A MIXED-USE ZONE DISTRICT.
- E) THERE ARE NO DEVELOPMENT PLANS OR PROPOSALS TIED TO THIS REQUEST. ANY AND ALL SITE-SPECIFIC DETAILS, INCLUDING PEDESTRIAN & TRAFFIC ACCESS AND CIRCULATION, WILL NECESSARILY BE ADDRESSED AT THE SITE PLAN APPROVAL STAGE BASED UPON FUTURE PROPOSED LAYOUTS BY A FINAL END-USER.

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

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C6	96.02	495.00	11°06'50"	N84°18'03"E	95.87

PHASING OR IMPLEMENTATION NOTES:

A) THIS REQUEST IS SOLELY FOR THE REZONE OF THE PARCEL FROM I-L TO R-H.

B) PHASING OR IMPLEMENTATION PLAN HAS NOT BEEN CREATED.

C) PHASES AND COMMITMENTS FOR EACH PHASE ARE UNKNOWN AT THIS TIME.

D) THERE ARE NO PROPOSED IMPROVEMENTS TO BE CONSTRUCTED AT THIS TIME.

E) THERE ARE NO DEVELOPMENT PLANS OR PROPOSALS TIED TO THIS REQUEST. ANY AND ALL SITE-SPECIFIC DETAILS, INCLUDING PEDESTRIAN & TRAFFIC ACCESS AND CIRCULATION, WILL NECESSARILY BE ADDRESSED AT THE SITE PLAN APPROVAL STAGE BASED UPON FUTURE PROPOSED LAYOUTS BY A FINAL END-USER.

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11-05-21	01-30-24				

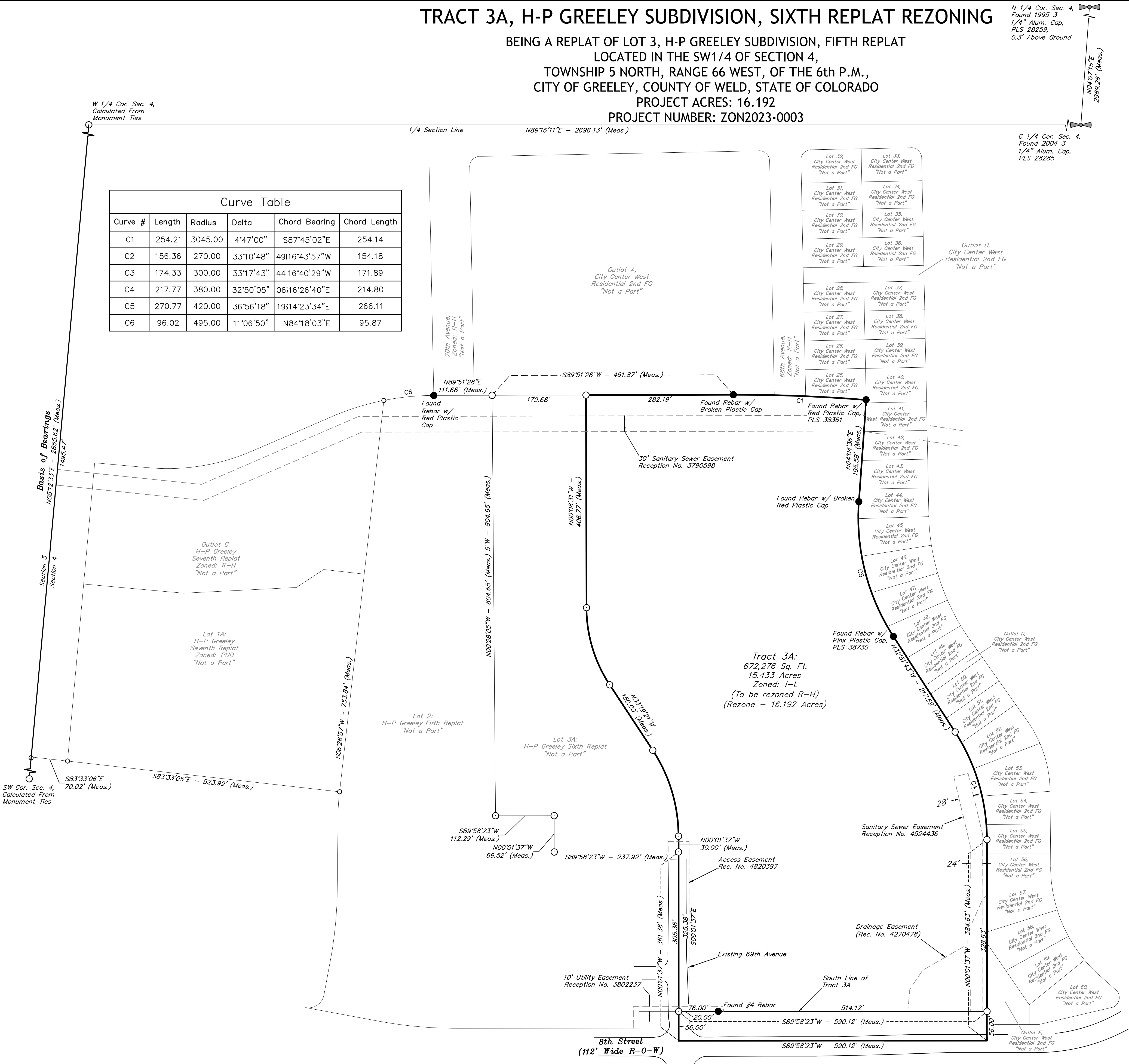
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PHASING OR IMPLEMENTATION

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

TRACT 3A, H-P GREELEY SUBDIVISION, SIXTH REPLAT REZONING

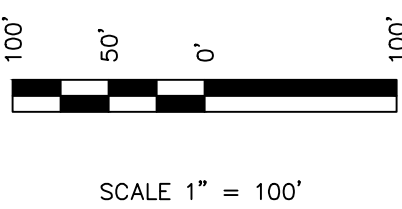
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DETAIL PLANS

DETAIL PLAN NOTES:

A) THIS REQUEST IS SOLELY FOR THE REZONE OF THE PARCEL FROM I-L TO R-H.

B) NO DETAIL PLANS HAVE BEEN CREATED.

C) THERE ARE NO DEVELOPMENT PLANS OR PROPOSALS TIED TO THIS REQUEST. ANY AND ALL SITE-SPECIFIC DETAILS, INCLUDING PEDESTRIAN & TRAFFIC ACCESS AND CIRCULATION, WILL NECESSARILY BE ADDRESSED AT THE SITE PLAN APPROVAL STAGE BASED UPON FUTURE PROPOSED LAYOUTS BY A FINAL END-USER.

TRACT 3A, H-P GREELEY SUBDIVISION,
SIXTH REPLAT REZONING

Traffic Impact Study

HP Greeley Redevelopment

Greeley, Colorado

Prepared for:

Waltel Companies

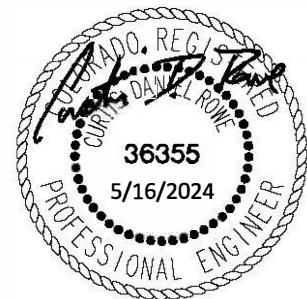
Kimley»Horn

HP Greeley Redevelopment

Greeley, Colorado

Prepared for
Waltel Companies
5801 W. 11th Street, #201
Greeley, Colorado 80634

Prepared by
Curtis D. Rowe, P.E., PTOE
Kimley-Horn and Associates, Inc.
6200 South Syracuse Way
Suite 300
Greenwood Village, Colorado 80111
(303) 228-2300



May 2024

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1.0 EXECUTIVE SUMMARY

Kimley-Horn has prepared this report to document the results of a Traffic Impact Study for the HP Greeley Redevelopment project proposed to be located on the northeast corner of the 8th Street and 69th Avenue intersection in Greeley, Colorado. For the purposes of this analysis, HP Greeley Redevelopment is anticipated to include approximately 288 multifamily housing units. It is expected that HP Greeley Redevelopment will be completed in the next couple years; therefore, analysis was conducted for the 2025 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study based on the City of Greeley requested scope:

- 4th Street & 69th Avenue (#1)
- 4th Street & 66th Avenue (#2)
- 8th Street & 71st Avenue (#3)
- 8th Street & 69th Avenue (#4)
- 10th Street (US-34B) & 69th Avenue (#5)

In addition, the proposed full movement access from the extension of 68th Avenue (#6) and the proposed left-in/right-out movement access along the north side 8th Street (#7) were evaluated.

Regional access to HP Greeley Redevelopment will be provided by US-34. Primary access will be provided by 4th Street, 71st Avenue, and 10th Street. Direct access will be provided by a proposed full movement access from the extension of 68th Avenue (#6) and a proposed left-in/right-out movement access along the north side of 8th Street (#7) to the east of 69th Avenue.

HP Greeley Redevelopment is expected to generate approximately 1,942 weekday daily trips, with 115 of these trips occurring during the morning peak hour and 147 of these trips occurring during the afternoon peak hour.

Based on the analysis presented in this report, Kimley-Horn believes HP Greeley Redevelopment will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

2025 Recommendations:

- With completion of the HP Greeley Redevelopment project, a full movement access is proposed from the extension of 68th Avenue (#6) and a second with left-in/right-out movements allowed is proposed along the north side of 8th Street (#7). The access along 8th Street should operate with stop control on the southbound approach for vehicles exiting the development, and it is recommended that a R1-1 “STOP” sign be installed on the southbound exiting approach. Additionally, it is recommended that single lane approaches be designated on all three approaches at the 8th Street Access. To restrict left-out movements from this access, an R3-2 No Left Turn sign should be posted underneath the “STOP” sign, while an R3-1 No Right Turn sign should be posted on the westbound approach to this access. Additionally, the access configuration and curb design could be constructed as such to further restrict the undesired left-out and right-in turning movements at this access. It is believed that with these restrictions at the 8th Street access that this will aid in preventing undesired additional traffic along 66th Avenue between 4th Street Road and 8th Street.
- Traffic calming measures proposed to be added to the local streets of 68th Avenue and 4th Street Road to the north of the proposed development include a raised crosswalk at the midblock crossing of 68th Avenue, south of 4th Street Road and intersection bump-outs at the 4th Street Road and 68th Avenue intersections. These two measures for traffic calming will help control the speed of traffic movements into and out of this development area. Further, it is understood that 6th Street may be provided as a connection to and from the west for this development area. If this were to occur based on developments occurring along the east of 71st Avenue, an additional street network connection would provide an overall street network benefit providing another way into and out of this area.
- The threshold for requiring an access permit along State of Colorado Department of Transportation (CDOT) roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the



addition of project traffic on the north leg of 69th Avenue at US-34 Business (10th Street) intersection is not anticipated to increase existing access traffic volumes by more than 20 percent. Therefore, a CDOT access permit is not anticipated to be required in association with this project.

2045 Recommendations:

- If future traffic volumes are realized by 2045, it is recommended that a third eastbound and westbound through lane be designated along 10th Street at the intersection with 69th Avenue (#5). To accommodate the third through lane in each direction along 10th Street, the auxiliary right turn lanes along 10th Street could be absorbed with the outside lanes being converted to a shared through/right turn lane in each direction.

General Recommendations:

- Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Greeley, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.

2.0 INTRODUCTION

The HP Greeley Redevelopment project is proposed to be located on the northeast corner of the 8th Street and 69th Avenue intersection in Greeley, Colorado. A vicinity map illustrating the HP Greeley Redevelopment project location is shown in **Figure 1**. For the purposes of this analysis, HP Greeley Redevelopment is anticipated to include approximately 288 multifamily housing units. It is expected that HP Greeley Redevelopment will be completed in the next couple years; therefore, analysis was conducted for the 2025 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study based on the City of Greeley requested scope:

- 4th Street & 69th Avenue (#1)
- 4th Street & 66th Avenue (#2)
- 8th Street & 71st Avenue (#3)
- 8th Street & 69th Avenue (#4)
- 10th Street (US-34B) & 69th Avenue (#5)

In addition, the proposed full movement access from the extension of 68th Avenue (#6) and the proposed left-in/right-out movement access along the north side 8th Street (#7) were evaluated.

Regional access to HP Greeley Redevelopment will be provided by US-34. Primary access will be provided by 4th Street, 71st Avenue, and 10th Street. Direct access will be provided by the proposed full movement access from the extension of 68th Avenue (#6) and the proposed left-in/right-out movement access along the north side of 8th Street (#7).

This traffic study was scoped with the City of Greeley staff and the approved base assumptions for this analysis are provided in **Appendix A** for reference.

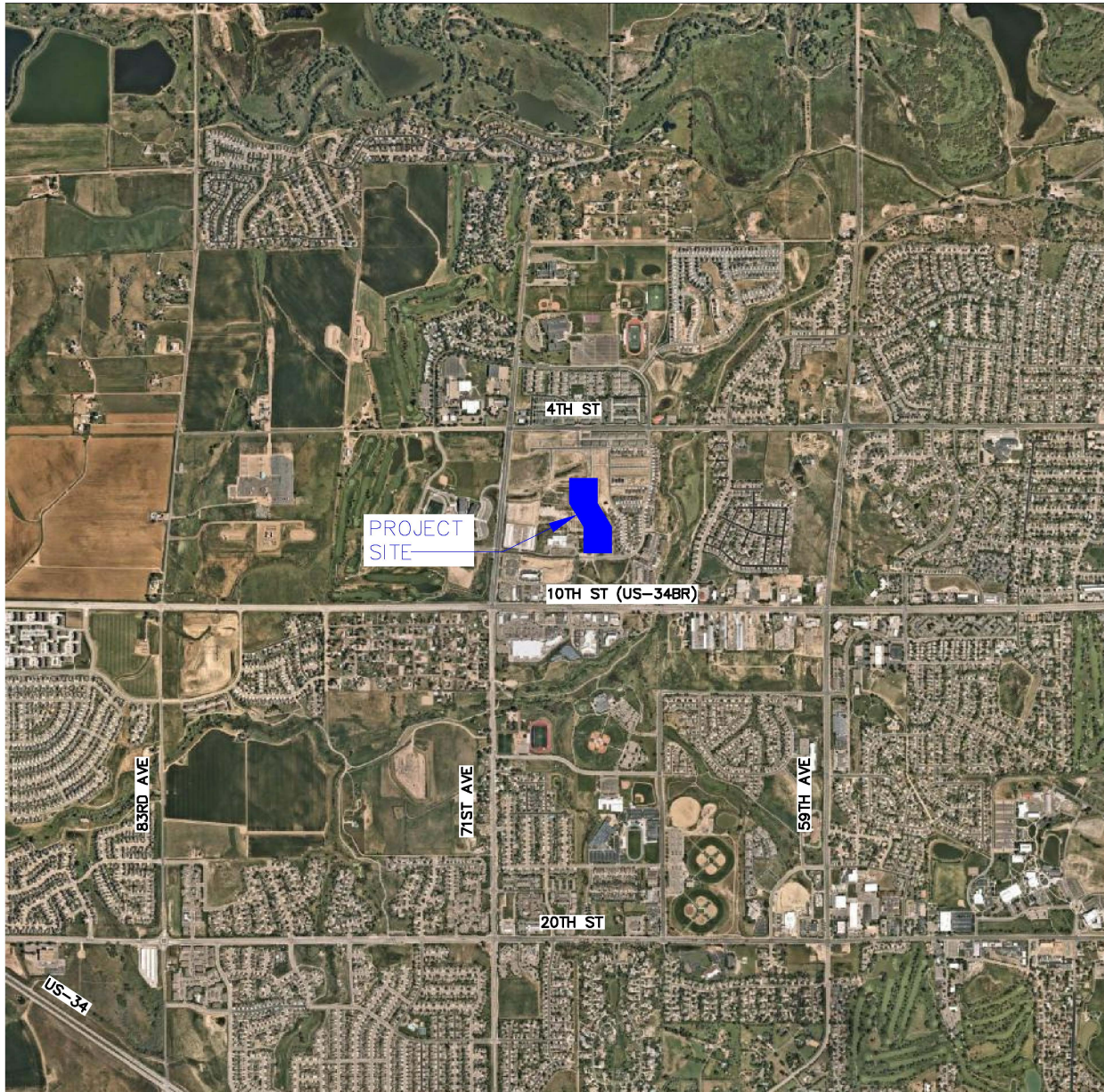


FIGURE 1
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
VICINITY MAP

3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing Study Area

The existing site is comprised of vacant land previously occupied by the HP development. North of the project site are multifamily homes and Northridge High School. To the south of the project site is the West Ridge Academy Charter School and commercial land uses. West of the project is Tointon Academy and a golf course. East of the project site are single family homes.

3.2 Existing Roadway Network

4th Street extends east/west with two through lanes in each direction. The posted speed limit along 4th Street near the site is 40 miles per hour. 4th Street is classified as a minor arterial by the City of Greeley.

69th Avenue extends in the north/south direction as a two-lane roadway. 66th Avenue extends north/south with one through lane in each direction and has a posted speed limit of 30 miles per hour. 8th Street extends east/west as a two-lane roadway with a posted speed limit of 35 miles per hour.

71st Avenue extends northbound and southbound with two through lanes in each direction and has a posted speed limit of 40 miles per hour within the study limits. 71st Avenue is classified as a minor arterial roadway.

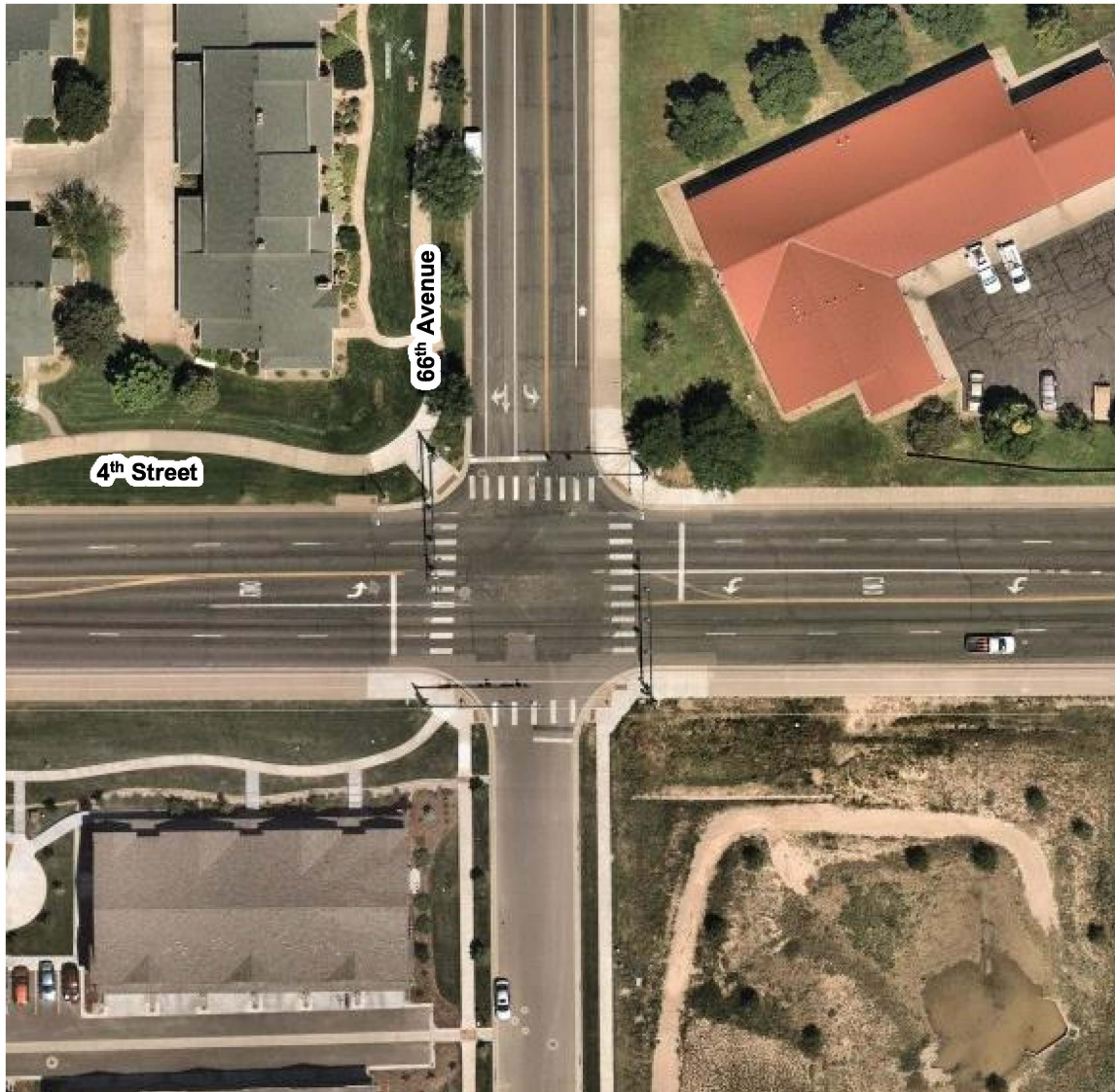
10th Street (US-34 Business) extends east/west with two through lanes in each direction and has a posted speed limit of 55 mile per hour. CDOT categorizes 10th Street (US-34 Business) as a NR-B: Non-Rural Arterial Roadway.

The unsignalized intersection of 4th Street and 69th Avenue (#1) operates with stop control on the northbound and southbound 69th Avenue approaches. The northbound approach of this intersection provides a left turn lane and a shared through/right turn lane while the southbound approach consists of one shared lane for all movements. The eastbound and westbound approaches consist of a shared left turn/through lane, one exclusive through lane, and a right turn lane. An aerial photo of the existing intersection configuration is below (north is up - typical).



4th Street and 69th Avenue (#1)

The signalized intersection of 4th Street and 66th Avenue (#2) operates with permissive-only left turn phasing on all four approaches. The northbound approach provides on shared lane for all movements. The southbound approach consists of one left turn lane and a shared through/right turn lane. The eastbound and westbound approaches consist of one left turn lane and two through lanes with the outside lane being a shared through/right turn lane. An aerial photo of the existing intersection configuration is below.



4th Street and 66th Avenue (#2)

The intersection of 8th Street and 71st Avenue (#3) operates signal control. The northbound approach of this intersection consists of one left turn lane and two through lanes with the outside lane being a shared through/right turn lane while the southbound approach provides one left turn lane, two through lanes, and a right turn lane. The eastbound approach consists of one left turn lane, one through lane, and one right turn lane. The westbound approach provides one left turn lane and a shared through/right turn lane. An aerial photo of the existing intersection configuration is below.



8th Street and 71st Avenue (#3)

The unsignalized intersection of 8th Street and 69th Avenue (#4) operates with stop-control on all four approaches. The northbound approach consists of one left turn lane and shared through/right turn lane. The southbound, eastbound, and westbound approaches consist of one shared lane for all movements. An aerial photo of the existing intersection configuration is below.



8th Street and 69th Avenue (#4)

The signalized intersection of 10th Street and 69th Avenue (#5) operates with protected-only left turn phasing on the northbound and southbound approaches and protected-permissive left turn phasing on the eastbound and westbound approaches. The northbound approach consists of one left turn lane, one through lane, and one right turn lane while the southbound approach provides dual left turn lanes, one through lane, and one right turn lane. The eastbound and westbound approaches consist of one left turn lane, two through lanes, and one right turn lane. An aerial photo of the existing intersection configuration is below.



10th Street and 69th Avenue (#5)

The intersection lane configuration and control for the study area intersections are shown in **Figure 2**.

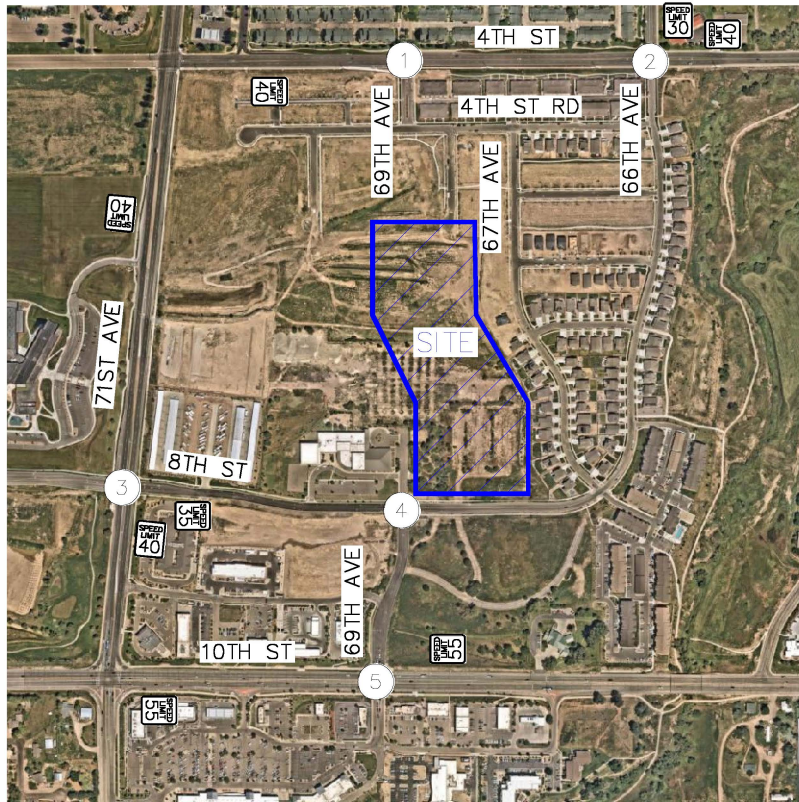
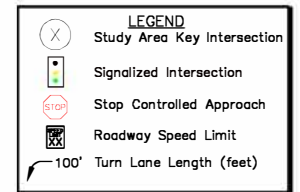
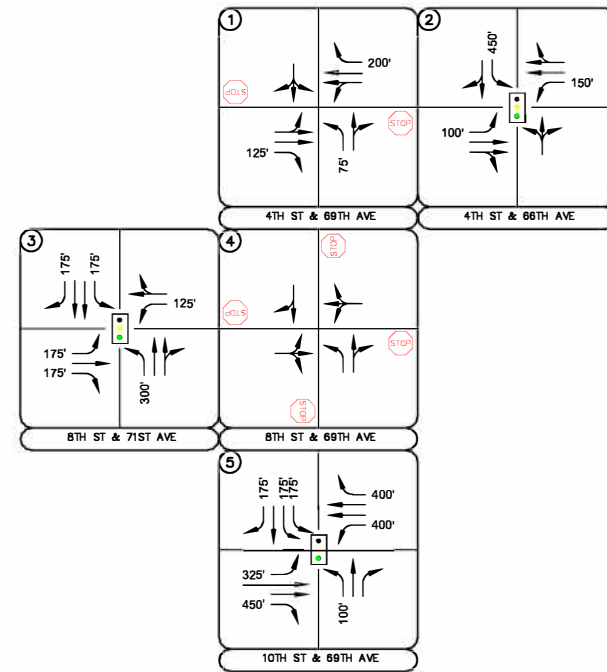


FIGURE 2
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
EXISTING GEOMETRY AND CONTROL



3.3 Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections on following dates during the weekday morning and afternoon peak hours:

- 4th Street/66th Avenue (#2), 8th Street/71st Avenue (#3), 10th Street/69th Avenue (#5) on Tuesday, May 16, 2023
- 8th Street/69th Avenue (#4) on Thursday, May 18, 2023
- 4th Street/69th Avenue (#1) on Wednesday, September 27, 2023

The counts were conducted during the morning and afternoon peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 3:00 PM to 6:00 PM on these count dates. The existing intersection traffic volumes are shown in **Figure 3** with count sheets provided in **Appendix B**.

3.4 Unspecified Development Traffic Growth

According to information provided on the website for the Colorado Department of Transportation (CDOT), the 20-year growth factor along US-34 Business (10th Street) in the vicinity of the site is 1.51. The 20-year growth factor equates to annual growth rate of 2.0 percent. Traffic information from the CDOT Online Transportation Information System (OTIS) website is included in **Appendix C**. This annual growth rate was used to estimate near-term 2025 and long-term 2045 traffic volume projections at the key intersections. Additionally, traffic volumes from the Avere at Northridge, Northridge Multifamily, Woodspring Suites, 10th Street Mixed-Use Development, and the remaining City Center West developments were added to the background traffic volumes. Applicable documents from the adjacent development are attached in **Appendix C**. Background traffic volumes for 2025 and 2045 are shown in **Figures 4 and 5**, respectively.

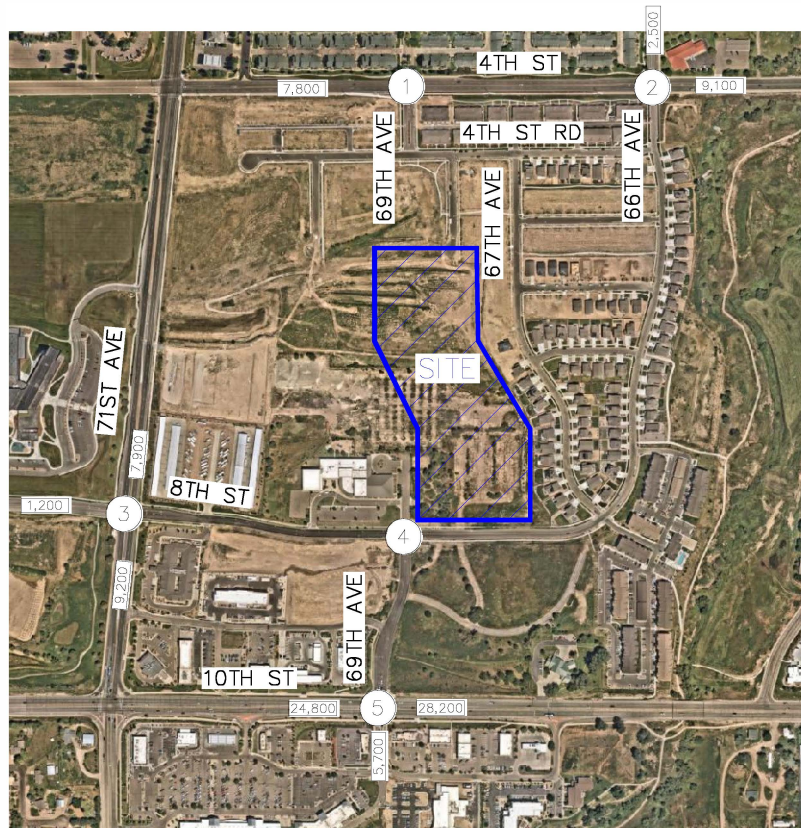
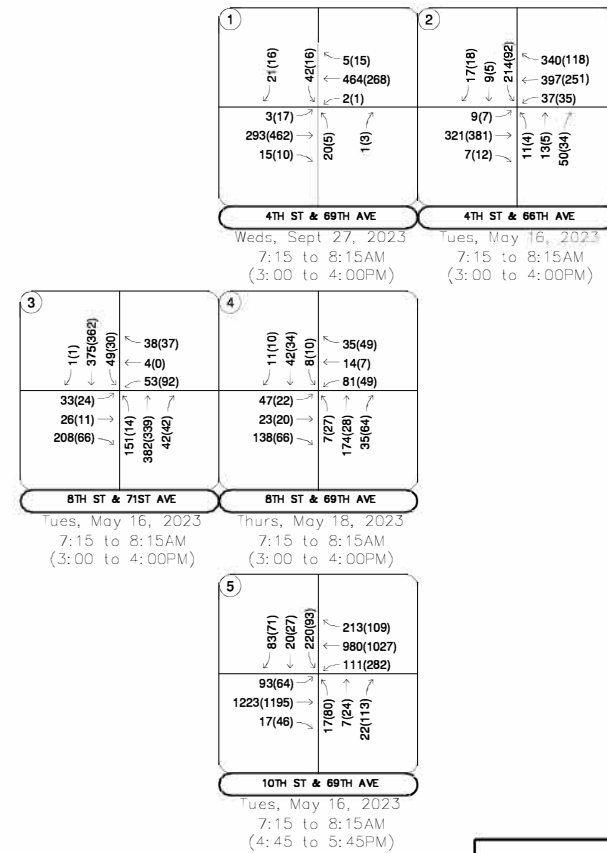


FIGURE 3
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2023 EXISTING TRAFFIC VOLUMES



LEGEND	
(X)	Study Area Key Intersection
xxx(xxx)	Weekday AM(PM)
	Peak Hour Traffic Volumes
xx,x00	Estimated Daily Traffic Volume



1 21(16) 2(4) 42(16) 3(17) 328(521) 20(25)	2 5(15) 511(310) 17(44) 39(32) 14(11) 249(110) 362(144) 434(320) 47(55)
4TH ST & 69TH AVE	4TH ST & 66TH AVE
3 1(1) 436(413) 68(66) 34(25) 26(11) 216(69)	4 11(10) 42(34) 8(10) 47(22) 30(40) 175(135)
6TH ST & 71ST AVE	6TH ST & 69TH AVE
5 149(166) 32(42) 300(212) 132(138) 1272(1243) 17(46)	278(219) 1030(1093) 111(282) 17(80) 16(41) 22(113)
10TH ST & 69TH AVE	

FIGURE 4
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2025 BACKGROUND TRAFFIC VOLUMES

LEGEND	
(X)	Study Area Key Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume

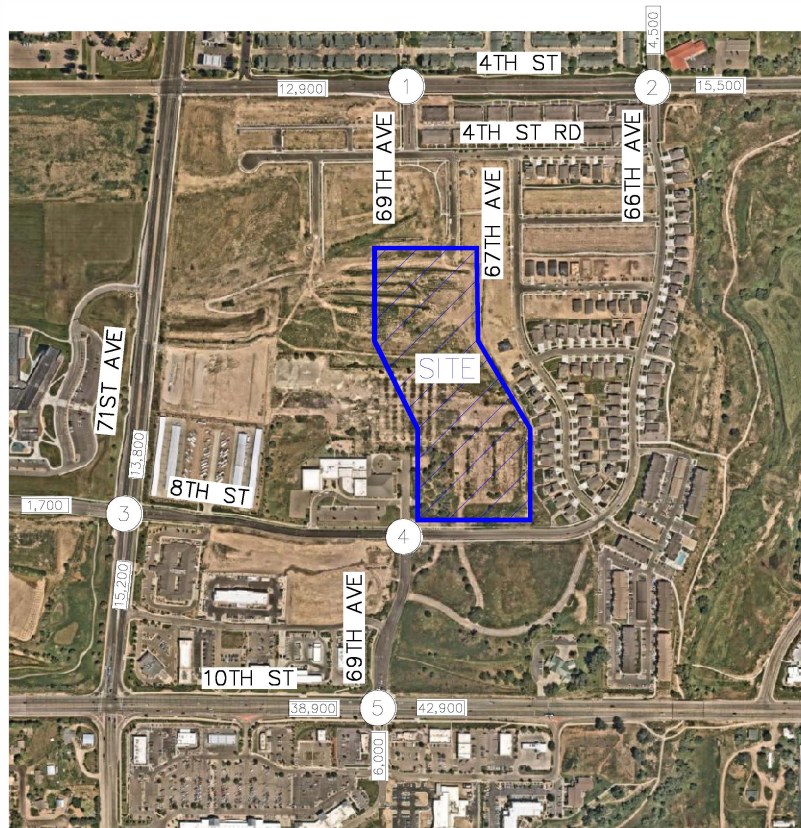
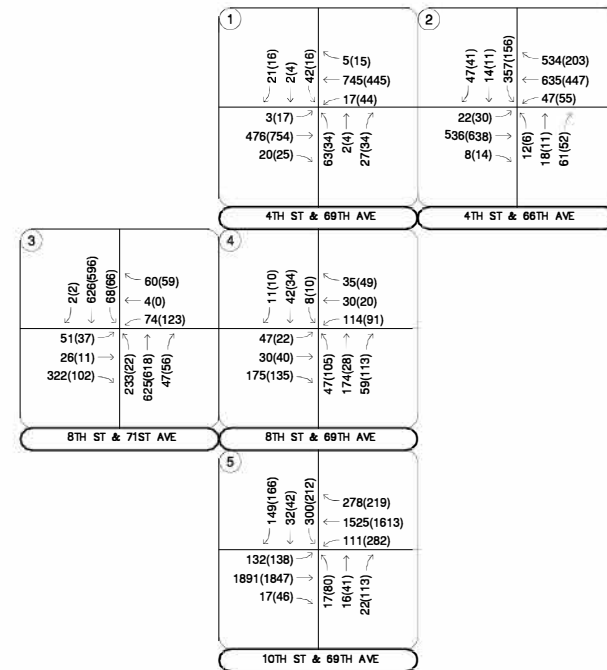


FIGURE 5
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2045 BACKGROUND TRAFFIC VOLUMES



LEGEND	
	Study Area Key Intersection
xxx(yyy)	Weekday AM(PIA) Peak Hour Traffic Volumes
xx,xxx	Estimated Daily Traffic Volume

4.0 PROJECT TRAFFIC CHARACTERISTICS

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average rates that apply to Multifamily Low-Rise Housing (ITE Land Use Code 220) for traffic associated with the development.

HP Greeley Redevelopment is expected to generate approximately 1,942 weekday daily trips, with 115 of these trips occurring during the morning peak hour and 147 of these trips occurring during the afternoon peak hour. Calculations were based on the procedure and information provided in the ITE *Trip Generation Manual, 11th Edition – Volume 1: User's Guide and Handbook*, 2021. **Table 1** summarizes the estimated trip generation for the HP Greeley Redevelopment. The trip generation worksheets are included in **Appendix D**.

Table 1 – HP Greeley Redevelopment Traffic Generation

Land Use and Size	Weekday Vehicle Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Multifamily Low-Rise Housing (ITE 220) – 288 Dwelling Units	1,942	28	87	115	93	54	147

A trip generation comparison for this HP Greeley Redevelopment project with the original City Center West Traffic Impact Study has been provided below in **Table 2**. The *City Center West Traffic Impact Study* was prepared by Kimley-Horn and Associates, Inc. and completed in July 2015. The location of current redevelopment proposal was previously evaluated as the HP building in the original traffic study which included 300,000 square feet of manufacturing space.

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

The trip generation of the proposed HP Greeley Redevelopment Project was compared to the land use as part of the original traffic study within the same development area (HP Building). The HP Building was originally considered to include 300,000 square feet of manufacturing space. Applicable documents from original *City Center West Traffic Impact Study* are included in **Appendix C**.

Trip generation was previously based on the ITE Trip Generation, 9th Edition (current edition at time of original study) equations for Manufacturing (ITE Code 140). The following **Table 2** summarizes the estimated trip generation for the proposed HP Greeley Redevelopment Project compared to the trips generated by the same development area in the original traffic study.

Table 2 – HP Greeley Redevelopment Trip Generation Comparison

Land Use and Size	Weekday Vehicle Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Original City Center West Traffic Impact Study (HP Building) – ITE 9 th Edition							
Manufacturing (ITE 140) – 300,000 SF	1,144	171	48	219	78	140	218
Current Proposal – ITE 11 th Edition							
Multifamily Low-Rise Housing (ITE 220) – 288 Dwelling Units	1,942	28	87	115	93	54	147
Net Change	+798	-143	+39	-104	+15	-86	-71

As summarized in the **Table 2**, the HP Building in the original traffic study was previously expected to generate approximately 1,144 weekday daily vehicle trips, with 219 of these trips occurring during the morning peak hour, and 218 trips occurring during the afternoon peak hour. The currently proposed HP Greeley Redevelopment Project with 288 units of multifamily residential is anticipated to generate 1,942 daily weekday trips with 115 trips occurring during the morning peak hour and 147 trips occurring during the afternoon peak hour. Therefore, the proposed rezone with redevelopment is anticipated to generate 104 fewer morning peak hour trips and 71 fewer afternoon peak hour trips than the use that previously occupied the site and as originally studied in the same development area. This identifies that the proposed HP Greeley Redevelopment is in traffic compliance with the original traffic study by reducing traffic generated during the peak hours.

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, existing and anticipated surrounding employment, school, and attraction information, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site back to the original source. The project trip distribution for the proposed development is illustrated in **Figure 6**.

4.3 Traffic Assignment

HP Greeley Redevelopment traffic assignment was obtained by applying the project trip distribution to the estimated traffic generation of the development shown in **Table 1**. Traffic assignment is shown in **Figure 7**. Of note, daily traffic volume assignment on the internal local and collector streets within City Center West has been shown on this figure as requested by the City of Greeley.

4.4 Total (Background Plus Project) Traffic

Site traffic volumes were added to the background volumes to represent estimated traffic conditions for the short-term 2025 buildout horizon and long-term 2045 twenty-year planning horizon. These total traffic volumes for the study area are illustrated for the 2025 and 2045 horizon years in **Figures 8 and 9**, respectively.

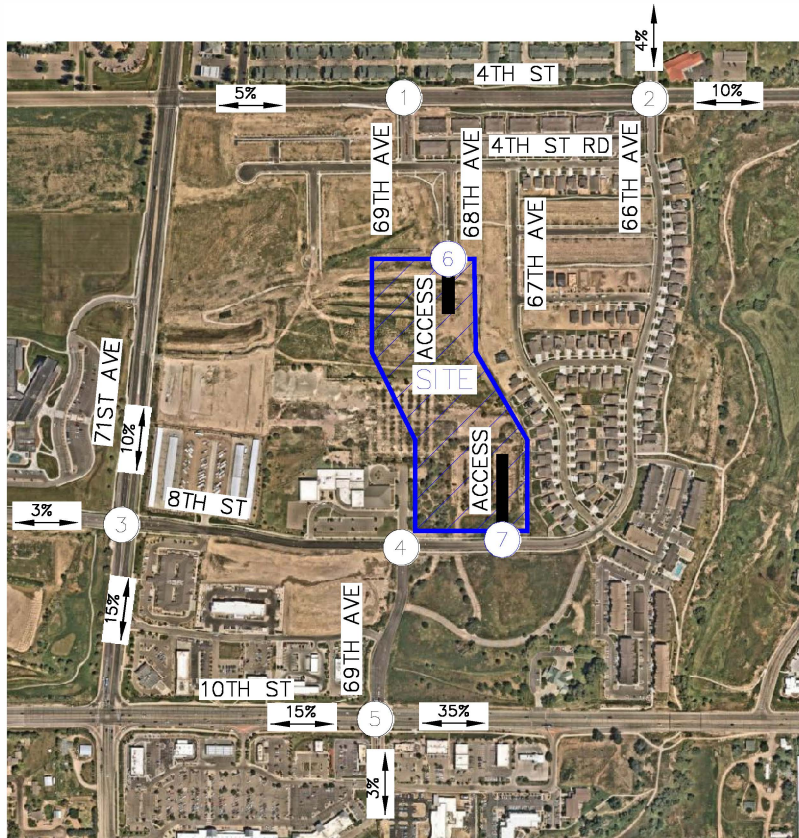
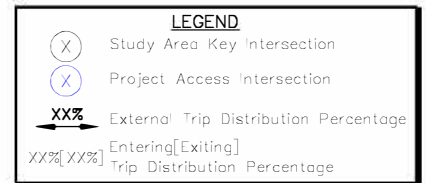
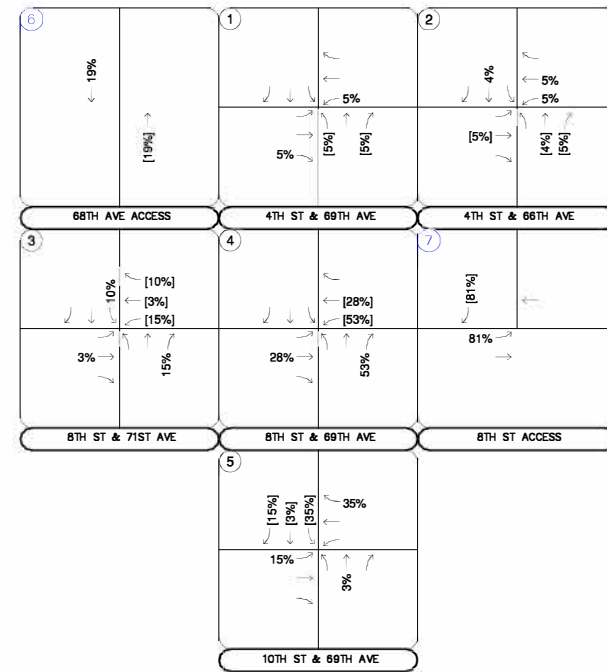


FIGURE 6
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
PROJECT TRIP DISTRIBUTION



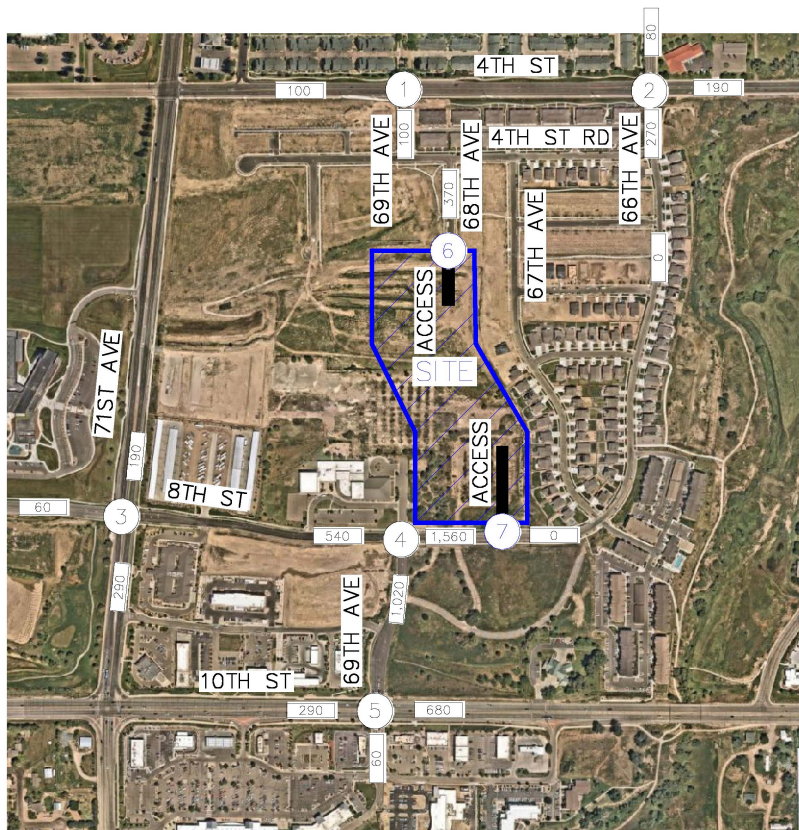
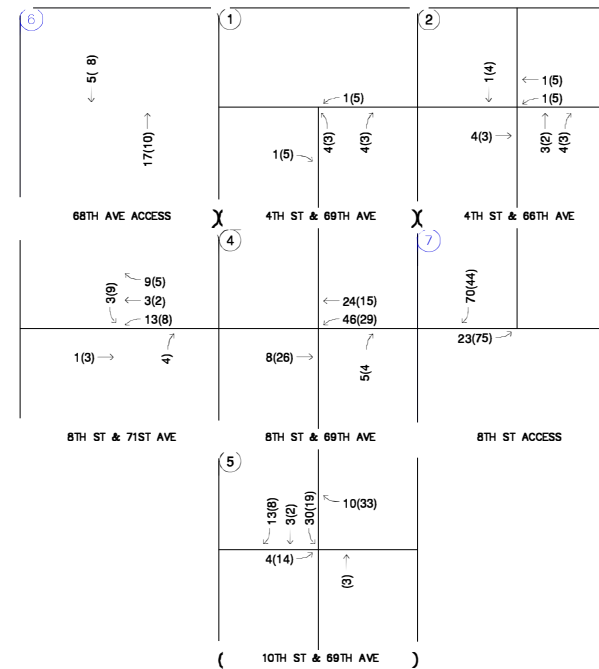


FIGURE 7
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
PROJECT TRAFFIC ASSIGNMENT



LEGEND

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- xxx(yyy) Weekday AM(PM)
Peak Hour Traffic Volumes
- xx,xxx Estimated Daily Traffic Volume

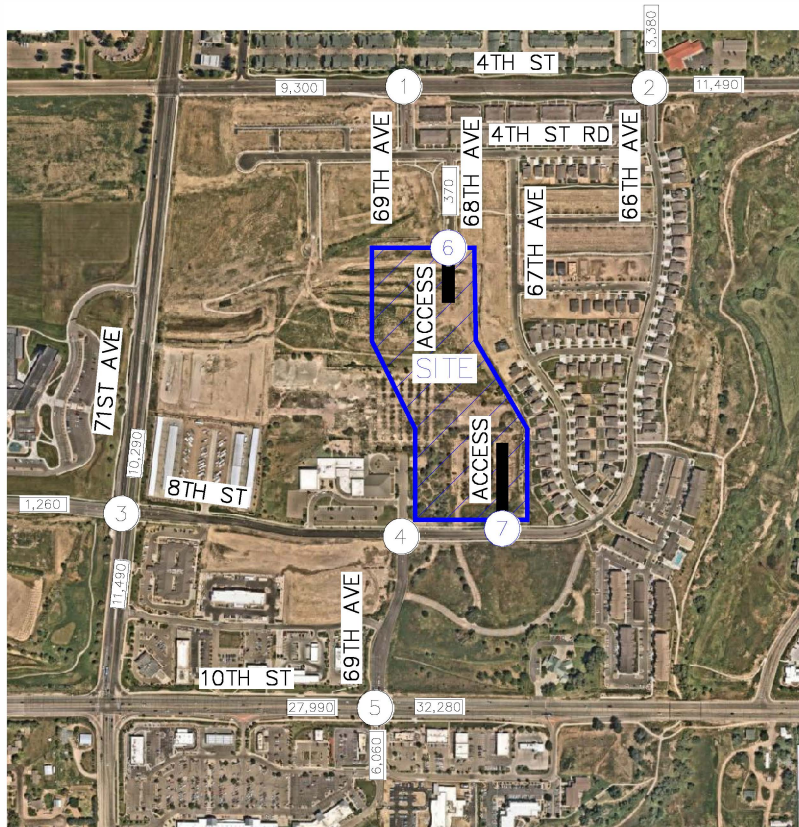
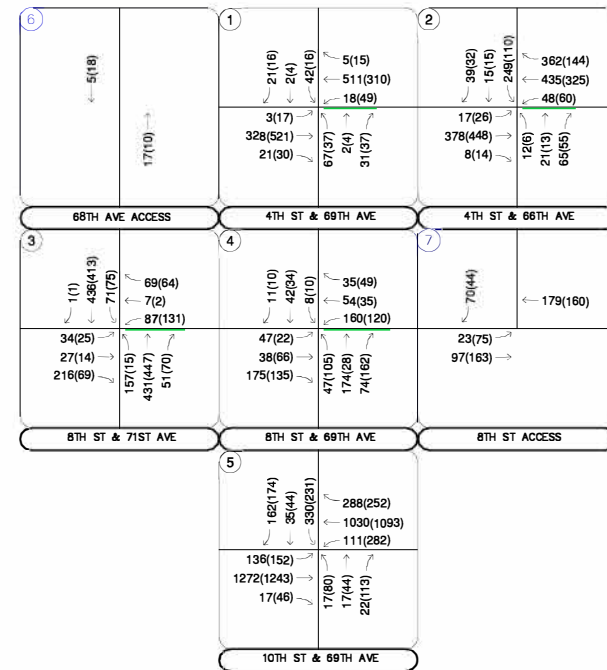


FIGURE 8
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2025 TOTAL TRAFFIC VOLUMES



LEGEND	
(X)	Study Area Key Intersection
(X)	Project Access Intersection
xxx(yyy)	Weekday AM(PM)
xxx(yyy)	Peak Hour Traffic Volumes
xx,xxx	Estimated Daily Traffic Volume

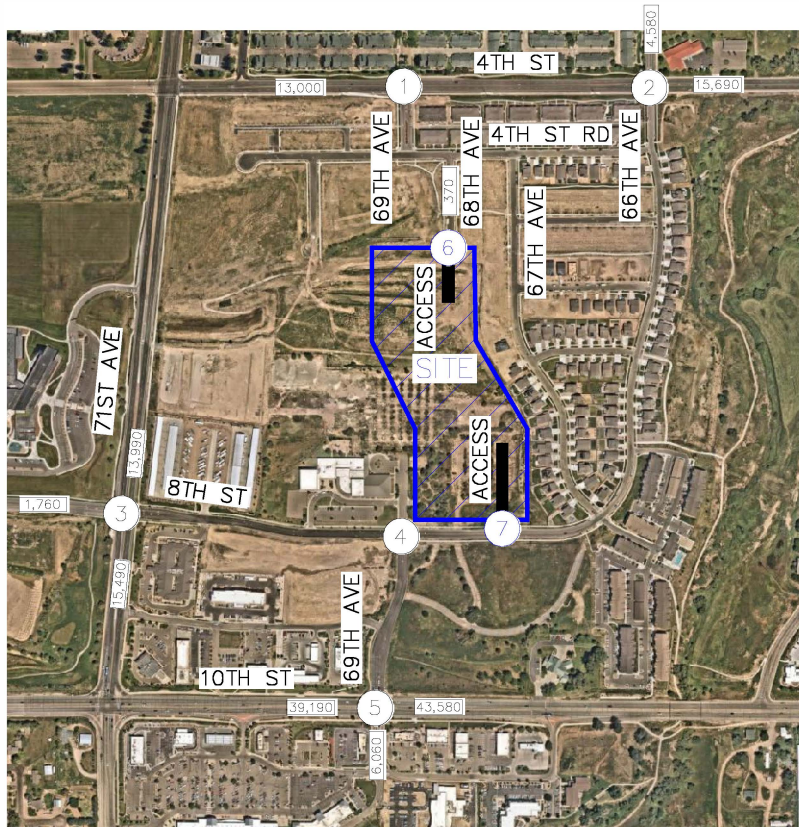
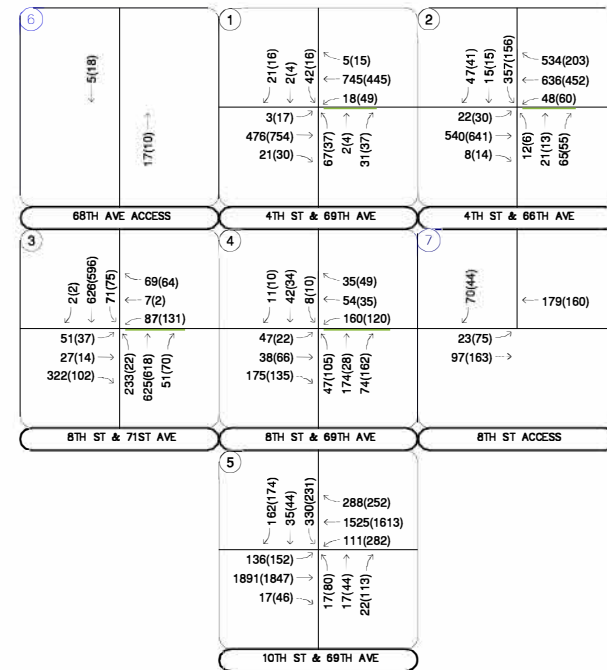


FIGURE 9
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2045 TOTAL TRAFFIC VOLUMES



LEGEND	
(X)	Study Area Key Intersection
(X)	Project Access Intersection
xxx(yyy)	Weekday AM(PM)
xxx(yyy)	Peak Hour Traffic Volumes
xx,xxx	Estimated Daily Traffic Volume

5.0 TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2025 and 2045 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the *Highway Capacity Manual (HCM)*².

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). The City of Greeley identifies overall LOS C for major intersections and minor intersections. The approach LOS threshold is LOS D for major intersections and LOS E for minor intersections. Of note, the acceptable overall intersection level of service for state and US highway intersections is LOS D. Therefore, 10th Street (US-34 Business) and 69th Avenue (#5) is identified as a major intersection along a CDOT roadway. All other signalized intersections are classified as major intersections. All unsignalized intersections in this study are classified as minor intersections. **Table 3** shows the definition of level of service for signalized and unsignalized intersections.

Table 3 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Definitions provided from the Highway Capacity Manual, Sixth Edition, Transportation Research Board, 2016.

² Transportation Research Board, *Highway Capacity Manual*, Sixth Edition, Washington DC, 2016.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the LOS for a two-way stop-controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. LOS for a two-way stop-controlled intersection is not defined for the intersection as a whole. LOS for signalized and all-way stop controlled intersections are defined for each approach and for the overall intersection.

5.2 Key Intersection Operational Analysis

Calculations for the operational level of service at the key intersections for the study area are provided in **Appendix E**. The existing year analysis is based on the lane geometry and intersection control shown in **Figure 2**. Existing peak hour factors were utilized in the existing, 2025, and 2045 horizon analysis years. The existing heavy vehicle percentages obtained from the turning movement counts were also used in each horizon year. Based on increased national attention given to establishing appropriate yellow and all-red clearance intervals to improve intersection safety, these have been calculated and are applied for approaches at the signalized intersections. The increase in yellow and all red time sacrifices intersection capacity for improved safety. Synchro traffic analysis software was used to analyze the signalized and unsignalized key intersections for HCM level of service.

4th Street & 69th Avenue (#1)

The unsignalized intersection of 4th Street and 69th Avenue (#1) operates with stop control on the northbound and southbound 69th Avenue approaches. The intersection movements operate acceptably at LOS B or better during both peak hours under existing conditions. With project traffic, all movements are anticipated to continue operating at an acceptable level of service throughout the 2045 horizon. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational level of service analysis. **Table 4** provides the results of the LOS analysis conducted at this intersection.

Table 4 – 4th Street & 69th Avenue (#1) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Existing				
Northbound Left	10.6	B	14.9	B
Northbound Through/Right	9.3	A	10.0	B
Eastbound Left	7.8	A	7.7	A
Westbound Left	8.0	A	8.6	A
Southbound Approach	11.4	B	11.1	B
2025 Background				
Northbound Left	12.0	B	21.3	C
Northbound Through/Right	10.1	B	12.0	B
Eastbound Left	7.8	A	7.7	A
Westbound Left	8.2	A	9.1	A
Southbound Approach	12.8	B	14.6	B
2025 Background Plus Project				
Northbound Left	12.1	B	22.2	C
Northbound Through/Right	10.0	B	12.0	B
Eastbound Left	7.8	A	7.7	A
Westbound Left	8.2	A	9.1	A
Southbound Approach	12.8	B	15.0	C
2045 Background				
Northbound Left	15.7	C	39.0	E
Northbound Through/Right	11.4	B	15.2	C
Eastbound Left	8.4	A	7.9	A
Westbound Left	8.8	A	10.3	B
Southbound Approach	18.1	C	21.0	C
2045 Background Plus Project				
Northbound Left	15.9	C	41.9	E
Northbound Through/Right	11.3	B	15.2	C
Eastbound Left	8.4	A	7.9	A
Westbound Left	8.8	A	10.4	B
Southbound Approach	18.3	C	21.8	C

4th Street & 66th Avenue (#2)

The signalized intersection of 4th Street and 66th Avenue (#2) operates with permissive-only left turn phasing on all four approaches. The intersection operates acceptably at LOS C or better during both peak hours under existing conditions. With project traffic, this intersection is anticipated to continue operating at an acceptable level of service throughout the 2045 horizon. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational level of service analysis. **Table 5** provides the results of the LOS analysis conducted at this intersection.

Table 5 – 4th Street & 66th Avenue (#2) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Existing	24.8	C	17.5	B
2025 Background	26.0	C	18.3	B
2025 Background Plus Project	26.1	C	18.4	B
2045 Background	33.6	C	19.8	B
2045 Background Plus Project	33.8	C	19.9	B

8th Street & 71st Avenue (#3)

The signalized intersection of 8th Street and 71st Avenue (#3) currently operates acceptably at LOS C or better during both peak hours under existing conditions. With project traffic, this intersection is anticipated to continue operating at an acceptable level of service throughout the 2045 horizon. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational level of service analysis. **Table 6** provides the results of the LOS analysis conducted at this intersection.

Table 6 – 8th Street & 71st Avenue (#3) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Existing	20.5	C	13.1	B
2025 Background	20.9	C	13.9	B
2025 Background Plus Project	21.4	C	14.3	B
2045 Background	26.0	C	13.8	B
2045 Background Plus Project	26.3	C	14.3	B

8th Street & 69th Avenue (#4)

The unsignalized intersection of 8th Street and 69th Avenue (#4) operates with stop-control on all four approaches. The intersection operates acceptably at LOS B during both peak hours under existing conditions. However, while delays are technically acceptable at this intersection during the afternoon peak hour based on traffic volumes, vehicle queues are excessive due to the school pick-up and vehicles waiting to enter the pick-up area. To improve operations at this intersection the City of Greeley could consider implementing exclusive left turn lanes on the eastbound and westbound approaches and reconfiguring the south leg with a shared left turn/through lane and a right turn lane. There are other elements associated with the adjacent school identified later in Section 5.6 that will also support in relieving vehicle queues and congestion at this intersection. With left turn lanes on the eastbound and westbound approaches and a reconfigured south leg, the intersection is expected to operate at LOS D during the afternoon peak hour with the addition of project traffic. For minor intersections, the City of Greeley recommends overall LOS C. However, it is believed that to improving intersections to LOS C causes roadways to be overdesigned making the road less safe for bicyclists and pedestrians. Additionally, this intersection is anticipated to operate acceptably throughout the rest of the day as the peak 15-minutes is during student pick up at the West Ridge Charter Academy which is during the afternoon peak hour. Additionally, it is understood the school plans to further improve its pickup and drop-off operations in coming years with additional onsite roadway improvements, which will also be described further in Section 5.6. A peak hour signal warrant was conducted at this intersection, and it was found that a signal is not warranted based on 2045 total traffic volumes. Signal warrant analysis is attached in **Appendix F. Table 7** provides the results of the LOS analysis conducted at this intersection.

Table 7 – 8th Street & 69th Avenue (#4) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Existing	14.8	B	10.4	B
2025 Background	21.1	C	19.8	C
2025 Background Plus Project #	22.1	C	25.4	D
2045 Background	21.1	C	19.8	C
2045 Background Plus Project #	22.1	C	25.4	D

= Includes Eastbound and Westbound Left Turn Lanes, and Reconfigured South Leg with Shared Northbound Left Turn/Through Lane and Northbound Right Turn Lane

10th Street & 69th Avenue (#5)

The signalized intersection of 10th Street and 69th Avenue (#5) operates with protected-only left turn phasing on the northbound and southbound approaches and protected-permissive left turn phasing on the eastbound and westbound approaches. The intersection operates acceptably at LOS C during both peak hours under existing conditions. With project traffic, this intersection is anticipated to continue operating at an acceptable level of service throughout the 2025 horizon. By 2045, with or without the addition of project traffic the intersection is anticipated to operate with long vehicle delays. For acceptable operations associated with the 2045 horizon, a third eastbound and westbound through lane would need to be designated along 10th Street. To accommodate the third through lane in each direction along 10th Street, the auxiliary right turn lanes along 10th Street would be absorbed with the outside lanes being converted to a shared through/right turn lane in each direction. Of note, this improvement is consistent with the City Center West Traffic Impact Study. **Table 8** provides the results of the LOS analysis conducted at this intersection.

Table 8 – 10th Street & 69th Avenue (#5) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Existing	29.5	C	31.4	C
2025 Background	34.7	C	36.9	D
2025 Background Plus Project	39.0	D	37.4	D
2045 Background	89.5	F	65.9	E
2045 Background Plus Project #	48.5	D	43.6	D

= Three eastbound and westbound through lanes

Project Accesses

With completion of the HP Greeley Redevelopment project, a full movement access is proposed from the extension of 68th Avenue (#6) and a second access with left-in/right-out movements allowed is proposed along the north side of 8th Street (#7). The 68th Avenue Access (#6) will operate with no delays as this is an extension of the existing 68th Avenue. The access along 8th Street should operate with stop control on the southbound approach for vehicles exiting the development, and it is recommended that a R1-1 “STOP” sign be installed on the southbound exiting approach. Additionally, it is recommended that single lane approaches be designated on all three approaches at the 8th Street Access. To restrict left-out movements from this access, an R3-2 No Left Turn sign should be posted underneath the “STOP” sign, while an R3-1 No Right Turn sign should be posted on the westbound approach to this access. Additionally, the access configuration and curb design could be constructed as such to further restrict the undesired left-out and right-in turning movements at this access. It is believed that with these restrictions at the 8th Street access that this will aid in preventing undesired additional traffic along 66th Avenue between 4th Street Road and 8th Street.

Table 9 provides the results of the level of service for the project access along 8th Street. As shown in the table, the project access intersection along 8th Street is anticipated to have all movements operating with acceptable LOS A during the peak hours in both the buildout year 2025 and the 2045 long-term horizons.

Table 9 – Project Access Level of Service Results

Intersection	2025 Total				2045 Total			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
8th Street Access (#7)								
Eastbound Left	7.7	A	7.7	A	7.7	A	7.7	A
Southbound Right	9.7	A	9.4	A	9.7	A	9.4	A

5.3 CDOT Turn Bay Length Analysis

The threshold for requiring an access permit along Colorado Department of Transportation (CDOT) roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the north leg of 69th Avenue at US-34 Business (10th Street) (#5) intersection is not anticipated to increase existing access traffic volumes by more than 20 percent. Therefore, a CDOT access permit is not anticipated to be required in association with this project.

5.4 Vehicle Queuing Analysis

A vehicle queuing analysis was conducted for the study area intersections. The queuing analysis was performed using Synchro presenting the results of the 95th percentile queue lengths. Results are shown in the following **Table 10** with calculations provided within the level of service sheets of **Appendix E** for unsignalized intersections and **Appendix G** for signalized intersections.

Table 10 – Turn Lane Queuing Analysis Results

Intersection Turn Lane	Existing Turn Lane Length (feet)	2025 Calculated Queue (feet)	2025 Recommended Length (feet)	2045 Calculated Queue (feet)	2045 Recommended Length (feet)
4th St & 69th Ave (#1)					
Eastbound Right	125'	25'	125'	25'	125'
Westbound Right	200'	25'	200'	25'	200'
Northbound Left	75'	25'	75'	50'	75'
4th St & 66th Ave (#2)					
Eastbound Left	100'	27'	100'	44'	100'
Westbound Left	150'	53'	150'	57'	150'
Southbound Left	450'	225'	450'	425'	450'
8th St & 71st Ave (#3)					
Eastbound Left	175'	56'	175'	77'	175'
Eastbound Right	175'	46'	175'	47'	175'
Westbound Left	125'	126'	125'	126'	125'
Northbound Left	300'	54'	300'	81'	300'
Southbound Left	175'	32'	175'	32'	175'
Southbound Right	175'	25'	175'	25'	175'
8th St & 69th Ave (#4)					
Eastbound Left	DNE	25'	150'	25'	150'
Westbound Left	DNE	125'	150'	125'	150'
10th St & 69th Ave (#5)					
Eastbound Left	325'	198'	325'	175'	325'
Eastbound Right	450'	25'	450'	-	450'
Westbound Left	400'	393'	400'	357'	400'
Westbound Right	400'	49'	400'	-	400'
Northbound Left	100'	116'	100'	116'	100'
Southbound Left	175' DL	187'	175' DL	187'	175' DL
Southbound Right	175'	60'	175'	79'	175'

DL = Dual Left Turn Lanes; **Red** Text = Storage Deficiency; **Blue** Text = Recommendation

Vehicle queues are all anticipated to remain within the existing or recommended turn lane lengths through 2045 except the northbound left turn and southbound dual left turn queues at the 10th Street and 69th Avenue (#5) intersection. These northbound left turn and dual southbound left turn lanes cannot be extended due to the constraint with the existing back-to-back left turns.

If the 8th Street and 69th Avenue (#4) intersection is reconfigured it is recommended that the eastbound and westbound left turn lanes be striped to a length of 150 feet.

5.5 Pedestrian, Bicycle, and Transit Evaluation

There are currently sidewalks provided on both sides of 4th Street, 71st Avenue, 10th Street, 69th Avenue, 66th Avenue, and 8th Street adjacent to the project site. Sidewalks are also provided on the residential streets adjacent to the development. On-street bicycle lanes are provided along 71st Avenue and 8th Street. Pedestrian attractions within a quarter mile of the site include the West Ridge Academy and Tointon Academy.

Of note, the City of Greeley plans to improve neighborhood safety along 66th Avenue by installing speed humps and raised crosswalks between 69th Avenue and 4th Street. It is believed that this form of speed control and multimodal transportation safety improvements will discourage project traffic from using 66th Avenue to access the site between 4th Street Road and 8th Street.

The ITE 11th Edition Trip Generation Manual was used to estimate the pedestrian trips associated with this development. **Table 11** summarizes the trips associated with pedestrians for the residential development. Pedestrian trip generation is provided in **Appendix H**.

Table 11 – Pedestrian Trip Generation

Land Use and Size	Weekday Vehicle Trips					
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Multifamily Low-Rise Housing (ITE 220) – 288 Dwelling Units	4	5	9	4	5	9

As shown in the table above, the HP Greeley Redevelopment project is expected to generate nine (9) pedestrian trips during both the morning and afternoon peak hours.

Greeley Evans Transit Bus Route 1 runs eastbound along 71st Avenue with a stop to the east of 71st Avenue, northbound and southbound along 71st Avenue with stops along both sides of 71st Avenue, and eastbound and westbound along 10th Street with stops on both side of 10th Street. Additionally, the Poudre Express route extends eastbound and westbound along 10th Street with stops on both sides of 10th Street.

5.6 West Ridge Academy Charter School Student Pick-up Evaluation

Independent of this project and based on the City of Greeley requesting an evaluation of the West Ridge Academy Charter school pick-up, the intersection of 8th Street and 69th Avenue previously operated with long vehicle queues in 2021 during the peak school pick-up as lane blockages were occurring along both eastbound 8th Street (west of 69th Avenue) and northbound 69th Avenue (south of 8th Street). The school implemented a new student pick-up plan in August of 2021 that consisted of the following:

1. Parents/Guardians picking up students from only one location. Older siblings now join the youngest sibling at their pickup site.
2. Traffic exiting the school access along 8th Street will only be able to turn right during the peak pick-up hour.
3. Vehicles exiting the K/1 roundabout are prohibited from making southbound left turn movements at the 8th Street and 69th Avenue intersection.
4. Northbound traffic on 69th Avenue will only be allowed to turn right at 8th Street between 2:45 pm and 3:45 pm
5. Parents/Guardians should only use 8th Street from 71st Avenue or 8th Street from 4th Street when picking up students. 69th Avenue should not be used when picking up students.
6. Do not block the through lane on 8th Street.
7. No cars will be allowed to stop on 69th Avenue.
8. Do not block the driveways to residences or businesses.
9. Exiting vehicles will only be allowed on the north side of 8th Street.
10. Parents/Guardians must remain in vehicles on the south side of 8th Street.
11. Minimize space between parked cars.

Based on these implementation measures, vehicle queues have been significantly reduced vehicle queues northbound along 69th Avenue, south of 8th Street and eastbound along

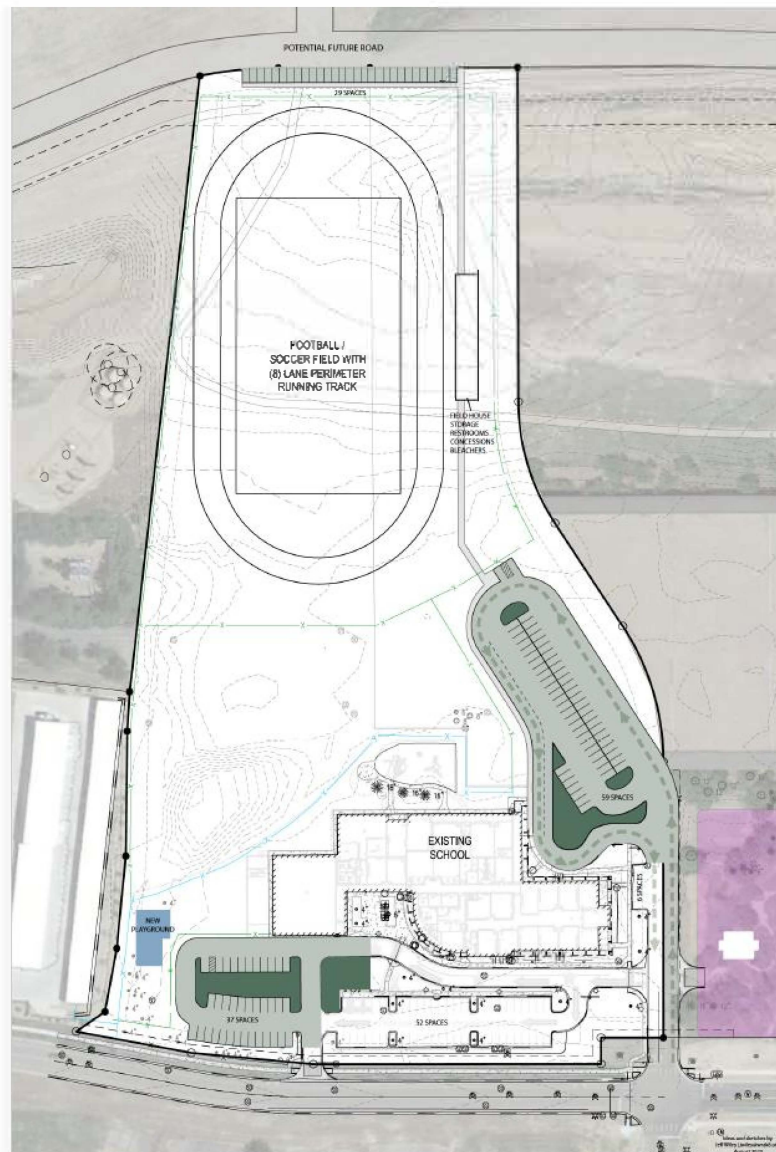
8th Street, west of 69th Avenue. Most drivers are adhering to the new school pick-up procedures; however, 28 vehicles were observed making northbound through movements (now prohibited) at the 8th Street and 69th Avenue intersection during the peak school pick-up period with a significant portion of these vehicles traveling northbound in the opposing southbound lane. These 28 vehicles were never queued more than three vehicles at time on 69th Avenue. Further, 27 vehicles were observed making northbound left turn movements and 10 vehicles were observed performing southbound left turn movements at the 8th Street and 69th Avenue intersection during this same hour. The traffic volumes associated with these prohibited movements are significantly lower than prior to the new procedures; however, illegal maneuvers continuing to occur indicate that the school should provide marshalling to regulate illegal movements at the 8th Street and 69th Avenue intersection. Further, flaggers should be provided to enforce the current pick-up procedures while also regulating any lane blockages.

To reduce vehicle delays, the City of Greeley could consider implementing exclusive left turn lanes on the eastbound and westbound approaches of the 8th Street and 69th Avenue intersection while also converting the south leg to include a shared left turn/through lane (that could be coned off during the peak pick-up period) and a right turn lane. As intended with the new procedures, long vehicle queues are now being experienced northbound along the north-south private road (north of 8th Street) and westbound along 8th Street (east of 69th Avenue). These vehicle queues surrounding the West Ridge Academy Charter School are independent of the HP Greeley Redevelopment project.

Even with the restriction of southbound left turn movements at the school access along 8th Street, entering and exiting vehicle paths to and from the school are still being crossed with the school pick-up circle on the west side of private north-south roadway northeast of the school. Further, the school could also coordinate with developments and landowners to the south to obtain a shared parking agreement to help relieve congestion and disperse the student pick-up areas. To reduce the number of vehicles arriving at the same time, the school could consider having staggered release times for student pick up.

In addition to these recommended improvements, it is understood that the school has plans to construct up to 96 additional parking spaces as well as several hundred feet of additional vehicle queueing storage onsite to alleviate the delay that occurs at the 8th Street & 69th Avenue (#4)

intersection. It is believed the improvement to the vehicle pickup and drop-off onsite will further improve overall roadway network operations in the area once constructed.



Proposed West Ridge Academy Site Improvements

5.7 Local Street Traffic Calming

As requested by the City of Greeley, mitigation for the addition of project traffic from this HP Greeley Development was established. This is due to City of Greeley standards identifying that a local street should have traffic volumes of 1,500 vehicles per day or less. It is understood that 66th Avenue to the east of the project site could be reaching this threshold. Based on this, the proposed 8th Street access is recommended to provide only left turn entrance and right out exit movements to serve traffic to and from the west only on 8th Street. To restrict left-out movements from this access, an R3-2 No Left Turn sign should be posted underneath the “STOP” sign, while an R3-1 No Right Turn sign should be posted on the westbound approach to this access. Additionally, the access configuration and curb design could be constructed as such to further restrict the undesired left-out and right-in turning movements at this access. It is believed that with these restrictions at the 8th Street access that this will aid in preventing undesired additional traffic along 66th Avenue between 4th Street Road and 8th Street.

Traffic calming measures proposed to be added to the local streets of 68th Avenue and 4th Street Road to the north of the proposed development include a raised crosswalk at the midblock crossing of 68th Avenue, south of 4th Street Road and intersection bump-outs at the 4th Street Road and 68th Avenue intersections. These two measures for traffic calming will help control the speed of traffic movements into and out of this development area. Further, it is understood that 6th Street may be provided as a connection to and from the west for this development area. If this were to occur based on developments occurring along the east of 71st Avenue, an additional street network connection would provide an overall street network benefit providing another way into and out of this area.

5.8 Improvement Summary

Based on the results of the intersection operational and vehicle queuing analysis, the key intersection recommended improvements and control are shown in **Figure 10** for the 2025 horizon and **Figure 11** for the 2045 horizon.

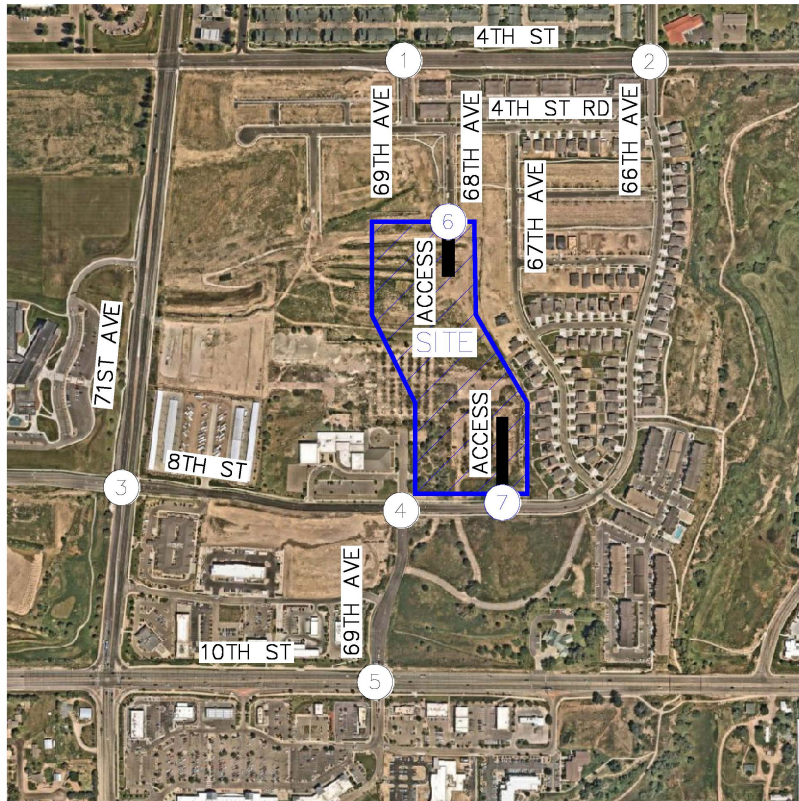
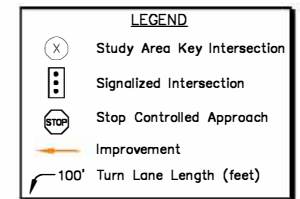
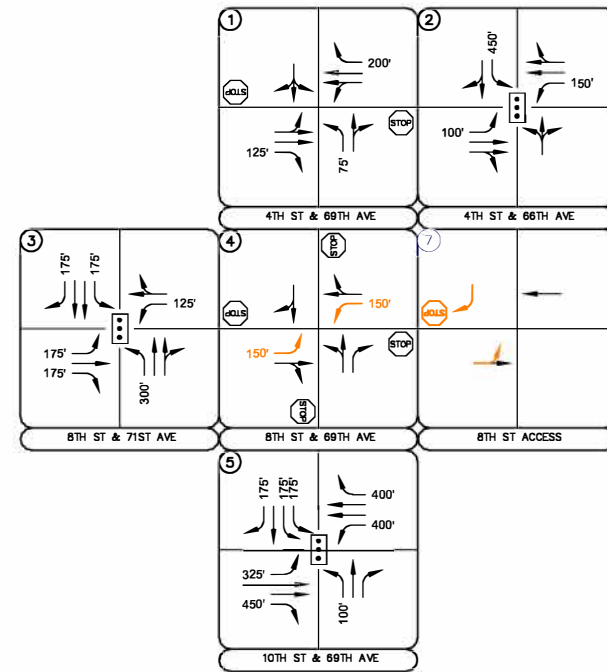


FIGURE 10
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2025 RECOMMENDED GEOMETRY AND CONTROL



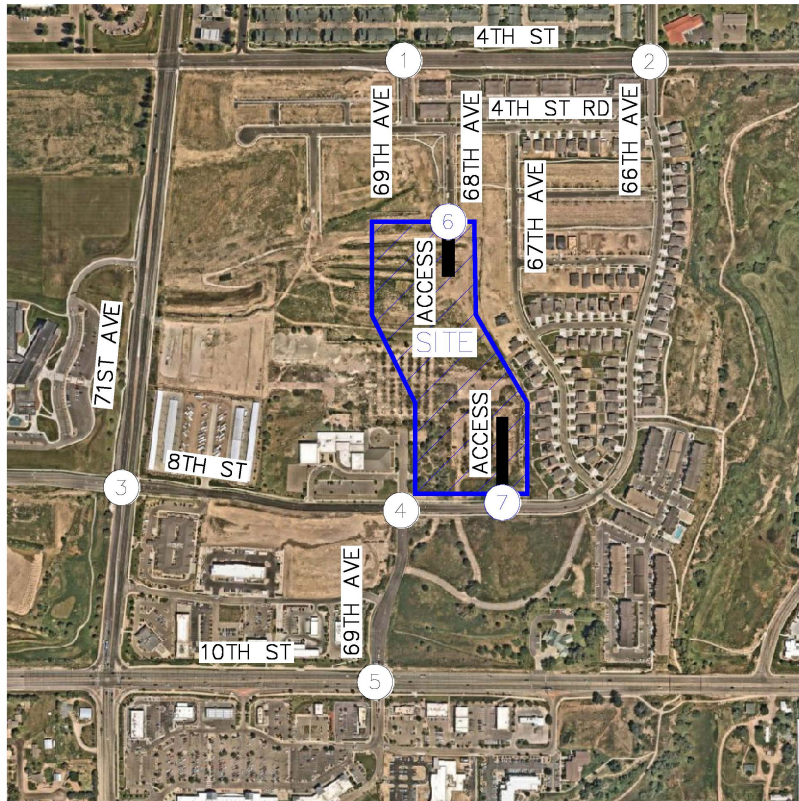
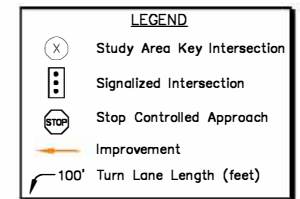
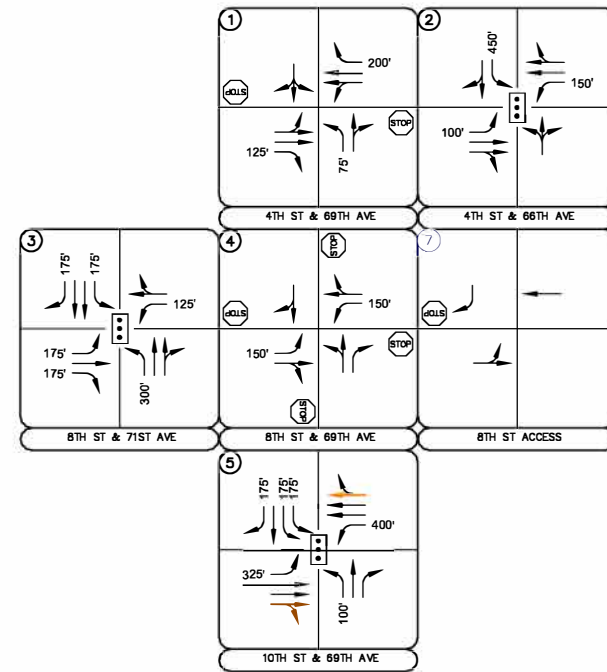


FIGURE 11
HP GREELEY REDEVELOPMENT
GREELEY, COLORADO
2045 RECOMMENDED GEOMETRY AND CONTROL



6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, Kimley-Horn believes HP Greeley Redevelopment will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

2025 Recommendations:

- With completion of the HP Greeley Redevelopment project, a full movement access is proposed from the extension of 68th Avenue (#6) and a second with left-in/right-out movements allowed is proposed along the north side of 8th Street (#7). The access along 8th Street should operate with stop control on the southbound approach for vehicles exiting the development, and it is recommended that a R1-1 “STOP” sign be installed on the southbound exiting approach. Additionally, it is recommended that single lane approaches be designated on all three approaches at the 8th Street Access. To restrict left-out movements from this access, an R3-2 No Left Turn sign should be posted underneath the “STOP” sign, while an R3-1 No Right Turn sign should be posted on the westbound approach to this access. Additionally, the access configuration and curb design could be constructed as such to further restrict the undesired left-out and right-in turning movements at this access. It is believed that with these restrictions at the 8th Street access that this will aid in preventing undesired additional traffic along 66th Avenue between 4th Street Road and 8th Street.
- Traffic calming measures proposed to be added to the local streets of 68th Avenue and 4th Street Road to the north of the proposed development include a raised crosswalk at the midblock crossing of 68th Avenue, south of 4th Street Road and intersection bump-outs at the 4th Street Road and 68th Avenue intersections. These two measures for traffic calming will help control the speed of traffic movements into and out of this development area. Further, it is understood that 6th Street may be provided as a connection to and from the west for this development area. If this were to occur based on developments occurring along the east of 71st Avenue, an additional street network connection would provide an overall street network benefit providing another way into and out of this area.

- The threshold for requiring an access permit along State of Colorado Department of Transportation (CDOT) roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the north leg of 69th Avenue at US-34 Business (10th Street) intersection is not anticipated to increase existing access traffic volumes by more than 20 percent. Therefore, a CDOT access permit is not anticipated to be required in association with this project.

2045 Recommendations:

- If future traffic volumes are realized by 2045, it is recommended that a third eastbound and westbound through lane be designated along 10th Street at the intersection with 69th Avenue (#5). To accommodate the third through lane in each direction along 10th Street, the auxiliary right turn lanes along 10th Street could be absorbed with the outside lanes being converted to a shared through/right turn lane in each direction.

General Recommendations:

- Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Greeley, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.

Boomerang Self Storage
7025 W. 8th Street
Greeley, CO 80634
Office: 970-451-5636

Letters of Support



TO: City of Greeley Planning and Zoning, City of Greeley City Council
FROM: Boomerang Self Storage
RE: Rezoning Parcel 095904309002

April 13, 2024

Dear City of Greeley Staff,

I am in favor of the rezoning from Industrial to Residential High for the property owned by LaSalle Investors LLC at 700 71st Avenue, Greeley, both as a business owner and as a long-time citizen. This area has changed significantly over the years as the city has grown west. The industrial zoning made sense when HP owned the property, but now the area is more residential. If you haven't visited the area lately, I suggest you should. Please approve the rezoning.

Regards,

A handwritten signature in blue ink, appearing to read 'Rob Stanley', is written over the 'Regards,' text.

Rob Stanley



Greeley-Evans | Weld County School District 6
Office of Facilities
 2204 FIFTH AVENUE
 GREELEY, COLORADO 80631
 970-348-6400
 WWW.GREELEYSCHOOLS.ORG

April 1, 2024

City of Greeley City Council and Planning and Zoning Committee,

It is not normal for the Greeley-Evans School District to make comments in support of any development within the City of Greeley. However, in the case of the "Old HP Site", it seems necessary that I write this letter on behalf of the Greeley-Evans School District.

Last year, during a public meeting regarding this site, someone made a comment that the Greeley-Evans School District was against development in this area due to student safety. Nobody from District 6 attended this meeting, nor was District 6 contacted about this development at that time. I did attend the meeting on 1.26.23, set up by the Greeley Public Works at West Ridge Academy. I made sure that Mr. Trombino was aware of these comments not having originated with District 6.

This development does fall within the walk boundary of the Tointon Academy of Pre-Engineering, which serves students from K-8th grade. During the construction of this school, the district worked with the City of Greeley Traffic Department to ensure that all foot traffic within the area was improved. District 6 was required to make the following improvements per the City of Greeley to ensure safety:

- Add a traffic light at the intersection of 8th Street and 71st Avenue.
- Add school zone flashing lights on both sides of 71st Avenue.
- Add or improve the cross walk along 8th Street across 71st Avenue.
- Add or improve the cross walk across 8th Street west of 71st Avenue.
- Add new or replace sidewalks along 8th Street and 71st Avenue.
- Add a new public transportation stop platform along 71st Avenue.

The safety of our families is of the utmost importance. District 6 paid for these safety improvements at the City of Greeley's request to make our school safe and accessible to the neighborhood. District 6 would always favor residential zoning improvements over industrial zoning in areas near schools.

Sincerely,

Kent Henson, Assistant Superintendent

Greeley City Council
Greeley Planning & Zoning Commission

RE: Old HP Building Site Re-zone

Council Members and Commissioners:

Please accept this letter of support in favor of the application to re-zone the old HP Building site (H-P GREELEY 5TH RPLT BNONE L2) from IL to RH.

CCW Development is the developer of the North Ridge Trails community adjacent to the aforementioned site. Hartford Homes is one of the builders in the community. As manager of these entities, I want to express our support for the re-zone application. It is our opinion that RH is a good transition zoning from the single-family to the existing school and storage uses. Furthermore, I think the IL existing zoning is not compatible with adjacent single-family, and if developed would have a negative impact on home values.

So long as the developer follows the standard Land Use and Development Code requirements to ensure adequate public facilities, we see RH as a far more desirable zoning that protects our investment and our homeowner investment in this community.

Landon Hoover
Manager
Hartford Homes, LLC
CCW Development, LLC





WESTSIDE INVESTMENT PARTNERS, INC.

4100 East Mississippi Avenue, Suite 500 Glendale, CO 80246 p 303.984.9800

May 8th, 2024

City of Greeley
Michael Franke
1100 10th Street, 2nd Floor
Greeley, CO 80631

RE: File Number: ZON2023-0003
Project: Former HP Site Rezoning
Location: East of 71st Ave., South of W 4th St., North of W 8th St.
Applicant: Waltel Companies/LaSalle Investors

Mr. Franke,

Westside Investment Partners, as master developer of the City Center West development, is submitting this letter in support of rezoning the former Hewlett Packard (HP) site in Greeley, CO to Residential High (RH) from its current Industrial Low (IL) designation.

Nearly twenty years ago, Westside purchased the 160-acre Hewlett Packard campus with the intent of developing the vacant land and repurposing the building. Throughout our ownership duration, we strived diligently to find end users for the building, including working with Greeley's economic development staff and additional stakeholders. As years went by, we were unable to secure a tenant for the building and the site became a victim to vandalism so substantial that repurposing of the building was no longer feasible. As the building's condition continued to deteriorate, Greeley staff expressed their strong desire for the building to be demolished to eliminate the eyesore from the community. At that time the City supported redeveloping the site into multi-family. Ultimately, Westside found a buyer with the means necessary to demolish the building and sold the HP site to Mr. Bartels and his partner, who we have known and worked with for over 20 years. Their intent was to remove the existing structure, rezone the property, and complete our vision of a cohesive development that would revitalize a previously underused parcel.

Westside fully supports the rezoning of this property to Residential High and strongly opposes the existing Industrial Low designation because we feel this is the highest and best use for the parcel based on the following reasons.

- High density residential compliments the existing mixed-use site that currently contains apartments, townhomes and single-family homes.

- High density residential is in close vicinity to multiple schools which increases the safety of students by reducing travel distances.
- Development as industrial use would likely mean integration of heavy truck traffic within a residential community which decreases traffic safety.
- An industrial user on this site would create more traffic during the morning and afternoon rush hours compared to a multifamily development. The combination of workers and trucks into and out of an industrial site would conflict more with the adjacent school vehicle and pedestrian traffic than multifamily residential.
- Industrial development on this site is not very likely meaning the existing zoning condemns this site to be barren and is a blemish on the West Greeley corridor.

Please support Mr. Bartels in his effort to rezone to Residential High. We believe that multifamily residential is a more comparable and appropriate use for this site.

Best Regards,

A handwritten signature in black ink, appearing to read "Mike Sandene". The signature is fluid and cursive, with the first name "Mike" and last name "Sandene" clearly distinguishable.

Michael T. Sandene

Vice President of Development

April 1, 2024

Greeley City of Council
Attn: Planning and Zoning Committee
1100 10th Street
Greeley, CO 80634

Dear Planning and Zoning Committee:

I am writing on behalf of the Board of Directors of West Ridge Academy Charter School and the administration. It was brought to our attention that the Greeley City Council Planning and Zoning Committee is considering the rezoning of the former HP site.

You may not be aware, but our school was next to the former HP manufacturing building that had been vacant for years. We personally experienced many occasions of unauthorized individuals and vandals during the 5 years since we bought and repurposed the original property. Because of the proximity of the dilapidated building, our school was also targeted several times and we had multiple safety concerns. Our leadership, and the families of the 350 plus students we represent, were relieved when the building was demolished. Also, because of the demolition, we had the opportunity to buy more property adjacent to our land-locked plat. If you are not aware, we are a charter school that receives funding solely through School District 6. We are diligently managing our financial resources to complete several projects on our property soon. Those include an additional parking lot for staff and event parking in the immediate future, as well as future track and field in the next several years.

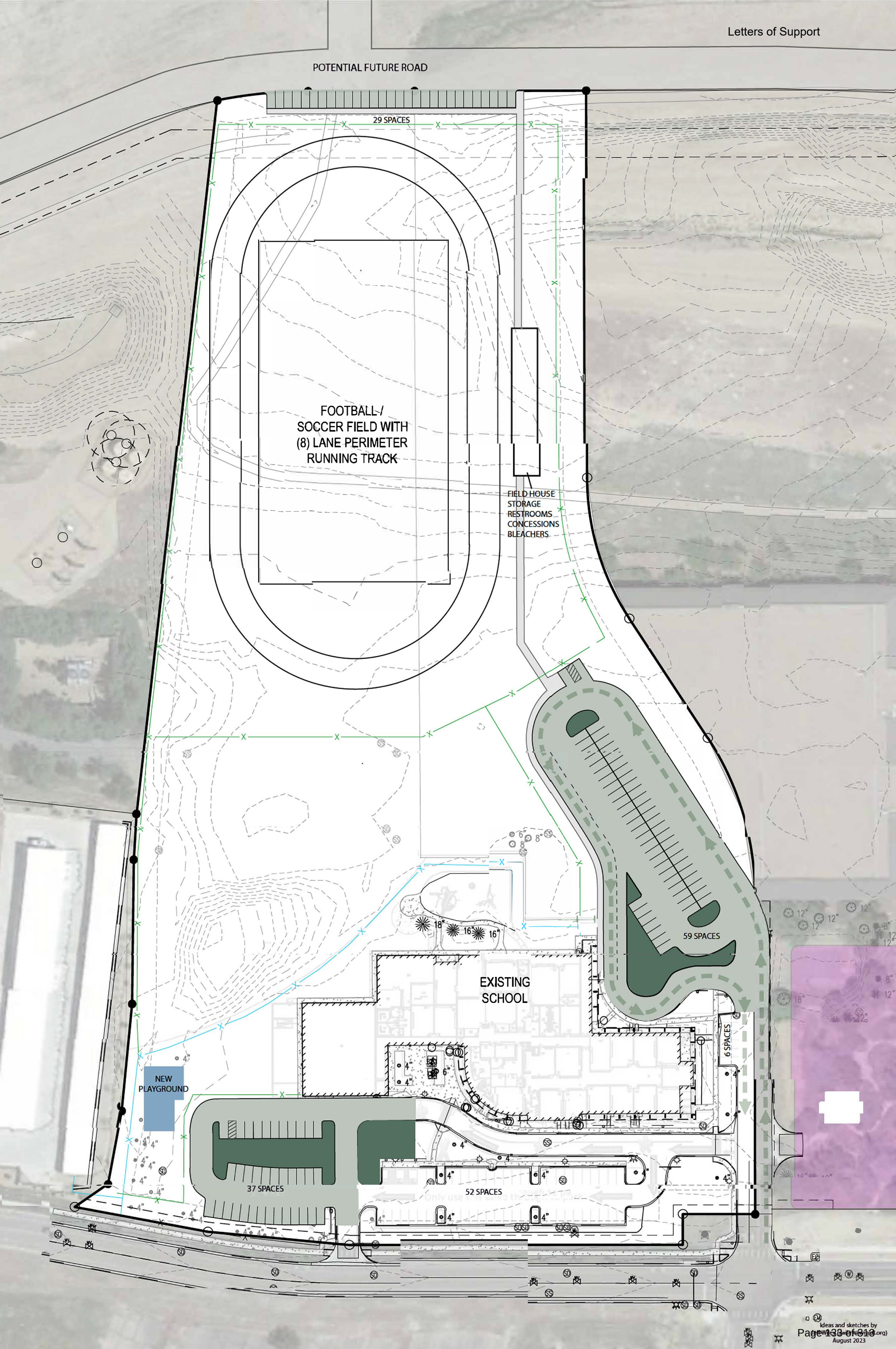
Our desire is to be an anchor for the residential community surrounding the school. We are concerned that the city council is considering the adjacent property for industrial low intensity. We would urge the city council to consider rezoning the property to residential high density. This may supply affordable housing to future families, and we would love the opportunity to serve those families as they consider their children's education. We are also concerned with what businesses or industries that would be next to our school if zoned industrial low intensity. Understand that we want the highest level of safety and security for the families we serve at our school.

Thank you for your consideration.

Gratefully,



Ken Dyer, Chairman West Ridge Academy Charter School Board of Directors



Hartford Construction, LLC

HP Disclosure

This disclosure serves as a notice that Hartford Homes is located near an uninhabited building to the South East of the community.

Future plans are in the works to tear down this building, but Hartford Homes makes no representation of timing.

PROPERTY ADDRESS: 705 67th Ave

Chelsea L.H.
Bella
Purchaser Date

12/28/2021
12/28/2021
Purchaser Date

Michael Franke

From: Brian Bartels <brian@waltelcos.com>
Sent: Friday, May 10, 2024 1:23 PM
To: Michael Franke
Subject: FW: HP
Attachments: HP disclosure.docx

Hi Michael,

One of the neighbors had made a comment at the meeting that they had been told by Hartford Homes that more homes would be going behind them, not multi-family. Please see the comments from both Landon Hoover and the broker as well as the attached disclosure that was signed by anyone who bought a home at that time.

Please put this in the file for PZ and City Council.

I am sorry to be bombarding you with these letters, I am doing my best to prove any mistruths without having to call our anyone for lying and also showing sufficient support for the request.

Have a good weekend,
Brian

Thank you for the intro Landon!

Hey Brian, our message was always first and foremost that we did not own that land, so we made no guarantees as to what was to be built there in the future. In fact, we had a disclosure as part of our contract that buyers signed acknowledging this matter. I would have to do some digging but if needed, but I could send over the disclosure.

This was public knowledge, but we would also share that that parcel of land was zoned as light industrial up until April 2022 when it went up for rezoning and ultimately changed to high residential.

We were always transparent about our messaging and open to any questions.

Please let me know if this helps!

Thank you,

Emily Chess
Community Sales Manager

From: Landon Hoover <landon@hartfordco.com>
Sent: Thursday, May 9, 2024 12:13:10 PM
To: Emily Chess <echess@hartfordco.com>
Cc: Brian Bartels <brian@waltelcos.com>
Subject: RE: HP

Brian – Meet Emily Chess. Emily was the Sales Manager at North Ridge Trails for most of the project. Emily is a part of our in-house sales team. She is a true pro!

Emily – Brian owns the adjacent site (old HP building). Homeowners are claiming Hartford represented that single-family homes would be built on the old HP property. Can you provide an overview of how you described or would talk about future development of the HP site? Really, the hope is to clarify that we never promise anything, always let people know we don't control land we don't own, encourage people to research for themselves, etc.

Thank you.

Landon Hoover

Owner / CEO

<image008.png> **C: 970.286.3329**

<image009.jpg> <image010.jpg> <image011.jpg> <image012.jpg> <image013.jpg>

Voted Best Builder in the Western US by AVID!!

<image014.png>

Michael Franke

From: Brian Bartels <brian@waltelcos.com>
Sent: Wednesday, August 14, 2024 8:43 AM
To: Michael Franke
Subject: HP

Good morning Michael,

I did not see this letter in the file and believe I may have not sent it to you. Could you insert it into the package for City Council.

Thanks again,
Brian

04/10/2024

This letter is written in regard to the current request to rezone the parcel situated at 700 71st Avenue (Tract 3A H-P) from I-L to R-H.

As a certified residential appraiser who has worked in the Greeley area for over 25 years, I have appraised over 30 dwellings in the City Center West subdivision since it was originally developed. The subdivision known as City Center West is currently zoned RH and consists of a harmonious mix of single family dwellings, 2-4 family dwellings and multifamily dwellings. It is understandable that homeowners are concerned about the zoning and planned uses for this adjacent parcel (Tract 3A) as this subdivision is adjacent to Tract 3A on three separate sides. As an appraiser, I know that the views and the permitted land use surrounding this subdivision may affect its value and/or marketability.

It is my professional opinion that changing the zoning of Tract 3A from I-L to R-H would be more in conformance with its surrounding land use and would also maintain the integrity of the neighborhood/subdivision of City Center West. This opinion is further warranted after discovering that the approved utilities for Tract 3A are more appropriately sized to accommodate an R-H use and that traffic flow would be significantly less than what is allowed under I-L use. Finally, there are more permitted uses associated with I-L zoning that could potentially negatively affect the value and/or marketability of neighboring residences as opposed to that of R-H.

Sincerely,

Michelle R. Koch

Certified Residential Appraiser/CR40011925



West Ridge Academy

6905 8th Street Greeley, CO 80634 970.330.3671

August 15, 2024

City Council, City of Greeley
Attn: Mayor John Gates
1100 10th Street
Greeley, CO 80631

Dear City Council Members,

Information was shared at a recent community meeting stating that the area schools were at capacity. I'd like to address this misinformation. West Ridge Academy is a K - 8 public charter school located adjacent to the parcel under review for rezoning. We are considered a small two-track school. This means that we have two teachers at each grade level. Our limit for each class is 28 students with a total of 56 students for each grade level. That would bring our school capacity to 504 students. Currently, for the 2024-2025 school year, we have 354 students enrolled. We have space for 150 students before we reach capacity.

Sincerely,

Davon Renfrow
Executive Director, West Ridge Academy

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
July 19, 2022

1. Call to Order

Mayor Gates called the meeting to order at 6:00 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.

Present:

Mayor Pro Tem Payton
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Dale Hall
Councilmember Ed Clark
Councilmember Johnny Olson
Mayor John Gates

4. Approval of the Agenda
None.

5. Recognitions and Proclamations

Council member Clark shared "What's Great About Greeley?"

Harold Evans spoke at 6:04 p.m. to honor Norman Murdock Dean who recently passed away.

6. Citizen Input

1. Harold Landsford spoke about flooding damage done to his home and improvements needed behind his house.

7. Reports from Mayor and Councilmembers

Council member DeBoutez spoke about the Promotion Ceremony at the Greeley Police Department announcing the appointments of Sergeant Samantha Brown, Commander Mike Heck, Deputy Police Chief Rafael Gutierrez, and Police Chief Adam Turk. Council member Butler spoke about the start of the infrastructure project on the 5th Street Sidewalk.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

City Clerk Leatherwood read the titles into the record and announced the recommended action.

9. Approval of the City Council Proceedings of June 7, 2022

The recommended action is to approve the proceedings as presented.

10. Acceptance of the Reports of the City Council Work Sessions of June 14, 2022, and June 28, 2022

The recommended action is to accept the reports as presented.

11. Approve a Resolution Authorizing Approval of a Grant Agreement and Offer of Funding for Airport Improvement Project Runway Rehabilitation Design at the Greeley-Weld County Airport

The recommended action is to approve the Resolution for Grant Agreement.

12. Introduction and First Reading of an Ordinance Amending Title 22, Buildings and Construction, Relating to the Adoption of the 2021 International Codes

The recommended action is to introduce the ordinance and schedule the public hearing for August 2, 2022.

13. Introduction and First Reading of an Ordinance Changing the Official Zoning Map of the City of Greeley, Colorado, from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development) for Approximately 43.42 Acres of Property Located at the Northeast Corner of 32nd Street and 29th Avenue, known as the Hope Springs PUD

The recommended action is to introduce the ordinance and schedule the public hearing for August 2, 2022.

14. Introduction and First Reading of an Ordinance authorizing Entry into an Intergovernmental Agreement Regarding Bellvue Water Transmission Line Tap Transfers and Emergency Water Interconnect Operations with West Fort Collins

Water District and Divestment of City-Owned Water Rights represented by Shares of Capital Stock in the North Poudre Irrigation Company

The recommended action is to introduce the ordinance and schedule the public hearing for August 2, 2022.

15. Introduction and First Reading of an Ordinance Authorizing the Sale of City-Owned Property Located in SE¼ of Section 18, Township 6 North, Range 66 West of the 6th P.M. in Weld County, Colorado (Thayer)

The recommended action is to introduce the ordinance and schedule the public hearing for August 2, 2022.

Council member Butler disclosed that he is currently on the Board of Directors for Habitat for Humanity. He has spoken with the City Attorney's Office and does not need to be recused.

Mayor Pro Tem Payton moved to approve the Consent Agenda. Council member Butler seconded the motion. The motion passed 7-0 at 6:18 p.m.

End of Consent Agenda

16. Pulled Consent Agenda Items

None.

17. Public Hearing and Second Reading of an Ordinance for Conveyance of Easements for the Loveland Centerra Trail at Boyd Lake Water Treatment Plant

Water and Sewer Director Sean Chambers introduced the item at 6:19 p.m. with a slide presentation.

Signs will be placed along the trail to include Safety and Security Warnings and Disclosures, Interpretive signage to educate trail users with history and photos.

Mayor Gates opened the Public Hearing at 6:23 p.m.

With no speakers, the Public Hearing closed at 6:23 p.m.

Councilmember Hall moved to adopt the Ordinance for Conveyance of Easements for the Loveland Centerra Trail at Boyd Lake Water Treatment Plant. Council member Butler seconded the motion. The motion passed 7-0 at 6:25 p.m.

18. Consideration of a Request to Rezone from I-L (Industrial Low Intensity) to R-H (Residential High Density), Changing the Underlying Land Use Designations for Approximately 15.433 Acres of Property Located East of 71st Avenue, North of 8th Street and Northeast of 69th Avenue (712 71st Avenue) and Final Reading of an Ordinance Changing the Official Zoning Map to Reflect the Same (HP Rezone), Continued from June 7, 2022

Mayor Gates recused himself at 6:25 p.m. since he was not present at the June 7, 2022, meeting.

Mayor Pro Tem Payton presided and noted that the Public Hearing was opened and closed during the June 7, 2022, City Council Meeting. Since that time, some written communication was received but Council would need to decide if it was appropriate to enter the new communication into the record.

There was no additional information from staff.

Councilmember Butler moved to reopen the Public Hearing to receive the additional written communication and any additional oral testimony from persons who did not speak at the June 7, 2022, Public Hearing. Councilmember Hall seconded the motion. The motion passed 6-0 at 6:28 p.m. with Mayor Gates recused.

City Clerk Leatherwood distributed packets containing the written communication to Council members and Applicant, Brian Bartel for review.

Mayor Pro Tem Payton reopened the Public Hearing at 6:32 p.m.

1. Jeff Richardson spoke in opposition.
2. James Powers spoke in opposition.
3. Taylor Myers read a letter that spoke in opposition.
4. Applicant Brian Bartels, spoke that he will work with either the I-L or R-H Zoning.

The Public Hearing closed at 6:43 p.m.

Council deliberated. Council members spoke about confirmed uses under the I-L Zoning and how the uses were incompatible with the surrounding neighborhoods. Council asked about the traffic study model and if traffic would increase with a potential R-H Zoning. Brittany Hathaway, Planner II, answered that this was a broad traffic analysis from 2018.

Council members were concerned about the neighborhood and the zoning of both I-L and R-H.

Councilmember Butler moved to approve the Request to Rezone from I-L (Industrial Low Intensity) to R-H (Residential High Density), Changing the Underlying Land Use Designations for Approximately 15.433 Acres of Property Located East of 71st Avenue, North of 8th Street and Northeast of 69th Avenue (712 71st Avenue) and Final Reading of an Ordinance Changing the Official Zoning Map to Reflect the Same (HP Rezone), Continued from June 7, 2022. Councilmember DeBoutez seconded the motion. The motion failed 3-3 at 6:56 p.m. with Council members Hall, Clark and Olson voting nay and Mayor Gates recused.

Mayor Gates returned to the meeting to preside at 6:56 p.m.

19. Appointment of applicants to the Downtown Development Authority, Historic Preservation Commission, Island Grove Park Advisory Board, Construction Trades Advisory & Appeals Board, and Youth Commission

City Clerk Leatherwood tallied the ballots and announced the names of the newly appointed board and commission members.

- Downtown Development Authority- **Brian Seifried, Matthew Estrin, Matthew Hortt**
- Historic Preservation Commission- None. (Applicant withdrew.)
- Youth Commission- **Peyton Shepherd**
- Construction Trades Advisory & Appeals Board-**Brian Persons, Jim Morris, Webdell Heyen**
- Island Grove Park Advisory Board-**Justin Watada**
- Youth Commission (Ex-Officio)- **Pedro Lopez**

20. Scheduling of Meetings, Other Events

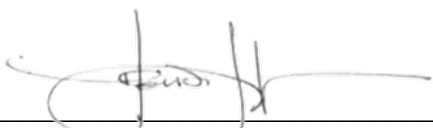
No other meetings or events were scheduled.

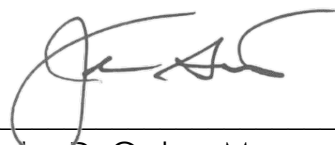
21. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Mayor Pro Tem Payton moved to authorize 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 member Hall seconded the motion. The motion passed 7-0 at 6:58 p.m.

22. Adjournment

Mayor Gates adjourned the meeting at 6:59 p.m.



Heidi Leatherwood, City Clerk

John D. Gates, Mayor

BOOMERANG MASTER PLAN AMENDED DESIGN GUIDELINES

October 8, 2013

Developer:
City Center West, LP
7100 E. Belleview Ave.
Suite 350
Greenwood Village, Colorado 80111

Planner:
PCS Group, Inc
#3 B-180 Independence Plaza
1001 16th Street
Denver, CO, 80265

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Development Concept Master Plan Exhibit

Where provisions of these design guidelines are unclear or standards are not covered, the City of Greeley Development Code shall be considered the standard.

ARCHITECTURE STANDARDS

A 1.0 Design Principles

The goal of these design guidelines is to provide design standards that provide a consistent architectural and landscape character through the design of an integrated development. The goal is to provide flexibility for architectural design and optimize site and building functions.

The following guidelines are intended to outline the basic standards for design intent that will create the sustained development. The following design aspects will be addressed with these guidelines:

- Building Entrances
- Façade Treatment
- Base Treatment
- Roof and Top Treatment
- Building Materials and Colors
- Supplementary Standards

A 2.0 Building Entrances

A 2.10 Policy

Primary building entrances shall be clearly defined and provide shelter from the summer sun and winter weather. Building materials shall be selected to provide greater visual and textural interest at building entries.

A 2.20 Criteria

Primary entrances shall be easily identifiable to both the vehicular visitor as well as the pedestrian.

Building address (es) shall be clearly visible from the public right-of-way as well as at the entrance of each door.

Architectural articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale”

Primary entrances shall be protected from elements of weather.

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring the following:

A. Customer entrances for “in-line retail” (or attached retail) shall feature no less than two of the items listed below:

B. Customer entrances for buildings of less than 25,000 gross square feet (excluding “in-line retail”) shall include no less than three (3) of the items listed below:

C. Customer entrances for buildings having 25,000 gross square feet, or more, shall include no less than five (5) of the items listed below:

D. Where additional stores will be located in the principal building, each store shall have at least one (1) exterior customer entrance, which shall feature no less than two (2) of the items in the following list:

1. Canopies, overhangs, or porte cocheres.
2. Recesses/projections
3. Arcades, porticos
4. Raised cornice parapets over the door
5. Peaked roof forms at entryway
6. Arches
7. Color change
8. Texture change
9. Material change
10. Door(s) which provide a focal element at the entrance
11. Functional outdoor patios
12. Architectural details such as tile work, moldings, exposed trusses, columns and other similar details, which provide interest and are integrated into the building structure and design

A 3.0 Façade Treatment

These standards are designed to provide architectural interest and variety, and avoid the effect of a flat, long, or massive wall with no relation to human size.

A 3.10 Variation in Massing

A single, large, dominant building mass shall be avoided. Buildings with 100 foot or longer front facades shall comply with the standards listed below:

Horizontal masses shall not exceed a height/width ratio of 1 vertical to 3 horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements.

No façade that faces a public street or public open space shall have a blank featureless wall without at least two (2) of the following:

- A. Change in plane
- B. Change in color
- C. Change in texture, scoring, jointing, reveals or masonry pattern
- D. Windows
- E. Trellises, colonnades
- F. Porticos, awnings, or canopies

Use of inferior or lesser quality materials for side or rear facades shall be prohibited except where facades are not visible from the public right of way or common open space

Service entrances shall be planned to be visually unobtrusive to site entries, building entrances, public right-of-ways, and common open space.

A 3.20 Awnings

Awnings shall be broken down to relate to individual structural building bays or window openings.

A 4.0 Base Treatment

Facades shall have a recognizable “base” consisting of three (3) or more of the following:

- A. Thicker walls, ledges, or sills
- B. Integrally textured materials such as stone, masonry, or aggregate concrete.
- C. Integrally colored and patterned materials such as smooth finish stone or block.
- D. Lighter or darker colored materials, mullions, or panels as compared to the upper façade.
- E. Scoring/reveals.
- F. Belly band.
- G. Modular store front on first floor.
- H. Change in window pattern on first floor as compared to upper floor(s).
- I. Berming against base of building. 30” minimum height.

A 5.0 Roof and top Treatment

A 5.10 Purpose

Crown the building with a distinctive cap designed to terminate the top of the building.

Continuous flat parapets are prohibited, unless it can be demonstrated that façade massing breaks and other treatments create visual interest at the top of a building.

Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened or be an integral part of the building design. Screen material shall be of the same or compatible material texture and color to the building architecture.

A 5.20 Top Treatments

Parapets shall conceal flat roofs and rooftop equipment such as HVAC units in accordance with City of Greeley Development Code.

Non-residential buildings with a flat roof shall have a recognizable "top" consisting of two (2) of the following:

- A. Cornice treatment other than just colored "stripes" or "bands" with integrally textured materials, such as stone or other masonry or differently colored material.
- B. Sloping Roof form
- C. Stepped cornice treatment (min of 2 steps)
- D. An equivalent element that provides a recognizable top as approved by the DRC and administratively by the City
- E. A recognizable top treatment may not be required for buildings with a contemporary architectural style. Specific DRC and City approval is required in these instances.

A 6.0 Building Materials and Colors

A 6.10 Preferred Materials

- A. Brick
- B. Textured and/or ground face concrete block with integral color
- C. Textured architectural precast panels, painted and/or cast-in textures
- D. Site-cast or precast concrete panels, painted and/or cast-in textures
- E. Wood
- F. Natural stone and synthetic stone products
- G. Architecturally integrated metal wall panels, for accent materials.
- H. Synthetic Stucco
- I. Glazing- less than 65% reflectivity
- J. Smooth face concrete block, used in combination with other textured materials
- K. Other similar high quality materials

Materials must be consistent within the development to present an overall design.

A 6.20 Preferred Colors

Color palette should consider rich hues and a cohesive, unified theme throughout each planned development.

Monochromatic color schemes are discouraged.

The following colors families are encouraged to be used:

- 1. Grays- warm and cool
- 2. Greens/blues
- 3. Reds/browns
- 4. Other similar color families

A 6.30 Prohibited Colors

Color palettes consisting of high contrast and a dysfunctional theme as the predominant building color are prohibited.

The following are colors prohibited as the dominant theme:

1. Pastels
2. Metallic Colors
3. Other similar high contrast colors

A 6.40 Accent Colors

Accent colors are intended to compliment the primary building colors. They can be incorporated into shutters, window mullions, building trim, signs, light fixtures, awnings, etc. Bright/vivid colors shall be used sparingly. If used, accent colors shall be limited to 10-20% of the building façade.

A 7.0 Supplementary Standards

Individual types of commercial/retail projects have additional Design Guidelines associated with their use that are more specific in nature, as follows:

A 7.10 In-line Retail Stores

In-line, or attached retail stores, shall incorporate primary building elements that denote a place of entrance to the connecting pedestrian circulation patterns. These forms should be larger in scale than the entrances to the in-line retail components it addresses.

In-line retail uses shall incorporate building components, such as columns, arcades, covered walkways and trellises emphasis its connecting pedestrian circulation patterns.

In-line retail uses shall incorporate seating and pockets of outdoor living areas that provide resting areas.

A 7.20 Building Pad Sites

Retail/Commercial pad buildings shall be smaller in size than the retail anchor buildings to which they are adjacent.

Retail pad sites shall be separated from large parking lots by drive lanes and landscaping to delineate parking areas.

Utilitarian service areas shall not be placed adjacent to pedestrian pathways that lead to entrance areas. Utilitarian areas shall be fully screened with building components that are similar to or compatible with the building's wall materials and/ or colors.

A 7.30 Convenience/Gas Stations

Convenience stores and gas stations shall comply with the Greeley Municipal Code.

Canopies shall not exceed a 24 foot height. Canopies shall be architecturally integrated with the convenience store building and other accessory structures on the site through the use of the same or complementary materials, design motif, and colors.

A 7.40 Architecture for Commercial Buildings

Drive-up or drive-through facilities, whether attached or freestanding, shall be tied to the primary building with architectural forms, colors, and materials.

Ancillary structures, whether attached or freestanding, shall be of a design compatible with the primary building in materials/colors. Such structures shall be constructed of similar materials and designed for durability and easy maintenance.

Service areas and utilities shall be fully screened with walls, fences, landscaping or other forms which are to be compatible with the building in materials/ color. Such structures shall be constructed of similar materials and be designed for durability and easy maintenance.

SITE DEVELOPMENT STANDARDS

S 1.0 Design Principles

The goal of this section of the Design Guidelines is to provide additional design and landscaping standards for the development of the Boomerang Master Plan. The intent is to create a united site and landscape plan that will work with the existing structures on site while creating a compatible identity for each section of new development.

Standards not covered within these Design Guidelines shall be governed by the City of Greeley Development Code

S 2.0 Setbacks

The building and parking setbacks within Boomerang Village shall be determined, along with available performance options, by the City of Greeley Development Code for the appropriate zone district under consideration.

“Setbacks” refer to the required unoccupied open space between the furthestmost projection of a structure/parking lot and the property line of the lot on which the structure/parking lot is located.

See figure S 2.1 as an example of landscape screening within the required setback. On the west side of 69th Avenue and the east side of 70th Avenue, an attached sidewalk shall be permitted with a double row of shrubs for parking screening.

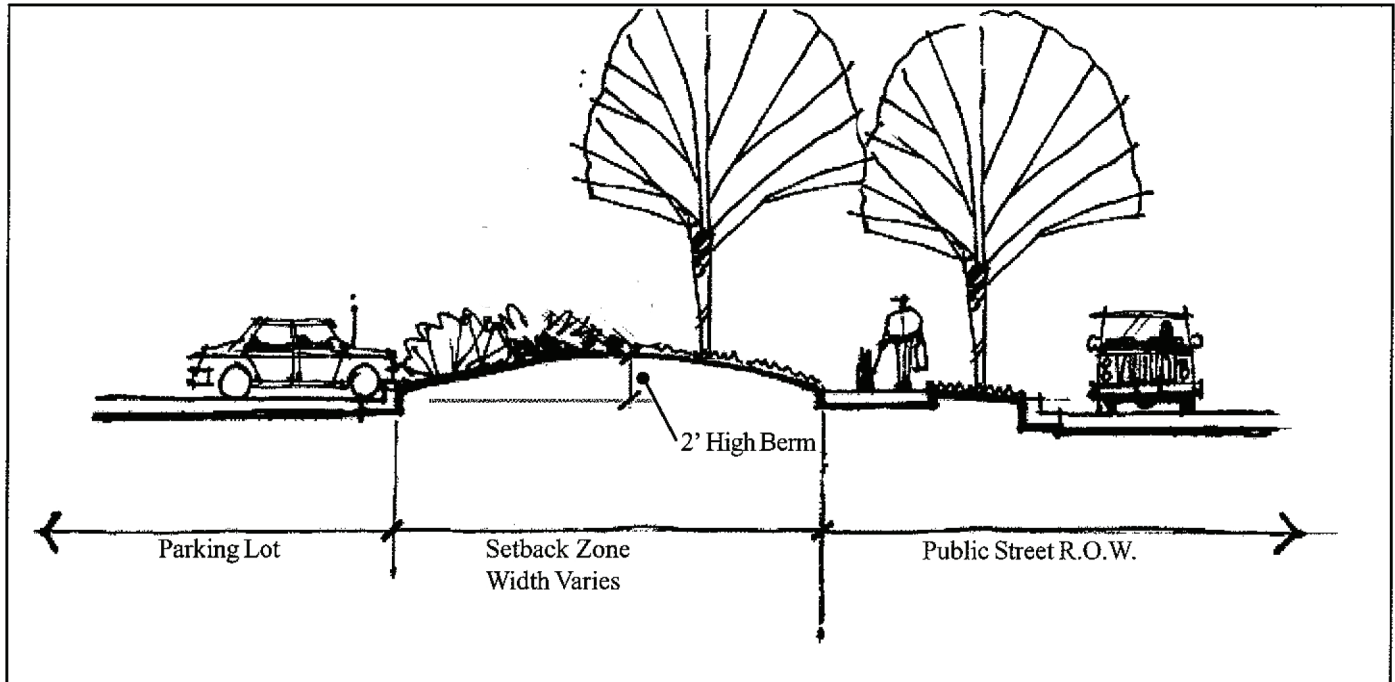


Figure S 2.1 - Landscape Setback Character Sketch

S 3.0 Open Space requirements

A minimum of 85% of the area defined as open space shall be vegetated landscaped areas. The intent is to create spaces which can be seen, used, and enjoyed by people, whether on foot, or in a vehicle.

Open space requirements for individual commercial lots can be reduced, if approved by the City of Greeley Planning Department, provided that the total percentage of open space within the commercial lots meets or exceeds the requirements of the Design Guidelines.

Open Space Table

LAND USE	Open Space % Required
Commercial/Retail	20 %
Industrial/Office	10 %
Residential	30 %-R-M 30 %-R-H

S 4.0 Parking Lot Screening

S 4.10 Policy

Parking lots shall be screened from surrounding public streets, public sidewalks and trails, public parks and other properties that are used by the public.

S 4.20 Criteria

- A. Whenever there are six (6) or more parking spaces on the property, the parking lot shall be screened where it abuts a public street.
- B. Berms, walls, fences, plants, planters or similar means shall be used to create the parking lot screen. Where structures such as walls or fences are used to create a screen, plants shall be located on the side of the structure which can be seen from surrounding streets, walks, parks, trails, and other properties which are used by the public.
- C. The screen around the parking shall be at least two (2) feet higher than the surface of the parking lot. Where plants are used to create a screen, the plants should create the screen within three years from the time planted.
- D. Parking lot setbacks are provided to mitigate the visual impacts of parking areas from adjacent parcels and public rights of way (refer to Section S2.0 for setbacks). In addition, a berm, landscape or wall may be used for lots adjacent to 10th Street. The screen along 10th Street shall reach a minimum height of 3' in order to maintain the existing character and feel of 10th Street. Height of screen will be measured from the north edge of 10th Street.

S 5.0 Landscaping

S 5.10 Purpose

Landscaping is intended to unify the building and its site along with adjacent development areas.

The development shall be landscaped with regionally appropriate materials. Perimeter streetscapes shall have a mix of formal and informal groupings of trees with large groupings of shrubs for seasonal interest.

Where appropriate, turf will be low water requiring varieties with areas of longer, native species.

Perennial and annual flowers will provide accent color. Landscaping and/or earth shaping shall be used to screen surface parking, to soften structures such as soft wall and to buffer sound adjacent to heavily traveled areas. Shrubs are encouraged to be used for low level buffers, enclosure, identity, and reinforcement of pathways, and to provide visual interest and display.

S 5.20 Plant Materials

Landscape design shall incorporate some or all of the following Xeriscape principle, including:

- A. Grouping plants with similar water requirements together ;
- B. Limiting high-irrigation and plantings to high-use and/or high visibility areas;
- C. Use of low water demanding plants and turf where practical;
- D. Use of indigenous plant materials, where appropriate and practical,
- E. Use of efficient irrigation systems, including the potential use of non-potable irrigation water.
- F. Use of mulches and soil improvements; and
- G. Provision of programs for regular and attentive maintenance.
- H. Trees and shrubs sizes, at the time of planting, shall comply with the following minimum sizes:
Deciduous Trees -2" caliper
Ornamental Trees -1 ½ "caliper
Evergreen Trees -6'height
Shrubs- 5 gallon

S 6.0 Commercial High Intensity (C-H) Zoning Uses

S 6.10 Permitted Uses

Farming
 Churches
 Libraries, Museums, etc.
 Long-term care, Assisted Living
 Police, Fire, and Ambulance Dispatch Stations
 Schools (business, trade)
 Art, Dance, Photo Studios, Galleries
 Auto Uses- Under 1 acre
 Auto Uses- Car & Truck wash (<1 acre & <3 bays)
 Banks, Savings & Loans, Financial Institution (with-out drive- up windows)
 Bars, Taverns, Lounges
 Brew Pubs
 Cleaning & Janitorial Services
 Dry Cleaning (no on site cleaning)
 Emissions Testing Center (<1 acre)
 Golf Uses- Golf Course, range w/o lights
 Golf Uses- Golf Course, range w/ lights
 Golf Uses- Miniature Golf
 Hospitals
 Lodging- Hotels & Motels
 Medical & Dental Offices & Clinics, Supplies
 Mortuaries, Funeral Homes
 Nurseries, Greenhouses, Garden Shops
 Offices
 Parking Lots & Structures
 Personal Service Shops (beauty, barber, etc.)
 Printing, Copying, Mail center
 Radio & TV stations
 Recreation Uses- Community Rec. Bldg.
 Recreation Uses- Indoor, outdoor extensive
 Recreation Uses- Membership/Health Clubs
 Recreation Uses- Open Space
 Recreation Uses-Parks (pocket, neighborhood, regional)
 Rental Service (equipment, small tools, supplies, etc.) Not including vehicle rental or outdoor storage of rental equipment.
 Restaurants - Cafes & Other eating establishments (includes outdoor seating areas)

Retail Repair Shops
 Retail Sale- Up to 20,000 SF GFA
 Theaters- Indoor, movie
 Train, Shuttle, Bus Depots
 Newspaper & Publishing Plants, Binderies
 Research & Testing Labs
 Utility Service Facilities-< 300 SF
 Wireless Telecomm.- Co-location on existing tower

S 6.20 Design Review Uses

Animal Uses, Pet stores, Pet Grooming
 Animal uses- Vet Clinic (no outdoor run)
 Banks, Savings & Loans, Financial Institution (with drive- up windows)
 Mixed Use (must include residential)
 Secondary Dwelling
 Child Care / Daycare Centers, Preschools
 Convenience Store w/ Gas (1 acre or less)
 Food & Beverage Processing Facility (minor)
 Gas Stations (1 acre or less)
 Group Homes with 8 or fewer residents
 Lodging- Bed & Breakfast
 Restaurants- Drive-in/ drive-thru
 Restaurants- Drive-up Window
 Retail Sales- Over 20,000 SF GFA
 Warehousing- Self-serve under 5 acre in size
 Telecommunications Uses- satellite antennas over 3' diameter
 Utility, Comm. Tower & Cabinet>Bldg. Height
 Wireless Telecomm.- Stealth design
 Wireless Telecomm.- Roof-top mounted

S 6.30 Special Review Uses

Single-Family Dwelling
 Two- Family Dwelling
 Multi-Family Dwelling
 Town House Dwellings
 Boarding/Rooming Houses
 Dormitories, Sororities, Fraternities
 Group Homes with 8 or more residents
 Schools (other than business & trade schools)
 Universities, College

S 6.30 Special Review Uses (con't)

Gas Stations with Convenience (over 1 acre)
Auto Uses- Over 1 acre
Auto Uses – Auto Repair, Auto Sales (over 1 acre)
Auto Uses – Car & Truck wash over 3 bays
Retail Sales- Over 100,000 SF GFA
Warehousing- Self -serve over 5 acre in size
Oil & Gas Operations
Utility Service Facilities->300 SF
Utility Lines over 33 KVA
Wireless Telecomm.- Freestanding (non-stealth)

S 6.40 Excluded Uses

Emergency Shelters, Missions
Animal Uses- Kennels
Animal Uses- Vet Clinic w/ outdoor run
Auto Uses- Auto Rental
Auto Uses- Commercial Truck Wash
Auto Uses- Towing Service
Bingo Halls & Parlors
Builder/Contractor Supply Office & Yards
Drive-In Theaters
Exterminating Shops
Laundromats
Pawn Shops
RV & Travel Trailer Parks
Theaters- Outdoor (sports arenas, stadiums)
Theme or Amusement Parks, Zoos, Aquariums
Upholstery Shops
Recycling Centers- Small and Large

COMPATIBILITY WITH COMPREHENSIVE PLAN

The Development Concept Master Plan Amendment is not proposing to alter any of the zoned uses on the property, and as such, this amendment remains compatible with the existing zoning. It is also consistent with the goals of the 2060 Comprehensive Plan, providing a mix of uses within a development, and encouraging walkability and promoting a healthy lifestyle.

This amendment is simply depicting the current plans for the commercial development along 10th Street, along with updating the Eastern portion of the 10th Street frontage to include the proposed Banner Health Site. The plan maintains the approved mix of uses with proposed residential and commercial uses, and the character and intensity of development remains reflective of the Comprehensive Plan principles and guidelines.

PROPERTY SETTING

The Boomerang Master Plan is located at the northeast corner of the intersection of 10th Street and 71st Avenue. The northern border of the property is 4th Street and the East boundary of the property runs along Sheep Draw. The property is approximately 156 acres of rolling terrain and large mature trees with the former Hewlett Packard building located in the central portion of the property.

The adjacent zoning along the north edge is R-H with a small portion at the west end zoned C-H. The adjacent zoning along the east edge of the property is C-D. The south edge of the property has adjacent zoning of C-H and R-H. The west side of the property is a mix of R-L and R-H zones along with the Boomerang Golf Course.

The zoning on the property has not changed and remains a mix of zoning throughout the property. The southern portion of the property is C-H zoning and the northern portion is a mix of R-M, R-H, C-H and I-L zoning. We feel that the zoning designations for the property remain compatible with the existing uses in the surrounding area.

PEDSTRIAN CIRCULATION

The challenge with pedestrian circulation for this property is creating easy access between large areas that will be easily identifiable and accessible for pedestrians. For the majority of the property the proposed streets with sidewalks and parkways will serve as the primary connection for pedestrians between parcels. The residential portion of the property on the north end is planned to have an open space connection through the developed areas that will lead to the Sheep Draw corridor. We feel the connection for pedestrians to the Sheep Draw corridor, and onto the existing trail is the most important connection for the site.

The commercial pad sites along 10th Street will provide safe and convenient pedestrian access for their clientele. At the same time, east-west pedestrian connections will be provided along both the front and rear of the pad sites, ensuring connectivity between the commercial uses and to the greater community. These connecting walks will ultimately lead to Sheep Draw via multiple connections north to 8th Street which facilitates this connection.

Michael Franke

From: Trish Thompson <trish.thompson@ymail.com>
Sent: Wednesday, July 17, 2024 10:18 AM
To: Michael Franke
Subject: Northridge trails ZON2023-0003

[You don't often get email from trish.thompson@ymail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Commission,

I am a resident of Northridge trails and have been for nearly three years. In addition to a resident, I'm the communications representative for our Metro District. As both a resident, and a spokesperson for my neighbors, we strongly oppose the proposed rezoning of the parcel behind WestRidge Academy. We would love to see single family homes, townhomes, or businesses built there, but not apartments.

I have three main reasons for opposing this rezoning.

First, and most importantly, the safety of the community and children in the community. The amount of additional traffic that comes with an apartment complex is huge (we already deal with the traffic from 10 West). Drivers leaving apartment complexes drive cautiously through their complex, then exit on to the road and often take off at high speeds with disregard for traffic signs. My home is at the corner of 66th and 67th Ave, I have nearly been hit by a car running the stop sign and speeding at least 20 times. Adding additional apartments will not help this. We have such a problem that GPD often parks in front of my home to issue speeding and stop sign tickets. This location is near two elementary schools, there are children walking and biking everywhere. The proposed location of this new apartment complex has no direct access to a main street, so traffic would all go through the neighborhood where tons of children are riding bikes and playing outside. Please remember, a child has already been hit by a car in our neighborhood.

Second issue- street congestion. With the apartments that are already in place the residential streets are often lined with cars (which also presents a safety issue for kids playing). There are times when two cars traveling in opposite directions can barely pass each other because of the street parking issues. The addition of another apartment complex in the middle of the neighborhood will just multiply this issue.

Third issue- schools- this neighborhood is zoned for Tointon Academy. The school is already over capacity, homes that have already been approved are still being built, thus numbers growing. Where are the children who will move into these 500+ apartments attend school? Children from 30-50 homes are MUCH easier to accommodate than 500.

The first time this developer tried to get this parcel rezoned he tried to convince the residents and the council that his apartments would reduce traffic and we needed them. The city council saw through him then and voted against the rezoning. Please, for the safety and comfort of the children in the area and the residents, vote against the rezoning again.

Trish Thompson
480-577-6892

Michael Franke

From: Amairani Ramirez <amair1994@gmail.com>
Sent: Wednesday, July 17, 2024 2:53 PM
To: Michael Franke
Subject: proposed apartment complex behind Westridge. ZON2023-0003

You don't often get email from amair1994@gmail.com. [Learn why this is important](#)

Dear Members of the City Council,

I am writing to express my concerns regarding the proposed apartment development in our neighborhood. While I understand the need for additional housing, I believe this particular location is not suitable for such a development due to several significant issues.

My primary concerns are as follows:

1. ****Increased Crime****: With a higher volume of families moving into the neighborhood, there is a potential for an increase in crime. Larger populations often correlate with higher crime rates, which is a serious worry for our safety and well-being.
2. ****Higher Volume of Families****: The influx of new families would lead to overcrowding in our neighborhood, straining our local resources and infrastructure such as schools, parks, and community services, which are already operating at full capacity.
3. ****Children's Safety****: One of my main concerns is the safety of our children. With more families moving in, there will inevitably be an increase in the number of drivers in the area. This raises the risk of accidents, especially considering that many children play outside and walk to school.

Given these concerns, I urge you to find a different location for the proposed apartments, preferably in a more undeveloped area where the impact on existing communities would be less significant. Such areas would likely benefit more from new developments without posing the same risks to safety and infrastructure.

Thank you for your attention to this matter. I hope the council will take these concerns seriously and work towards a solution that balances the need for housing with the safety and well-being of our community.

Sincerely,
Amairani Gonzalez

Michael Franke

From: Christie <christie.penny24@gmail.com>
Sent: Tuesday, July 23, 2024 8:54 AM
To: Michael Franke
Subject: H-P Tract 3A Rezone

You don't often get email from christie.penny24@gmail.com. [Learn why this is important](#)

Dear Michael Franke,

I am writing to express my strong opposition to the proposed rezone request for High Residential from Industrial Zoning and potential construction of more apartment complexes near my home at 713 67th Ave. As a resident of this community, I believe that such development would have several negative impacts on our neighborhood.

Firstly, the character of our residential area would be significantly altered by the introduction of additional high-density housing. Our community currently enjoys a peaceful and family-friendly environment, and the addition of apartment complexes would bring increased noise levels, traffic congestion, and several potential safety concerns. Living on 67th Avenue, there is a lot of traffic cutting through the neighborhood between 10th and 4th street. As we are the through route without any stop signs or speed bumps, I worry about my children playing out front with their friends. With additional apartment complexes potentially joining this area, especially without access to one of those two main roads, I feel the traffic through and around our existing neighborhood will grow substantially which is a safety risk for the families who currently reside here.

Secondly, I am concerned about the strain this development would place on our local infrastructure. Issues such as parking shortages, overcrowded schools which the neighboring schools are already at capacity, and increased demand for municipal services are all potential consequences that could negatively affect the quality of life for current residents. Depending on the apartment complex, parking availability could be limited, and residents might park in adjacent streets, causing congestion. While cars are allowed to park on the street in the neighborhood, I worry that anyone needing parking in that space will also be parking on our street which further perpetuates the concern for increased traffic and speeding which are already growing concerns. With the 10 West Apartment complexes, our neighborhood already has an influx of cars for those residents parking on the neighboring streets.

Furthermore, the aesthetics of our neighborhood could be compromised by the rezoning of this land to High Residential and potential apartment buildings. Our homes are primarily single-family dwellings, and the introduction of multi-story complexes could disrupt the visual harmony and diminish property values. My home currently backs up to the 16.192 acres for proposed rezoning and with apartment complexes already proposed near 10th street, from my back yard all you will see are multilevel apartment complexes in every direction. Additionally, it's likely that any apartment buildings built will have windows facing directly into neighboring properties, potentially reducing privacy for all those living nearby. I personally would not choose to purchase a home with that view and lack of privacy, I feel our neighborhood and property values will suffer substantially from such construction.

Additionally, I am apprehensive about the potential economic impact on our community. While development can bring economic benefits, it is crucial that any new construction aligns with the existing character and needs of our neighborhood to ensure long-term sustainability and prosperity for all residents. Depending on the management of the potential complex, there could be issues with maintenance and upkeep that could affect neighboring properties as well. Furthermore, apartments often have a higher turnover of residents compared to single-family homes, which can lead to less stable or predictable neighborhood dynamics.

In conclusion, I respectfully urge you to reconsider the decision to proceed with allowing rezoning of this area to High Residential. With the growing city, apartment builders are inevitably going to purchase this land leaving our neighborhood and single-family homes surrounded by apartment complexes. I currently love my home and the neighborhood we've been blessed to become a part of. My children enjoy playing outside with all of their friends they have made. I believe that preserving the residential nature of our community and maintaining its quality of life should be priorities in any development plans. My husband and I chose to live in Greeley, and build our family home in this neighborhood because we wanted a safe, comfortable, peaceful and family-friendly environment for our children to grow up in. I truly hope that you can see how this change will negatively impact this and change that for us.

Thank you for considering my concerns. I would appreciate exploring alternative solutions that are more suitable for our neighborhood, such as rezoning this area for additional parks, outdoor space, or single-family homes instead of High Residential.

Sincerely,

Christie Penny

Michael Franke

From: Chaynee Kingsbury <chaynee.kingsbury@gmail.com>
Sent: Wednesday, July 17, 2024 5:39 PM
To: Michael Franke
Subject: Apartments in Northridge Trails

You don't often get email from chaynee.kingsbury@gmail.com. [Learn why this is important](#)

Hello,
This is Chaynee Lanckriet. My family and I are located in the Northridge Trails neighborhood specifically right beside where the plans for building new apartments are being discussed. (67th ave)

We would like to make a point and stand with many others in our neighborhood for this NOT to happen. We really enjoy the quiet and low traffic part of our neighborhood, especially with a new baby. The speed of traffic is already a serious hazard.

Thank you for taking the time to take our emails and take our thoughts into consideration.



Chaynee Lanckriet
Kingsbury Family Ranch

[970-396-7202](tel:970-396-7202) | chaynee.kingsbury@gmail.com

Michael Franke

From: Christie <christie.penny24@gmail.com>
Sent: Tuesday, July 23, 2024 8:54 AM
To: Michael Franke
Subject: H-P Tract 3A Rezone

You don't often get email from christie.penny24@gmail.com. [Learn why this is important](#)

Dear Michael Franke,

I am writing to express my strong opposition to the proposed rezone request for High Residential from Industrial Zoning and potential construction of more apartment complexes near my home at 713 67th Ave. As a resident of this community, I believe that such development would have several negative impacts on our neighborhood.

Firstly, the character of our residential area would be significantly altered by the introduction of additional high-density housing. Our community currently enjoys a peaceful and family-friendly environment, and the addition of apartment complexes would bring increased noise levels, traffic congestion, and several potential safety concerns. Living on 67th Avenue, there is a lot of traffic cutting through the neighborhood between 10th and 4th street. As we are the through route without any stop signs or speed bumps, I worry about my children playing out front with their friends. With additional apartment complexes potentially joining this area, especially without access to one of those two main roads, I feel the traffic through and around our existing neighborhood will grow substantially which is a safety risk for the families who currently reside here.

Secondly, I am concerned about the strain this development would place on our local infrastructure. Issues such as parking shortages, overcrowded schools which the neighboring schools are already at capacity, and increased demand for municipal services are all potential consequences that could negatively affect the quality of life for current residents. Depending on the apartment complex, parking availability could be limited, and residents might park in adjacent streets, causing congestion. While cars are allowed to park on the street in the neighborhood, I worry that anyone needing parking in that space will also be parking on our street which further perpetuates the concern for increased traffic and speeding which are already growing concerns. With the 10 West Apartment complexes, our neighborhood already has an influx of cars for those residents parking on the neighboring streets.

Furthermore, the aesthetics of our neighborhood could be compromised by the rezoning of this land to High Residential and potential apartment buildings. Our homes are primarily single-family dwellings, and the introduction of multi-story complexes could disrupt the visual harmony and diminish property values. My home currently backs up to the 16.192 acres for proposed rezoning and with apartment complexes already proposed near 10th street, from my back yard all you will see are multilevel apartment complexes in every direction. Additionally, it's likely that any apartment buildings built will have windows facing directly into neighboring properties, potentially reducing privacy for all those living nearby. I personally would not choose to purchase a home with that view and lack of privacy, I feel our neighborhood and property values will suffer substantially from such construction.

Additionally, I am apprehensive about the potential economic impact on our community. While development can bring economic benefits, it is crucial that any new construction aligns with the existing character and needs of our neighborhood to ensure long-term sustainability and prosperity for all residents. Depending on the management of the potential complex, there could be issues with maintenance and upkeep that could affect neighboring properties as well. Furthermore, apartments often have a higher turnover of residents compared to single-family homes, which can lead to less stable or predictable neighborhood dynamics.

In conclusion, I respectfully urge you to reconsider the decision to proceed with allowing rezoning of this area to High Residential. With the growing city, apartment builders are inevitably going to purchase this land leaving our neighborhood and single-family homes surrounded by apartment complexes. I currently love my home and the neighborhood we've been blessed to become a part of. My children enjoy playing outside with all of their friends they have made. I believe that preserving the residential nature of our community and maintaining its quality of life should be priorities in any development plans. My husband and I chose to live in Greeley, and build our family home in this neighborhood because we wanted a safe, comfortable, peaceful and family-friendly environment for our children to grow up in. I truly hope that you can see how this change will negatively impact this and change that for us.

Thank you for considering my concerns. I would appreciate exploring alternative solutions that are more suitable for our neighborhood, such as rezoning this area for additional parks, outdoor space, or single-family homes instead of High Residential.

Sincerely,

Christie Penny

Michael Franke

From: Brandon Williams <b89williams@gmail.com>
Sent: Wednesday, July 17, 2024 10:54 AM
To: Michael Franke
Subject: Opposition of Apartments near WestRidge Academy

You don't often get email from b89williams@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am a resident of the Northridge Trails community and am strongly opposed to the development of apartments that is proposed behind WestRidge Academy. This will bring an insane amount of vehicles into our already overcrowded neighborhood and I feel would end up driving down the overall value of my property. Greeley is a great place to live but if these types of developments continue to be the priority then it is only satisfying large property investors and is driving out townhome and single family home owners in the area.

Again, I am respectfully strongly opposed to this development. While it may not directly impact many of the people making decisions on this change of zoning it will make a lot of residents very upset and look to leave the area.

For the better of our community, please do not allow this change to proceed.

Thank you,

Brandon Williams
6607 4th St Rd #5
Greeley, CO 80634

Michael Franke

From: Christina Keedy <ckeedy@gmail.com>
Sent: Wednesday, July 17, 2024 10:52 AM
To: Michael Franke
Subject: Case # ZON2023-0003

You don't often get email from ckeedy@gmail.com. [Learn why this is important](#)

Dear Michael,

I hope this email finds you well. I am writing to express my strong opposition to the proposed rezoning of the land from Industrial Light to Residential High in our community.

One of the primary reasons for my opposition is the lack of adequate infrastructure to support such a significant change. Our community currently does not have the necessary facilities to accommodate a high-density residential area. Key concerns include:

1. **Parking:** The current parking infrastructure is insufficient to meet the demands that would arise from an influx of new residents. This could lead to overcrowding and parking issues that will affect both new and existing residents.
2. **Schools:** Our local schools are already operating at or near capacity. An increase in population due to Residential High zoning would place additional strain on these educational institutions, potentially compromising the quality of education for our children.

Furthermore, the proposed rezoning is likely to have a detrimental impact on the property values of current residents. The shift from Industrial Light to Residential High could alter the character of our neighborhood, leading to a decrease in property desirability and, consequently, property values.

I urge you to consider the long-term implications of this rezoning proposal on our community. Without adequate infrastructure in place before making such changes is crucial for maintaining the quality of life for all residents.

Thank you for your attention to this matter. I hope you will take our concerns into account and oppose the rezoning of this land.

Sincerely,

Christina Keedy

602-326-8227

620 66th Ave

Greeley, CO 80634

Michael Franke

From: Sean Thompson <smthomp4@gmail.com>
Sent: Thursday, July 18, 2024 10:07 AM
To: Michael Franke
Subject: H-P Tract 3-A rezone (Case# ZON2023-0003)

You don't often get email from smthomp4@gmail.com. [Learn why this is important](#)

Hello,

My name is Sean Thompson and I'm a homeowner in the Northridge Trails Subdivision, my home is at 745 67th Avenue. I am reaching out to you to voice my concern with the proposed rezoning of the land that is directly behind my house from Industrial Low Intensity to Residential High Intensity. First and foremost if this were to be rezoned I am concerned for the over all safety of my children as well as all children in the neighborhood. 66th Avenue already gets quite congested with the Ten West Apartment residents parking along the street and to add to that the parent pickup line for West Ridge Academy also runs down 66th Avenue as well. Often times there are quite a few residents from these apartments that speed through the neighborhood and run the stop signs combine that with the very low visibility due to the street congestion that obviously creates a high pedestrian safety concern. I foresee this being an even greater issue if the land were to be rezoned as that will clearly intensify what is already a major issue as it stands currently. Furthermore, the public schools in this area are already at capacity so I don't see how adding even more residents in this area would work logistically for that issue. This proposal was previously declined for the above issues I had mentioned and at that time our Subdivision was not fully developed as it is now. So I strongly urge you do the same again. Thank you for your consideration in this matter.

Sincerely,

Sean Thompson

Michael Franke

From: Jazmyn Trujillo Martinez <jtrujillomartinez@weld.gov>
Sent: Thursday, July 18, 2024 4:24 PM
To: Michael Franke
Subject: ZON2023-0003

You don't often get email from jtrujillomartinez@weld.gov. [Learn why this is important](#)

Good afternoon, Michael,

I live at 6631 7th Street and strongly oppose the rezoning of ZON2023-0003. The rezoning of the property to R-H will allow for apartments to be a use by right in an already highly dense residential area. Less than a block down on 8th Street is the already existing Ten West Apartments and directly across the street is another request in progress for another apartment complex to be approved. Also, on the other side along 4th Street are townhomes that a part of the residential subdivision.

Unfortunately, the subdivision homeowners are the ones who are having to endure the frustrations of the already existing apartment complex and it does not make sense to allow for more high-density residential uses with ZON2023-0003. Below are the reasons ZON2023-0003 should be denied by the Planning Commission and City Council:

- 8th Street is sandwiched between to major arterials, 4th Street and 10th Street, but ZON2023-0003 property does not have direct access to either arterial. It would be great if all the traffic would be required to head to 10th Street, but we know that will not happen, so all the traffic that wants to get to 4th Street for further dispersal will take the shortest route, thus driving directly through the neighborhood via 66th Avenue.
- 66th Avenue has had its share of issues with traffic and speeding that has led to the City installing 3-way stops and speed humps but unfortunately, that has not helped. Since the installation of these mechanisms, there are still anywhere between 25%-50% of users who still blow through the stop signs and/or fly over the speed humps. The installation of these mechanisms has also led to an increase of 67th Avenue being used since it is parrel to 66th and does not have stop signs or speed humps, allowing vehicles to fly through.
- The subdivision also has many young children who enjoy playing outside. The approval of ZON2023-0003 could potentially allow for a large increase in traffic, creating a potentially more dangerous situation for children playing outside. I have already mentioned how folks love to speed through the neighborhood and ignore stop signs, one little girl has already been hit while crossing the street to go to the mailbox. Even as an adult, I have had to jump out of the way when crossing 66th Avenue to get my mail because vehicles are speeding and driving distracted that they do not slow down and blow the stop signs. I purposely bought a home that is not on a collector or arterial road, I would hate to see 66th Avenue upgraded because of its high traffic volume.
- Parking is another issue that is already bad due to the Ten West Apartments but the approval of ZON2023-0003 will only make it worse. Since apartments limit the number of vehicles a unit is allowed, families with teen children or units with multiple drivers are having to park in the side streets of the neighborhood. The roads in the neighborhood are tight as is, so when there are parked cars along both sides of the street, two cars are not able to pass. Cars are playing chicken down the road until one finally decides to pull to the side so the other can squeeze by. These cars parking along the side also do not like to obey no parking signs. There have been several neighbors who have their driveways blocked by a parked car that ignored a city installed "No Parking" sign.
- Speaking of parking, folks in the Ten West Apartments have work vehicles that they need to take home. It seems that the apartment complex does not allow commercial vehicles to be parked in the complex. This has caused semi-trucks and trailers and heavy trucks to park along the street, taking multiple spots, in an area where people are already having an issue to park. I have even seen individuals park their semi-trucks and trailers at Westridge Academy and walk back to the apartments.
- With the property up for rezoning being directly next to a school, this can put the children walking to and from school in danger, danger from strangers to dangers from speeding cars. Also, along these lines, 8th Street during

the school year gets jam packed at drop-off and pick-up times for the school. The access for ZON2023-0003 will be right in the middle of this congestion zone and we all know this could create issues for the simple fact that so many individuals just no longer have patience or manners.

I know this email is long and sadly this does not sum up all the reasons ZON2023-0003 should be denied but these are the reasons that stand out at the top of my list. I will try to make it to the City Council hearing but in case I do not make it, I just want to make sure my concerns are part of the case file.

Thank you for your consideration,
Jazmyn Trujillo-Martinez

Jazmyn Trujillo-Martinez

Development Review
Weld County Planning Services
1402 North 17th Avenue
P.O. Box 758
Greeley, CO 80631
(970) 400-3711



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Wayne and Katie Langham
710 66th Avenue
Greeley, CO 80634
langham.crew@gmail.com
970-381-3303
7/17/2024

City Council
Greeley
1000 10th St
Greeley, CO 80631

Dear Members of the Planning Commission,

I am writing to express my opposition to the rezoning request from I-L (Industrial Light) to R-H (Residential High) in our neighborhood located at the Northeast Corner of 8th Street and 69th Ave.

While I understand the need for development and the possible benefits it can bring, I have several concerns regarding this particular project:

Increased Traffic and Safety Issues: Our neighborhood already faces significant traffic congestion, particularly during the school year. The addition of yet another apartment complex will exacerbate this problem, leading to more traffic jams and congestion, which will negatively impact the quality of life for current residents. Our neighborhood is already being regularly monitored by the GPD (Greeley Police Department) due to the unsafe driving on our residential streets.

During the school year Westridge Academy parents utilize the bike lane along 8th Street to pick up/drop off their children from school. This makes it so that children are unable to safely use the bike lanes to get to and from school. I believe that this is one of many examples that shows how congested this area already is.

Impact on Community Character: When adding a large number of rental units to an area you change the character of a community. In my opinion this means that the management team for a large rental property really needs to work closely with the neighboring community to keep the neighborhood clean. Unfortunately the management of the current neighboring apartment complex has left a sour taste in our mouth. Evidence of this can be seen in the form of trash spilling out into the natural areas from their dumpsters and dog waste from apartment residents everywhere (including public and private areas).

In an effort to combat the waste we have held several community clean up events. I love getting out as a community to make sure our neighborhood is a place that we are proud to live in, but the apartment management companies must be held accountable for the amount of trash and animal waste coming into the neighboring lots.

Because of the poor management of the neighboring apartment complex I am completely against another large capacity apartment being built nearby.

Property Values: Many residents, including myself, are concerned that the construction of a high-density apartment building could negatively impact property values in the neighborhood. This is particularly troubling for homeowners who have invested significantly in their properties.

I urge the City Council to reconsider this project in light of the negative impacts it will have on our community. It is crucial to seek development solutions that are in harmony with the needs and concerns of existing residents while promoting sustainable and thoughtful growth.

Thank you for considering my concerns. I am hopeful that the City Council will take the time to thoroughly review the implications of this project and explore alternative options that better align with the character and needs of our neighborhood.

Sincerely,

Wayne and Katie Langham

Concerns Regarding Rezoning Proposal for 8th St and 69th Ave

Dear Mr. Franke and the Greeley Planning Commission,

I am writing to express my concerns regarding the proposed rezoning of the land at the Northeast Corner of 8th Street and 69th Avenue from industrial to high-density residential. As a resident of the Northridge Trails neighborhood, I believe this change will significantly impact our community and is ultimately not needed.

My main concern is for the safety of children and families in the area. The introduction of high-density residential zoning will likely lead to increased traffic congestion in our area which is already not equipped to handle the volume of vehicles using it, not to mention the additional traffic that would come with a substantial increase in population. This could result in heightened risk of accidents and a general decline in road safety in an area with two schools - Tointon and Westridge - with students who walk and bike to both. According to the National Highway Traffic Safety Administration, around 20% of child traffic fatalities occur during school commute hours. Additionally, the Safe Routes to School National Partnership has found that children are more likely to be struck by vehicles near schools with increased traffic. To add concern to the safety issues is that Tointon is currently at capacity and Westridge is also near it. There will be more traffic, less safety, and families who would move into the new apartments wouldn't even have access to the closest schools for their children to attend.

The reality is that the measures taken to control traffic in our neighborhood already have been met with indifference or outright negligence. It's been more than once that if not for watching carefully, my one-year-old son and I would have been hit by a car ignoring the stop signs in our neighborhood. More cars with the same measures would lead to inevitable harm at some point. Speed humps and stop signs are useful when traffic is moderate, but increase the traffic and the signs simply won't matter.

Moreover, the proposed rezoning does not adequately address the issue of parking. High-density residential developments typically require substantial parking space for both residents and visitors. The area in question, currently zoned for industrial use, lacks the infrastructure to support the increased demand for parking that such a development would bring. Insufficient parking space can lead to significant problems, including increased congestion on local streets as residents and visitors search for available spots. This can block emergency access routes which are already minimal in our neighborhood, school routes, and exacerbate traffic issues. Additionally, overflow parking on neighboring streets can reduce the availability of parking for current residents and visitors, leading to illegal parking practices and further congestion.

Furthermore, it is important to consider the current housing market in our area and the basic need for hundreds of new apartments. There are already several apartment buildings nearby that have vacancies including Ten West, Sheepdraw, and the yet to be built large complex just

east of Sheepdraw. This indicates that there is not an immediate demand for additional high-density residential units. Introducing more high-density housing in a market that is not fully occupied could lead to an over-saturation of the housing market, potentially driving down property values and creating a less stable housing environment.

The character of our neighborhood, which is currently community-focused, could be altered drastically. Many of us who purchased homes here did so under the impression that Greeley was working to create more family-focused neighborhoods to be a place for families much as Loveland, Windsor, or Fort Collins are. However, high-density residential developments often bring increased noise levels, reduced privacy, and a loss of the community atmosphere that many of us value and purchase our homes for.

While I understand the need for housing development, I believe there are more suitable housing types and locations within our city that would better meet the needs of future residents. I urge you to consider alternative ideas. This proposal feels to be more about gaining profit for LaSalle Investors than it is to serve the people of Greeley.

I am not alone in my concerns; many of my neighbors share these views and have expressed their reservations about this rezoning proposal. We collectively urge you to reconsider this plan and engage with the community to explore more balanced solutions that address the city's housing needs without compromising the quality of life in our neighborhood.

Thank you for your work to determine the best path forward. I am available to discuss this further and provide any additional information that may be helpful. I look forward to participating in future conversations.

Sincerely,
Ryan MacTaggart, Ph.D.

Michael Franke

From: Brian McBroom
Sent: Tuesday, July 23, 2024 6:02 PM
To: Michael Franke
Subject: Fwd: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

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From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Tuesday, July 23, 2024 5:33:44 PM
To: Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Brian McBroom <Brian.McBroom@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: FW: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

FYI



Raymond C. Lee III
City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

From: Aaron Browning <Aaron.Browning@pulte.com>
Sent: Tuesday, July 23, 2024 5:31 PM
To: John Gates <John.Gates@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Melissa McDonald <Melissa.McDonald@Greeleygov.com>; Raymond Lee <Raymond.Lee@Greeleygov.com>
Cc: abrowning185@gmail.com
Subject: RE: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

You don't often get email from aaron.browning@pulte.com. [Learn why this is important](#)

To follow up:

Limited application in suburban neighborhoods = R-HI. We are a *suburban* neighborhood not a downtown area, it would be more prudent to provide **R-E or R-L** zoning to encourage home ownership, and the city could invest in programs to incentive a new builder etc. This would be more mindful of homeowners long-term goals to develop a forever home, vs. a transient setting that R-HI (high density) would encourage. I think the mindset of turning the middle-class into a rental class, is something that our politicians should discourage. Making home ownership more affordable with lower interest rates, inflation, etc should be the goal. Not conforming to problems at hand, simply because the short-term paycheck might be quicker. Long-term home ownership, is an investment that will result in more income for the city with forever residents and consumption of services/goods locally, and tax money in real estate taxes vs high density apartments.

[land-use-sheets.pdf \(greeleygov.com\)](#) : source.

Regards,

Aaron Browning

From: Aaron Browning

Sent: Tuesday, July 23, 2024 5:17 PM

To: john.gates@greeleygov.com; dale.hall@greeleygov.com; brett.payton@greeleygov.com; melissa.mcdonald@greeleygov.com; raymond.lee@greeleygov.com

Cc: abrowning185@gmail.com

Subject: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

Good afternoon team.

I hope you are doing well. I am reaching out to contest and discourage the re-zoning from I-L to R-H near Westridge Academy in Greeley CO. We built s new home the Northridge Trails community. The area is already surrounded by the Ten West apartment complex, and the parking has pushed into the neighborhood. We were successful in adding speedbumps to deter speeding/traffic into the community. It was zoned as I-L due to concerns over parking and traffic in the area adjacent to our neighborhood, and the request to re-zone already failed because of our concerns as homeowners. **The area is already suffering from a high density of rental homes, as the original builder Hartford pulled out of the community and did not finish the build out.** We were promised a park as well that is still vacant land by the city. With Hartford pulling out, Journey homes has sold some of the 6 unit plex complexes to large rental investors, and the area is already being impacted by this switch to rental vs homeowners. If this zoning is successful, it will create more traffic issues, for a neighborhood that has had its original builder (Hartford homes) pull out, and a large density of townhomes being turned into rental homes, and homes being rented too. The apartment complex Ten West is already basically in the neighborhood. To build more apartments behind the homes, we would be surrounded by apartments. **I do feel that the city council, and your members would also not want your home's backyard view to be an apartment complex, especially when the cost of homes/interest rates, etc are making home ownership hard to come by – we aren't wanting to go back to being an apartment complex by nature.**

In addition, the school nearby already has lines of cars – the area if zoned to high density apartments would be an absolute disaster for traffic, parking, and likely to bring down home values which have already been impacted by the current economic conditions and rising interest rates. I spent time investing in Greeley as a homeowner, if this planning continues I will be forced to sell in the future and look north towards Timnath or other residential areas that are prioritizing the neighborhood concerns over money for a quick apartment complex which can be moved to an area that doesn't truly surround the entire community.

I would also discourage other family members who are considered moving/re-locating and investing in Greeley, CO as it appears the city is not interested in supporting the residential neighborhoods in favor of high density housing/profit.

The area promised for the park should be a priority by Greeley to its residents. Life is stressful enough, my hope is that the zoning is left as I-L for the very reasons mentioned above, and for compassion as you are likely all homeowners, and value the space you have and peace as homeowners. One of the biggest concerns is that our community is turning into a parking lot, cars that are damaged being left on the streets in front of homes, and the apartment complex nearby is usually not following the signs to not park in front of homes. The expansion of a multi-plex apartment complex adjacent to our home will only further increase this issue.

Appreciate not only your time but compassion to this issue, as its not easy to move/re-locate when home values are already on, and interest rates are high. **This would however be a significant needle mover for I think most everyone to try to sell their homes/relocate in the future.**

Aaron Browning

Owner at 6717 4th Street RD Unit 2, Greeley CO 80634 (City Center West District board area) Northridge Trails townhomes
619-727-8696

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Michael Franke

From: Brian McBroom
Sent: Tuesday, July 23, 2024 6:03 PM
To: Michael Franke
Subject: Fwd: I-L to R-H Rezoning Objection for lot directly east of West Ridge Academy

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From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Tuesday, July 23, 2024 5:29:58 PM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>; Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: FW: I-L to R-H Rezoning Objection for lot directly east of West Ridge Academy

FYI



Raymond C. Lee III
City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

From: Sterling Jones <sj@sterlingj.com>
Sent: Tuesday, July 23, 2024 5:29 PM
To: John Gates <John.Gates@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>
Cc: Brett Payton <Brett.Payton@Greeleygov.com>; Melissa McDonald <Melissa.McDonald@Greeleygov.com>; Raymond Lee <Raymond.Lee@Greeleygov.com>; 'Marcquel Jones' <smhtjones@gmail.com>
Subject: I-L to R-H Rezoning Objection for lot directly east of West Ridge Academy

You don't often get email from sj@sterlingj.com. [Learn why this is important](#)

Dear John and Dale,

I hope this message finds you well.

Letters of Opposition

We recently had the pleasure of meeting Raymond at a neighborhood meeting regarding the proposed apartment complex at the northwest corner of 10th St. and 69th Ave. During this meeting, we expressed our concerns about the project, particularly regarding traffic, volume, and parking.

We are even more concerned about the latest rezoning request for the land right across the street (to the north), which could potentially lead to another high-density apartment complex in our neighborhood. While we believe that most of our neighbors would be open to a rezoning to for single-family homes, another set of high-density multi-family buildings does not seem feasible. Our current infrastructure, including streets, parking, and speed bumps, is already inadequate to manage the traffic from existing residences.

Please note our family's objection to this rezoning request. While we support growth and progress, we are opposed to further R-H zoning in our neighborhood.

Thank you for your attention to this matter.

Best regards,
Sterling Jones
Marcquel Jones
Holden Jones
Taylin Jones
303-888-3080
518 66th Ave.
Greeley, CO 80634

Michael Franke

From: Brian McBroom
Sent: Tuesday, July 23, 2024 6:04 PM
To: Michael Franke
Subject: Fwd: H-P Tract 3A Rezone, Case number ZON2023-0003

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From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Tuesday, July 23, 2024 5:29:11 PM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>; Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: FW: H-P Tract 3A Rezone, Case number ZON2023-0003

FYI



Raymond C. Lee III
City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

From: James Powers <jim.jcpowers@gmail.com>
Sent: Tuesday, July 23, 2024 5:20 PM
To: John Gates <John.Gates@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Melissa McDonald <Melissa.McDonald@Greeleygov.com>; Raymond Lee <Raymond.Lee@Greeleygov.com>; michael.granke@greeleygov.com
Subject: H-P Tract 3A Rezone, Case number ZON2023-0003

You don't often get email from jim.jcpowers@gmail.com. [Learn why this is important](#)

Hello,

I am writing today regarding the rezoning application for the old HP property adjacent to the Northridge Trails neighborhood. I stand with my neighbors strongly opposing this rezoning from I-L to R-H. Please be

sure this email and attached photos are included in the planning commission packet for the August 13th meeting as well as the city council meeting packet for the September 7th meeting.

As the neighborhood is now almost built up, we can already see the increase in traffic and on-street parking in our neighborhood. There is already an apartment complex being proposed on the south side of 8th Street adjacent to the Ten West apartments that will have access off 8th Street into our neighborhood. During school days, all of 8th Street and portions of 66th Ave extending past 67th Ave are full of cars parked for student pick up and drop off. There is also another apartment complex that is being constructed at the corner of 71st Ave and 4th Street with access from 4th St Road. With the regulations of "No Minimum Parking", developers are NOT required to provide any parking within the apartment complexes if they so choose. What this means is more dense apartments and more off street parking along the neighborhood streets creating blind spots and traffic safety concerns. With access from 4th St Road for this other complex, traffic will increase dramatically reducing safety.

While the planning commission and developers have made a plan to "help" prevent apartment traffic from coming up into our neighborhood, it isn't enough. Apartment traffic **MUST** be completely blocked from entering our neighborhood. With Northridge High School and Winograd K-8 schools located just north of our neighborhood, these apartment dwellers will not go around to avoid coming through our neighborhood. They will take the shortest route which puts our children at significantly higher risks of injury or death. While I appreciate the addition of stop signs and speed humps, I watch people blow through them like they didn't exist. It **ISN'T** enough.

Traffic safety concerns are my highest concern in regards to more apartments. When traffic was high during construction, my daughter was hit by a careless driver and severely injured. We are thankful she didn't lose her life. Photos below are from the emergency room where she was initially evaluated.





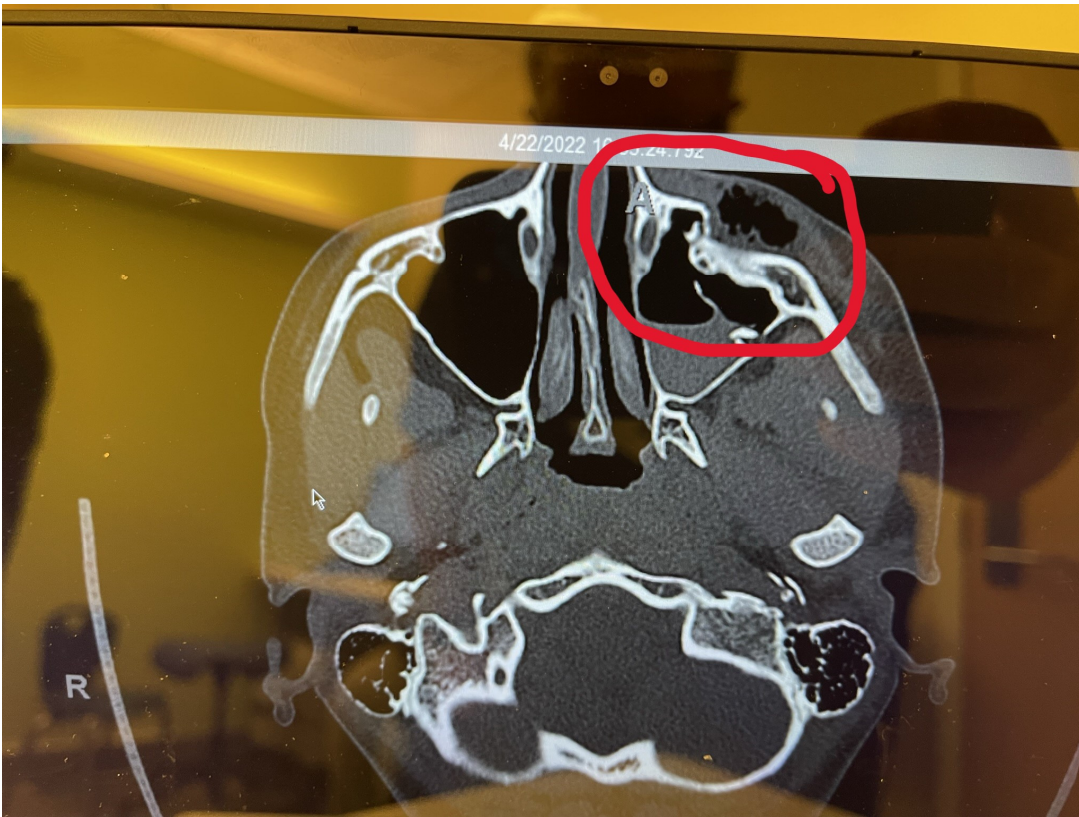






As her eye continued to swell completely shut, this shows how bad the swelling was in her face and the cat scan image shows where the driver collapsed her cheekbone on the right side in the red circle. The dark spot is where the swelling was separating her skin from the bone.





Surgery was scheduled immediately and took more than 4 1/2 hours to complete because the damage was so extensive. She now has three plates and screws that were put in to repair the damage. These photos are from her two day stay in the hospital after surgery.









Because the damage was so extensive and the swelling too great, the first surgery was not a complete success. She had to have a revision the following summer to fix remaining swelling in her eye.



Please burn these images into your minds when you consider this rezoning application. My daughter was 12 at the time and now, two years later at 14, she is still deathly afraid of crossing a street and won't do it without me or my wife being with her. Naturally, my concern is more for her but as our neighborhood has filled up, I see younger children out playing, often in the street darting around parked cars all of the time. As traffic increases, the probability of a fatality increases exponentially.

We all believe that the City was correct in zoning this parcel as an I-L, because any development that will classify under an I-L will a) need to provide adequate parking, b) will mostly be some commercial enterprises that will only have vehicles entering and exiting during the day time and c) will not lead to continuous parking on the neighborhood streets at all hours during the evening hours and weekends. Additionally, surrounding entire neighborhoods with apartment complexes is bad planning that will lead to lowering of home values. The generally accepted practice is to have a transition from single family to town homes to apartments, which unfortunately we do not see happening to the south or west of our neighborhood.

I implore you to reject this rezoning effort and completely block additional apartments from being built around our neighborhood. The developer can put single family homes on this property which would be a far better option for keeping our neighborhood safe. There is plenty of available land around the Sheep Draw apartments for more apartments if they are really needed.

--

Jim Powers

Michael Franke

From: Brian McBroom
Sent: Tuesday, July 23, 2024 6:23 PM
To: Michael Franke
Subject: Fwd: Opposition to H-P Rezone

From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Tuesday, July 23, 2024 5:31:40 PM
To: Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Brian McBroom <Brian.McBroom@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: FW: Opposition to H-P Rezone

FYI

Raymond C. Lee III
City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

-----Original Message-----

From: Rob Walden <walden1986@gmail.com>
Sent: Tuesday, July 23, 2024 5:30 PM
To: Raymond Lee <Raymond.Lee@Greeleygov.com>
Subject: Opposition to H-P Rezone

[You don't often get email from walden1986@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Lee,

I'm writing to you today in regard to project H-P Rezone, project number ZON2023-0003. It concerns the rezoning of a parcel of land to residential high zone. I, and my neighbors, have opposed this project when it was first proposed and then subsequently rejected. It seems that the developer has decided to resubmit the request despite the clear voices of those that will be affected. I can personally attest to the problems that are associated with putting high density residential near single family homes without proper planning. The amount of traffic on the street I live on has increased dramatically. I watch residents of the 10 west apartments speed past my house every day as they enter and exit the complex. I distinctly remember the day a speeding resident of that apartment struck a young girl in my neighborhood, shattering her jaw. As a healthcare provider that works at NCMC, I am unfortunately all too aware of how devastating vehicle vs pedestrian injuries can be. As a father of a small toddler, I am especially committed to increasing the safety of this busy road. While speeding is not inherent to high density living, substantially increasing the amount of people concentrated in a small area will naturally mean more traffic and more speeding vehicles. On top of the traffic, the parking situation is poorly thought out as well. While no minimum parking might be good for the developers profit margin, it increases on street parking and decreases

visibility. I am not opposed to high density residential as I think it is needed. That said, it should be done with proper and careful planning. I moved to Greeley in 2017, and while that is a relatively short time, I have been able to watch this city grow and flourish. I love Greeley, and am proud to call it my home. I appreciate all the hard work you have done to make this city a great place to raise a family. I simply ask that the safety of your residents is not jeopardized in the name of a developer seeking a quick profit.

Best regards,

Rob Walden

Michael Franke

From: Fernando Avalos Rivera <fernando.arivera@outlook.com>
Sent: Tuesday, July 23, 2024 7:15 PM
To: Michael Franke
Subject: DISAPPROVAL OF ADDITIONAL NORTHRIDGE TRAIL APARTMENTS

You don't often get email from fernando.arivera@outlook.com. [Learn why this is important](#)

Michael,

I disapprove of the construction of the apartment complexes in the Northridge Trail area in Greeley, CO. I am a resident and I believe it would create more traffic in an already crowded area. I have witnessed countless vehicles have no regard for stop signs. Luckily a tragedy hasn't occurred yet. My fear is the death of a child and/or pet with the increase in traffic. When Hartford Homes and Journey Homes built the neighborhood; they built the neighborhood with respect of low-density/low-traffic zoning. I've witnessed firsthand the lack of infrastructure the neighborhood has for a dramatic increase in traffic. If the construction of the apartment complexes is approved, and God forbid a death occurs, it is in the hands of the City of Greeley for not hearing the residents of the Northridge Trail community.

When my wife and I were looking for a house, we looked all over Northern Colorado. We looked in Loveland, Severance, Windsor, and Fort Collins but we decided to stay in Greeley. Our second choice was Severance, but Greeley's selling point was the sense of community. I've heard the City cares about its residents, and I believe the City Council will prove why I decided to call Greeley my home.

Fernando Avalos Rivera
Cell: 970.405.0384

Michael Franke

From: Brian Bartels <brian@waltelcos.com>
Sent: Wednesday, July 24, 2024 2:02 AM
To: Michael Franke
Subject: Fwd: Call for Action: Rezoning Application for Lot south of our neighborhood from I-L to R-H

Hi Michael,

Please see the email sent out by an unnamed resident representative from the metro district. I feel there are some misrepresentations in this email regarding parking, property values, zoning practices and others. Could you please let me know if I am correct so I am prepared for our meetings. My goal is to be able to be completely up front about not only the rezone request but the existing IL zoning and don't feel that IL and it's associated uses has any place in this area. My question will be if it was currently zoned RH and I was coming in with a IL user would this get approved and it has always been absolutely no !

Thanks
Brian

Sent from my iPhone

Begin forwarded message:

From: Brian Bartels <brian@waltelcos.com>
Date: July 24, 2024 at 08:37:40 GMT+1
To: Adam Wallace <adam@waltelcos.com>, Patrick Groom <pgroom@wobjlaw.com>, Curtis Rowe <curtis.rowe@kimley-horn.com>
Subject: Fwd: Call for Action: Rezoning Application for Lot south of our neighborhood from I-L to R-H

FYI
Sent from my iPhone

Begin forwarded message:

From: Landon Hoover <landon@hartfordco.com>
Date: July 23, 2024 at 23:09:58 GMT+1
To: Brian Bartels <brian@waltelcos.com>
Cc: Patrick McMeekin <patrick@hartfordco.com>
Subject: Fwd: Call for Action: Rezoning Application for Lot south of our neighborhood from I-L to R-H

Brian -

FYI, let us know how we help.

Thank you.

Landon Hoover
President/Owner
Hartford Homes
970.286.3329
Landon@hartfordco.com

Begin forwarded message:

From: no-reply@eunify.net
Date: July 23, 2024 at 3:58:55 PM MDT
To: Landon Hoover <Landon@hartfordco.com>
Subject: Call for Action: Rezoning Application for Lot south of our neighborhood from I-L to R-H
Reply-To: info@citycenterwestmd.live

Dear Fellow City Center West Neighbors,

This is a CALL FOR ACTION.

As you may be aware the City of Greeley has sent a couple of letters in the mail to most residents regarding a rezoning application for the parcel to the south of the neighborhood between the school and our neighborhood and just north of 8th Street. This lot is currently zoned I-L (Industrial Light) and the developer is seeking to rezone it to R-H (Residential High Density, which in other words means an apartment complex). The developer tried to do this in 2022 and residents in the neighborhood were successful in getting the City Council to deny the application. Unfortunately, city code allows the developer to resubmit the application again after a year and it appears they have chosen to do so.

As the neighborhood is now almost built up, we can already see the increase in traffic and on-street parking in our neighborhood. There is already an apartment complex being proposed on the south side of 8th Street adjacent to the Ten West apartments that will have access off 8th Street. During school days, all of 8th Street and portions of 66th Ave extending past 67th Ave are full of cars parked for student pick up and drop off. There is also another apartment complex that is being constructed at the corner of 71st Ave and 4th Street with access from 4th St Road. With the new regulations of "**No Minimum Parking**", **developers are NOT required to provide any parking within the apartment complexes if they so choose.** What this

means is more dense apartments and more off street parking along the neighborhood streets creating blind spots and traffic safety concerns.

We believe that the City was correct in zoning this parcel as an I-L, because any development that will classify under an I-L will a) need to provide adequate parking, b) will mostly be some commercial enterprises that will only have vehicles entering and exiting during the day time and c) will not lead to continuous parking on the neighborhood streets at all hours during the evening hours and weekends. Additionally, surrounding entire neighborhoods with apartment complexes is bad planning that will lead to lowering of home values. The generally accepted practice is to have a transition from single family to town homes to apartments, which unfortunately we do not see happening to the south or west of the neighborhood.

The City Council has already once rejected the rezoning request and now it is time once again for the neighborhood to represent our concerns to the developer, City staff and City Council. As your Metro District Board members, we are requesting strong attendance from the neighborhood at all scheduled meetings to voice our opposition to this zoning request. Please mark your calendars for:

- July 31, 2024, 6pm, Westridge Academy, 6905 8th Street, CO
- August 13, 2024, 1:15pm, Planning Commission, City Council Chambers, 1001 11th Ave, Greeley, CO
- September 17, 2024, 6:00pm, City Council Meeting, City Council Chambers, 1001 11th Ave, Greeley, CO

Additionally, we encourage all residents to send emails to our elected Mayor and council members opposing this rezone application **preferably by July 26th**. Feel free to include information from this notice and/or include your own thoughts on why this rezoning is a bad idea for the neighborhood and for the City as well.

- Mayor John Gates, john.gates@greeleygov.com
- Mayor Pro Tem (representing Ward IV) Dale Hall, dale.hall@greeleygov.com
- Council Member, at large, Brett Payton, brett.payton@greeleygov.com

- Council Member, at large, Melissa McDonald, melissa.mcdonald@greeleygov.com
- City Manager, Raymond Lee, raymond.lee@greeleygov.com

It is up to each of us to determine the future of our neighborhood. Please feel free to reach out to your Metro District Board members copied on this email if you have any questions or need additional information.

Thank you for your time. We look forward to a strong attendance at these meetings.

City Center West Metro District Board

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Michael Franke

From: Brian McBroom
Sent: Wednesday, July 24, 2024 7:34 AM
To: Michael Franke
Subject: FW: CALL FOR ACTION

From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Wednesday, July 24, 2024 6:31 AM
To: Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Brian McBroom <Brian.McBroom@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: Fwd: CALL FOR ACTION

FYI

Raymond C. Lee III

City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com

Begin forwarded message:

From: SARAH MAGDALENO <sarahmagdaleno99@hotmail.com>
Date: July 24, 2024 at 5:03:26 AM MDT
To: John Gates <John.Gates@greeleygov.com>, Dale Hall <Dale.Hall@greeleygov.com>, Brett Payton <Brett.Payton@greeleygov.com>, Melissa McDonald <Melissa.McDonald@greeleygov.com>, Raymond Lee <Raymond.Lee@greeleygov.com>
Subject: CALL FOR ACTION

You don't often get email from sarahmagdaleno99@hotmail.com. [Learn why this is important](#)

Good Morning!

The City of Greeley has sent a couple of letters in the mail to most of us residents regarding a rezoning application for the parcel to the south of the neighborhood between the school and our neighborhood and just north of 8th Street. This lot is currently zoned I-L (Industrial Light) and the developer is seeking to rezone it to R-H (Residential High Density, which in other words means an apartment complex). The same developer tried to do this in 2022 and residents in the neighborhood were successful in getting the City Council to deny the application, why would

they try it again with **MORE TRAFFIC NOW**. Unfortunately, city code allows the developer to resubmit the application again after a year and it appears they have chosen to do so!!

As the neighborhood is now almost built up, we can already see the increase in traffic and on-street parking in our neighborhood. There is already an apartment complex being proposed on the south side of 8th Street adjacent to the Ten West apartments that will have access off 8th Street. During school days, all of 8th Street and portions of 66th Ave extending past 67th Ave are full of cars parked for student pick up and drop off. There is also another apartment complex that is being constructed at the corner of 71st Ave and 4th Street with access from 4th St Road. With the new regulations of "No Minimum Parking", developers are NOT required to provide any parking within the apartment complexes if they so choose. What this means is **more dense apartments and more off-street parking along the neighborhood streets creating blind spots and traffic safety concerns. Kids' safety should be a priority.**

I see several cops already issuing citations right now in front of my house. People are running stop signs, speeding, and this problem is only going to get worse with another complex. Have you tried turning left out of where McDonalds is now, heading towards West Ridge Academy? It's almost impossible !

We believe that the City was **correct** in zoning this parcel as an I-L, because any development that will classify under an I-L will a) need to provide adequate parking, b) will mostly be some commercial enterprises that will only have vehicles entering and exiting during the day time and c) will not lead to continuous parking on the neighborhood streets at all hours during the evening hours and weekends. Additionally, surrounding entire neighborhoods with apartment complexes is bad planning that will lead to lowering of home values. The generally accepted practice is to have a transition from single family to town homes to apartments, which unfortunately we do not see happening to the south or west of the neighborhood.

Please reconsider! A public swimming pool would have been a better option with a parking lot... OR even a decent sit-down restaurant.

Thank you,
Sarah and Dominic Magdaleno
504 66th Ave
Greeley Co 80634

Michael Franke

From: Brian McBroom
Sent: Wednesday, July 24, 2024 8:00 AM
To: Michael Franke
Subject: FW: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Wednesday, July 24, 2024 7:59 AM
To: Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Brian McBroom <Brian.McBroom@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: FW: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

FYI



Raymond C. Lee III
City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

From: Aaron Browning <Aaron.Browning@pulte.com>
Sent: Tuesday, July 23, 2024 5:53 PM
To: John Gates <John.Gates@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Melissa McDonald <Melissa.McDonald@Greeleygov.com>; Raymond Lee <Raymond.Lee@Greeleygov.com>
Cc: abrowning185@gmail.com
Subject: RE: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

You don't often get email from aaron.browning@pulte.com. [Learn why this is important](#)

Also team apologize for the book/emails but you can appreciate the passion, Greeley is a beautiful community, but Hartford who pulled out of our community Northridge Trails chose Johnstown for their investment, and you do

not see the level of high density apartment complexes going up directly adjacent to the neighborhoods being built in downtown Johnstown where Hartford left my development to build. **Hartford im sure invests a lot in analytics and market analysis, for them to pull out of this development and favor downtown Johnstown area to build is disheartening.** I do not want Greeley to become a 2-5 year pit stop for homeowners who then move to Timnath, Johnstown, Fort Collins. When you walk these areas at night, its beautiful – to become a parking lot of lights with large apartment complexes surrounding us is not desirable. **I appreciate your development with GTC nearby, and not building another apartment complex. This is a win in my opinion for the area and city, it deserves credit.** I also appreciate what the city is doing to attract new businesses. I understand the need for apartments, but this is not the spot. We need apartments, but immediately building them in our backyard is not ideal. As politicians we must encourage home ownership, long-term investment, and incentive builders to bring that here. Losing Hartford Homes was big.

Thanks again for your consideration/time.

Aaron

From: Aaron Browning

Sent: Tuesday, July 23, 2024 5:31 PM

To: john.gates@greeleygov.com; dale.hall@greeleygov.com; brett.payton@greeleygov.com; melissa.mcdonald@greeleygov.com; raymond.lee@greeleygov.com

Cc: abrowning185@gmail.com

Subject: RE: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

To follow up:

Limited application in suburban neighborhoods = R-HI. We are a *suburban* neighborhood not a downtown area, it would be more prudent to provide **R-E or R-L** zoning to encourage home ownership, and the city could invest in programs to incentive a new builder etc. This would be more mindful of homeowners long-term goals to develop a forever home, vs. a transient setting that R-HI (high density) would encourage. I think the mindset of turning the middle-class into a rental class, is something that our politicians should discourage. Making home ownership more affordable with lower interest rates, inflation, etc should be the goal. Not conforming to problems at hand, simply because the short-term paycheck might be quicker. Long-term home ownership, is an investment that will result in more income for the city with forever residents and consumption of services/goods locally, and tax money in real estate taxes vs high density apartments.

[land-use-sheets.pdf \(greeleygov.com\)](#) : source.

Regards,

Aaron Browning

From: Aaron Browning

Sent: Tuesday, July 23, 2024 5:17 PM

To: john.gates@greeleygov.com; dale.hall@greeleygov.com; brett.payton@greeleygov.com; melissa.mcdonald@greeleygov.com; raymond.lee@greeleygov.com

Cc: abrowning185@gmail.com

Subject: Greeley - Rezoning Application for Lot south of our neighborhood from I-L to R-HI - near Northridge Trails development (previously Hartford homes who pulled out, now Journey home) *personal off clock*

Good afternoon team.

I hope you are doing well. I am reaching out to contest and discourage the re-zoning from I-L to R-H near Westridge Academy in Greeley CO. We built s new home the Northridge Trails community. The area is already surrounded by the Ten West apartment complex, and the parking has pushed into the neighborhood. We were successful in adding speedbumps to deter speeding/traffic into the community. It was zoned as I-L due to concerns over parking and traffic in the area adjacent to our neighborhood, and the request to re-zone already failed because of our concerns as homeowners. **The area is already suffering from a high density of rental homes, as the original builder Hartford pulled out of the community and did not finish the build out.** We were promised a park as well that is still vacant land by the city. With Hartford pulling out, Journey homes has sold some of the 6 unit plex complexes to large rental investors, and the area is already being impacted by this switch to rental vs homeowners. If this zoning is successful, it will create more traffic issues, for a neighborhood that has had its original builder (Hartford homes) pull out, and a large density of townhomes being turned into rental homes, and homes being rented too. The apartment complex Ten West is already basically in the neighborhood. To build more apartments behind the homes, we would be surrounded by apartments. **I do feel that the city council, and your members would also not want your home's backyard view to be an apartment complex, especially when the cost of homes/interest rates, etc are making home ownership hard to come by – we aren't wanting to go back to being an apartment complex by nature.**

In addition, the school nearby already has lines of cars – the area if zoned to high density apartments would be an absolute disaster for traffic, parking, and likely to bring down home values which have already been impacted by the current economic conditions and rising interest rates. I spent time investing in Greeley as a homeowner, if this planning continues I will be forced to sell in the future and look north towards Timnath or other residential areas that are prioritizing the neighborhood concerns over money for a quick apartment complex which can be moved to an area that doesn't truly surround the entire community.

I would also discourage other family members who are considered moving/re-locating and investing in Greeley, CO as it appears the city is not interested in supporting the residential neighborhoods in favor of high density housing/profit.

The area promised for the park should be a priority by Greeley to its residents. Life is stressful enough, my hope is that the zoning is left as I-L for the very reasons mentioned above, and for compassion as you are likely all homeowners, and value the space you have and peace as homeowners. One of the biggest concerns is that our community is turning into a parking lot, cars that are damaged being left on the streets in front of homes, and the apartment complex nearby is usually not following the signs to not park in front of homes. The expansion of a multi-plex apartment complex adjacent to our home will only further increase this issue.

Appreciate not only your time but compassion to this issue, as its not easy to move/re-locate when home values are already on, and interest rates are high. **This would however be a significant needle mover for I think most everyone to try to sell their homes/relocate in the future.**

Aaron Browning

Owner at 6717 4th Street RD Unit 2, Greeley CO 80634 (City Center West District board area) Northridge Trails townhomes
619-727-8696

Michael Franke

From: Cindy Bonilla <cindybonilla14@gmail.com>
Sent: Wednesday, July 24, 2024 4:42 PM
To: Michael Franke
Subject: Case ZON2023-003 Concerns

You don't often get email from cindybonilla14@gmail.com. [Learn why this is important](#)

To whom it may concern:

I am writing to express my concerns regarding project H-P Tract 3A Rezone (Case Number ZON2023-003) for the possible rezoning of the land located at the intersection of 69th Avenue and West 8th Street. I bought a home in this neighborhood with the hope that I could lay down some roots in Greeley and the neighborhood seemed like a quiet and safe place to build my family. My time as a homeowner in this neighborhood has proven that I made the right choice as I have enjoyed the peace I feel here.

By rezoning the land directly behind our neighborhood, I fear that the safety we moved here for will be compromised. Adding more traffic to this area is a recipe for disaster. On any given day, I've seen groups of children playing in their front yards so my neighbors and I know to keep an eye out and drive cautiously. Adding hundreds more families to the neighborhood would mean that many more cars who may not be as considerate will be driving through our streets posing the risk that a child could be injured. It was not too long ago that we had to have speed bumps installed due to drivers speeding through the neighborhood but it is still at least a few times a week that I have witnessed the running of stop signs on 8th Street. If the land is rezoned for high density residential properties, I fear I will have no other choice but to move my family out of this neighborhood and most likely out of Greeley altogether.

For these reasons, I ask that you please consider saying no to the request for rezoning and keep our neighborhood safe and peaceful.

Best Regards,

Cindy Bonilla

Michael Franke

From: Brian McBroom
Sent: Thursday, July 25, 2024 9:01 AM
To: Michael Franke
Subject: Fwd: Rezoning near Northridge Trails area

From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Thursday, July 25, 2024 8:33:43 AM
To: Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Brian McBroom <Brian.McBroom@Greeleygov.com>; Paul Trombino <Paul.Trombino@Greeleygov.com>
Cc: Blair Snow <Blair.Snow@greeleygov.com>
Subject: Fwd: Rezoning near Northridge Trails area

FYI

Raymond C. Lee III

City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

Begin forwarded message:

From: Lisa Sewitsky <lmsewit@yahoo.com>
Date: July 24, 2024 at 7:26:26 AM MDT
To: Raymond Lee <Raymond.Lee@greeleygov.com>
Subject: Rezoning near Northridge Trails area
Reply-To: Lisa Sewitsky <lmsewit@yahoo.com>

You don't often get email from lmsewit@yahoo.com. [Learn why this is important](#)

ALL neighbors are in agreement that these streets are too narrow to handle apartment building that means too many cars, etc., will create a dangerous mess as there is no parking for this proposal. You okd these narrow Streets and we !lready have problems with parked cars in our neighborhood and trying to navigate driving g through this, because there is no room to normally drive without a passing car pull over, not to mention dangerous pedestrian walking. The planning of these neighborhoods is failing, and should not be worsened by cramming more densely populated apartments being added. With these higher taxes, regular city and metro, we deserve our voices heard. This is just common sense to not cram in more to an already overfilled neighborhood.

Lisa sewitsky
6609 4th st rd greeley

[Yahoo Mail: Search, Organize, Conquer](#)

Michael Franke

From: Trish Trombino <trishtrombino@gmail.com>
Sent: Thursday, July 25, 2024 4:14 PM
To: Michael Franke; John Gates; Dale Hall; Brett Payton; Melissa McDonald
Subject: Opposition to Project No. ZON2023-0003/Project Name: H-P Rezone

Some people who received this message don't often get email from trishtrombino@gmail.com. [Learn why this is important](#)

My name is Trish Trombino, I reside in the Northridge Trails neighborhood which is East of and adjacent to the proposed parcel for rezone that is scheduled to come before the Planning Commission on August 13 and City Council on September 17, which is further described below:

Project Name: H-P Rezone
 Project Number: ZON2023-0003
 Project Parcel ID: 095904309002
 Project Location: North of 8th Street, East of 69th Avenue, South of 5th Street
 Applicant: LaSalle Investors LLC

I am opposed to the rezone to Residential High Density. We already know, from the last time this parcel came up for rezoning, that the applicant, LaSalle Investors LLC, is working with developers to put apartments on this parcel. For them to claim that just because it is rezoned to H-D does not mean that there will be apartments is not accurate.

I would like to address some of the 9 rezoning criteria that this application is to be evaluated on:

1. The proposal is consistent with the City's Comprehensive Plan
 - a. Rezoning this parcel to R-H is NOT consistent with the Comprehensive Plan Core Value of Sustainable Patterns of Growth and Development
 - b. The rezone would result in >40 acres of apartments within a 100 acre residential neighborhood site. 10 West Apartment complex has over 260 units, Union Crossing (project number: USR2024-0003) will be 196 apartment units, the parcel at the southeast corner of 71st Avenue and 4th Street is to be developed with over 200 apartments and with likely over 200 apartments that will be developed on this site, that means over 78% of the residential units in this 100 acre site will be apartments. Is this sustainable development for all new developments in the city going forward? Why would the City even want this?
 - c. The original plan for our City Center West Metro District No. 2 was for it to be a higher end, walkable community. I invite you to visit our community and see that this has been lost somewhere. Speeding cars that disregard speed limits, stop signs and traffic bumps along with parked cars from the existing apartments already congest our neighborhood and often make for unsafe street crossings for pedestrians.
2. The proposal can fulfill the intent of the zoning district, considering the relationship to surrounding uses
 - a. The rezone does not provide any transition between residential densities. We will be surrounded by HIGH Density in every direction.

- b. The rezone would not bring greater accessibility, it does not add amenities or bring higher level design to the neighborhood, which is required as a part of our Metro District and the higher property taxes we are paying.
- 3. The area has changed, or is changing to such a degree that it is in the public interest to rezone the property to encourage development or redevelopment of the area
 - a. Yes, the area has changed, but all those in the neighborhood that I have spoken with agree that there needs to be a better transition/buffer in housing density. Please stop allowing developers to dictate how the city develops and do what they want unchecked.
- 4. Whether the existing zoning that has been in place is obsolete
 - a. The applicant and their representatives have previously shared possible uses under the current I-L zoning that they say would not benefit the neighborhood. However, the following uses, approved under the current zoning, are better than apartments and would allow for a more walkable and diverse community:
 - i. Entertainment establishments
 - ii. Veterinary care
 - iii. Medical care
 - iv. Office space
 - v. Retail
 - vi. Recreation
 - b. All of these uses would bring more value to our community than apartments.
- 5. Will the proposed zoning enable development that is comparable with the area character and design
 - a. This rezone will enable the opposite
 - i. A neighborhood overwhelmed with over 40 acres of apartments
 - ii. It will not add any character or upscale design elements
- 6. Can the City or other agencies provide the services or facilities projected to be needed by the development
 - a. This parcel does not have access to 71st Avenue or 4th Street and shares an access easement with West Ridge Academy that is the school's main entrance for drop off and pick up. The lack of access is not conducive to R-H zoning and would further congest the streets making unsafe conditions for kids walking to school.
 - b. It will further crowd our streets with the parked cars of apartment residents because they do not want to pay the extra fee to park in their complex. This is already a problem in our neighborhood with those living at 10 West Apartments.
- 7. The change of zoning will serve a community need or provide an amenity or accommodate development not possible under the existing zoning
 - a. With over 40% of housing units in Greeley already rentals and over 15,000 apartment units in either the design, approved or construction phases within the city over the past couple of years, we need more ownership opportunities and not more high density rental units
 - b. This rezone would continue to reinforce Greeley as a bedroom community and does not add sustainable ownership opportunities
 - c. This rezone does not serve the community in any way
- 8. Any reasonable anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design or engineering practices or are outweighed by broader public benefits

- a. Rezoning will only intensify the traffic issues we have in the neighborhood today
 - b. Again, the parcel has no access to primary corridors
 - c. The negative impact on the single-family homes that would be surrounded by apartments cannot be denied
9. The recommendations of professional staff or advisory review bodies
- a. I would reiterate that the automatic rubber stamping of these rezones to Residential H-D need to stop. The City must demand better and take under consideration the voices and concerns of its citizens.

Finally, the Planning Commission and City Council said “No” to the Mountain Vista project of 120 townhomes, this is no different, but in fact far worse, as we would be surrounded by apartments. I respectfully request the Planning Commission and City Council to say “NO” to this rezone request.

Thank you,

Trish Trombino

Michael Franke

From: Mara Watson <Mara.Watson@stewart.com>
Sent: Friday, July 26, 2024 11:42 AM
To: Michael Franke
Subject: H-P Tract 3A Rezone

You don't often get email from mara.watson@stewart.com. [Learn why this is important](#)

To whom it may concern,

My name is Mara Watson, my husband Kell and I live at 725 67th Ave. I am writing to you to let you know of our concerns of the proposed rezoning of the HP Tract 3A. We have many concerns to have another apartment complex developed so closely to one that is already there. Now that the neighborhood is almost fully built up, we have an increase in traffic, not to mention the parking on the street is ridiculous. During school days, all of 8th Street and portions of 66th Ave extending past 67th Ave are full of cars parked for student pick up and drop off. There is also another apartment complex that is being constructed at the corner of 71st Ave and 4th Street with access from 4th St Road. With the new regulations of "No Minimum Parking", developers are NOT required to provide any parking within the apartment complexes if they so choose. What this means is more dense apartments and more off street parking along the neighborhood streets creating blind spots and traffic safety concerns. I am sure the Greeley Police department could spend their time elsewhere instead of watching for people speeding or not stopping. When the was defeated 2 years ago, I believe the City was correct in zoning this parcel as an I-L, because any development that will classify under an I-L will a) need to provide adequate parking, b) will mostly be some commercial enterprises that will only have vehicles entering and exiting during the day time and c) will not lead to continuous parking on the neighborhood streets at all hours during the evening hours and weekends. Additionally, surrounding entire neighborhoods with apartment complexes is bad planning that will lead to lowering of home values. The generally accepted practice is to have a transition from single family to town homes to apartments, which unfortunately we do not see happening to the south or west of the neighborhood. The City Council has already once rejected the rezoning request, we ask that they take into consideration the neighborhoods concerns and do not approve this request. We will be at the City Council meeting and our voices will be heard. Thank you so much for your time.



All Cash transactions must be in the form of a wire, please call the office for wiring instructions

To whom it may concern,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed apartment complex development near Northridge Trails in Greeley, Colorado. As a resident of this community, I am deeply invested in maintaining the quality of life and character of our neighborhood.

While I understand the need for new housing developments, I believe that this proposal raises several significant issues that warrant careful consideration:

1. **Traffic and Congestion:** The increased population density from the apartment complex would likely exacerbate traffic congestion in our area, particularly along W 10th Street, W 8th/66th Avenue, and W 4th Street. According to the 2018 Weld County Regional Traffic Data, 10th Street already handles an average of 33,000 vehicles per day and 4th Street handles 8,400 per day [1]. Since 2018, urban development, shopping centers, and schools have substantially increased the number of cars on these main roads and the roads within Northridge Trails and its surroundings. Additionally, Greeley's population has continued to grow, further straining already busy streets.

Adding an estimated 300-400 vehicles from the new developments could significantly increase commute times and the risk of accidents. Recent studies show a 15% increase in accidents on similarly congested roads after new developments were added [2].

Furthermore, the neighborhood has already experienced safety concerns related to traffic. There has been a child hit by a car in our neighborhood, and a high volume of tickets have been issued for traffic violations. The increase in vehicles is anticipated to lead to a higher incidence of traffic violations and could further strain our already overwhelmed road infrastructure, posing a serious risk to the safety of residents. It is also important to note that this development will be next to multiple schools, thereby increasing the danger not only to neighborhood residents but also to young children. West 29th street in Greeley has a large number of apartments and has been known to be a problem in relation to speeding, careless driving, and accidents. Adding these apartments would create a similar situation already observed in other neighborhoods in the city. It also important to note nearly 50% of renters are under the age of 30 [3], and research shows that drivers in this age group are at a heightened risk of traffic violations and accidents [4].

2. **Parking:** The proposed development lacks sufficient parking for residents, leading to an overflow of parking in surrounding neighborhoods. This reduces the availability of public spaces for current residents and visitors and increases parking-related conflicts.

The nearby 10 West apartment complex already causes congestion, blind spots, and safety concerns due to vehicles parked along neighborhood roads. A recent law (HB24-1007) signed by Governor Jared Polis in April 2024 prohibits limiting the number of people living in a single dwelling based on familial relationships [5], increasing the likelihood of multiple adults in a single unit. It is unlikely that the developer will provide enough parking spots for all residents and guests, making the parking space per-unit

estimate inadequate. Additionally, new "No Minimum Parking" regulations mean developers are not required to provide parking, exacerbating these issues.

3. **Proximity to Schools & Crime Rates:** The proposed apartments would be nearly adjacent to Northridge High School, Winograd K-8, Westridge Academy, and Tointon Academy of Pre-Engineering. Research indicates that high-density housing developments can sometimes correlate with higher crime rates [6]. This proximity to multiple schools raises significant safety concerns for students, not only related to crime but also increased traffic and accidents. It is crucial to consider the safety and well-being of our children when planning new developments.

Many residents moved to this neighborhood for its perceived safety, and introducing a high-density apartment complex could undermine that. According to the Greeley Police Department's crime statistics [7] areas with higher population densities have seen more incidents of property crime and vandalism. Adding a large apartment complex could potentially increase these issues in our community, affecting our sense of safety and security.

4. **Environmental Impact:** The proposed development could have detrimental effects on local green spaces and wildlife. Northridge Trails is known for its proximity to open spaces and parks, such as Sheepdraw Trail and the Poudre River Trail, which are vital habitats for local wildlife. A study by the Environmental Department found that similar developments led to a 25% reduction in local wildlife populations due to habitat disruption and increased human activity [8]. Additionally, increased urban runoff from the development could harm local waterways, impacting both the environment and our community's enjoyment of these natural spaces [9].

Additionally, increased population density can lead to higher levels of air, noise, and light pollution. According to the Environmental Protection Agency, high-density housing developments often result in increased vehicle emissions, noise levels, and light pollution, all of which can negatively affect the health and well-being of residents [10]. Our community, which values its clean air and quiet nights, could see a decline in these aspects of our quality of life.

Furthermore, Greeley, like many parts of Colorado, faces challenges with water supply and infrastructure. The addition of a high-density apartment complex could further strain our water resources. According to the Water and Sewer Department, our city is already working to balance water needs with available resources, and adding a large number of new residents could exacerbate water shortages, especially during dry seasons [11]. This increased demand could also lead to higher water rates for existing residents. Recently, the city of Greeley sent out a notice of non-compliance in checking all backflows. If the city is currently unable to keep up with demands, imagine the additional strain from a large apartment complex. This could create a scenario where the city continues to be non-

compliant with necessary checks, potentially leading to unsafe water conditions for the community.

5. **Community Character:** Our neighborhood has a unique character, defined by single-family homes and a close-knit community atmosphere. Introducing a large apartment complex could significantly alter this dynamic. According to a 2023 report by the Real Estate Association, similar developments in neighboring communities resulted in a 12% decrease in property values within a half-mile radius [12].

Single-family neighborhoods often have higher levels of community involvement and cohesion compared to areas with large apartment complexes. In our neighborhood alone, we have organized block parties, community cookouts, environmental clean-ups, yard sales, and have community members on local boards. According to a study by the Urban Institute, residents of single-family homes are more likely to participate in local governance, community events, and neighborhood watch programs [13]. The introduction of a transient population in a large apartment complex could reduce the overall level of community engagement and weaken the social fabric of our neighborhood.

Additionally, our neighborhood is adjacent to an assisted living facility for seniors and a group home for individuals with special needs. Increased traffic and population density could disrupt the peaceful environment these residents rely on, negatively impacting the overall appeal of our area. Current residents highly value the tranquil and cohesive environment [14].

6. **Impact on Metro District:** As residents of a metro district, we contribute to the maintenance and development of local infrastructure through additional taxes. The addition of a high-density apartment complex could place an undue burden on these resources, leading to increased costs and potentially reduced services for current residents. Metro districts are designed to support balanced development that enhances the community's quality of life, not projects that could lead to overcrowding and infrastructure strain [15].
7. **Lack of Need for Apartments:** Our city has experienced a significant increase in apartment complexes in recent years, yet there is a growing need for more single-family homes and commercial spaces that better align with the character and needs of our community. A recent housing market analysis revealed a higher demand for single-family homes compared to apartments, with a preference for developments that maintain Greeley's suburban feel [16]. According to Zillow, there are currently 404 apartments for rent compared to just 202 homes for sale, indicating that we are not short on apartments in Greeley.

The existing apartment developments do not match the desired character of our neighborhood. There is a pressing question as to why more single-family homes or commercial properties are not being prioritized.

Historically, the city first zoned this area for light industry use, reflecting a need that aligns with Greeley's economic health and housing needs. The City of Greeley's Economic Health and Housing Report for 2023 noted a 8.3% vacancy rate for multi-family housing, which is forecasted to rise to approximately 18% in 2024. In contrast, the retail market report showed a 3.4% vacancy rate, projected to increase to 4.5% in 2024. These figures suggest that adding more apartments may not be necessary or beneficial to our city's current needs.

8. **Public Services:** Our local schools, including Northridge High School, Winograd K-8, Westridge Academy, and Tointon Academy of Pre-Engineering, as well as healthcare facilities like North Colorado Medical Center, are already operating at near capacity. According to data from the Greeley-Evans School District 6, Northridge High School is currently at 110% capacity, and Winograd K-8 is at 105% [17]. The addition of approximately 500 new residents from the proposed apartment complex could further strain these resources, leading to overcrowded classrooms and extended wait times for medical services. Research indicates that overcrowded schools can negatively affect student performance and overall educational outcomes [18].

Moreover, the increased population density will heighten the demand for emergency services, such as those provided by the Fire Department and Police Department, both of which are already operating at high capacity [19, 20]. An influx of new residents could lead to slower response times and a reduction in the quality of emergency services for current residents.

9. **Economic Impact:** While new housing can stimulate local economies, the type of housing matters. Studies have shown that single-family homes and small-scale commercial developments tend to have a more positive and sustainable economic impact on communities compared to large apartment complexes. According to the National Association of Home Builders, single-family homes contribute more significantly to local tax revenues and demand for local services and businesses [21].

10. **Long-Term Planning and Development:** The city of Greeley has long-term plans for sustainable and balanced development. According to the Comprehensive Plan, the city aims to promote developments that enhance the quality of life for all residents and preserve the character of established neighborhoods [22]. Approving this apartment complex may not align with these long-term goals and could set a precedent for future high-density developments.

11. **Quality of Life:** High-density developments can negatively impact the quality of life for existing residents by causing issues such as overcrowding, diminished privacy, and reduced access to community amenities. Research has shown that lower-density neighborhoods often report higher levels of life satisfaction [23]. The development of this community was envisioned in 2021/2022 as a collection of cohesive single-family homes, which contributes to a sense of community and local pride. Introducing a large apartment complex could lower property values and potentially discourage homeownership, as potential buyers may be deterred by the prospect of future high-density projects nearby. This could undermine the

investment and stability of current homeowners, creating a sense of insecurity about the future.

Additionally, high-density housing can be linked to increased public health risks, including elevated rates of respiratory issues from higher pollution levels and mental health challenges due to overcrowding and reduced green spaces [24]. Maintaining a healthy living environment for our community is essential. There are other areas in Greeley where such developments might be more appropriately situated, if necessary.

12. Noise and Privacy: The proximity of the new development could result in heightened noise levels and diminished privacy for current homeowners, impacting our daily lives and sense of security. The construction phase is expected to bring months of noise pollution, with studies showing that noise levels can surge by up to 30 decibels during peak times. Furthermore, the permanent rise in population density will likely exacerbate these issues, with increased foot and vehicle traffic contributing to ongoing noise disturbances [25].

In light of these concerns, I respectfully request that the city council/zoning board reconsider the approval of this apartment complex. I urge you to explore alternative locations for the development or consider scaling down the project to better align with the needs and capacity of our community.

I know that many of my neighbors have sent letters expressing their concerns and opposition to this plan. I urge you to consider their feedback along with the this letter and the supporting data that highlights the potential impact of this development.

Thank you for your time and attention to this matter. I trust that you will take our concerns seriously and act in the best interest of our community.

Sincerely,

Zvi & Taylor Wikum

506 66th Ave
Greeley, CO 80634
(970) 371-7691
Zvi.wikum@outlook.com

Sources:

1. Greeley Government. *Traffic Count Map, 2018*.
2. Federal Highway Administration. *Safety Research Publications*.
3. Statista. *Share of U.S. Renters by Age*.
4. AAA Foundation for Traffic Safety. *Rates of Motor Vehicle Crashes, Injuries, and Deaths by Driver Age, 2014-2015*.
5. Colorado General Assembly. *Prohibit Residential Occupancy Limits*.
6. *National Institute of Justice*. "Crime and Residential Density: A Study of High-Density Housing Developments." *Journal of Criminal Justice Studies*, vol. 28, no. 3, 2020, pp. 212-229. Greeley Police Department. *Crime Statistics*.
7. Weld County. *Environmental Health*.
8. Environmental Protection Agency. *Urban Runoff and Low Impact Development*.
9. Environmental Protection Agency. *Environmental Protection Agency*.
10. Greeley Government. *Water and Sewer Services*.
11. Greeley Real Estate. *Housing Market Analysis*.
12. Urban Institute. *Urban Institute*.
13. National Center for Biotechnology Information. *Effects of Noise Pollution on Health*.
14. Colorado Government. *Special District Information*.
15. Greeley Government. *Housing Market Analysis*.
16. Greeley-Evans School District 6. *Greeley-Evans School District 6*.
17. Edutopia. *Impact of Class Size on Student Performance*.
18. Greeley Government. *Fire Department Services*.
19. Greeley Government. *Police Department Services*.
20. National Association of Home Builders. *National Association of Home Builders*.
21. Greeley Government. *Comprehensive Plan*.
22. National Center for Biotechnology Information. *Effects of Noise Pollution on Health*.
23. World Health Organization. *Ambient (Outdoor) Air Quality and Health*.
24. Noise Pollution Clearinghouse. *Noise Pollution*.

Michael Franke

From: Brian McBroom
Sent: Friday, July 26, 2024 5:02 PM
To: Michael Franke
Subject: Fwd: Concern regarding Rezoning Application

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Friday, July 26, 2024 6:28:50 AM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>; Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: Fwd: Concern regarding Rezoning Application

Dale K Hall
Mayor Pro-tem
Councilmember Ward IV
City of Greeley

From: Wayne & Katie Langham <langham.crew@gmail.com>
Sent: Thursday, July 25, 2024 5:29:15 PM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Concern regarding Rezoning Application

You don't often get email from langham.crew@gmail.com. [Learn why this is important](#)

Hello Dale Hall,

I am writing to express my strong opposition to the rezoning application for the parcel located south of our neighborhood (Northridge Trails), between the school and 8th Street. As a concerned resident, I believe this proposed change from I-L (Industrial Light) to R-H (Residential High Density) is not in the best interest of our community.

Our neighborhood is already experiencing significant issues with increased traffic and on-street parking (including in no parking zones and bike lanes), exacerbated by recent and upcoming developments, including new apartment complexes. The current zoning as I-L provides a necessary buffer and mitigates the potential negative impacts on our residential area by requiring adequate parking and limiting commercial activities to daytime hours. Rezoning this parcel to R-H would likely lead to even more congestion and parking issues, potentially compromising both safety and property values in our community.

Furthermore, the increase in residential density will adversely affect our neighborhood's cleanliness and overall environment. We already see high amounts of littering due to our proximity between Northridge High School and the 10 West Apartment Complex. Higher-density housing often leads to more litter and debris, which can detract from the aesthetic appeal of our area and place an additional burden on local sanitation services.

The shift from I-L to R-H would also disrupt the planned transitional zoning approach, which typically progresses from single-family homes to townhomes and then to apartment complexes. This thoughtful progression helps maintain neighborhood stability and property values. The absence of such a transition in our area is concerning and may have long-term negative effects.

I urge you to consider these concerns seriously and support the preservation of the current I-L zoning designation. Our community's quality of life and safety should be prioritized, and I hope you will advocate for a solution that respects the needs and preferences of the residents.

Thank you for your attention to this matter. I would greatly appreciate the opportunity to discuss these concerns further and to explore possible alternatives that could better serve our neighborhood.

Sincerely,

Katherine and Wayne Langham

710 66th Ave Greeley

970-381-1937

Michael Franke

From: Dee Ann Midcap <dee.ann@icloud.com>
Sent: Saturday, July 27, 2024 6:48 AM
To: Michael Franke
Subject: Re: "REZONING APPLICATION/2024"

You don't often get email from dee.ann@icloud.com. [Learn why this is important](#)

July 26, 2024

To whom it may concern,

Thank you for your time in considering our concerns for our neighborhood. We moved into the Northridge Trails community 2 years ago and have since gotten to know our neighbors and neighborhood very well. Our number one concern for this neighborhood is safety for our children and the character of this area of Greeley.

First of all the added traffic and congestion would not be in support of our top priority for our children nor for the character of this community. Since we have been here a child as already been hit by a vehicle and there have been added "speed humps" to help slow down the traffic coming mainly from Northridge High School during the school year. Which, in all honestly, has not slowed many drivers down, nor do they stop at the stop signs. There are many young, inexperienced drivers using 66th Ave. to get to West 10th Street before, during and after school. There is already a LOT of traffic with the West Ridge Academy just being up the street. Adding even more traffic if an apartment complex is added to this area. I believe there is a reason this area has been designated as a low intensity development in the past.

Secondly, when we bought our home in Northridge Trails, one of the things that drew us to this location was the amount of "open space" there was. Especially with Poudre River Trail being so close to this area. Needing additional housing is one thing, if there were already not so many apartments being built all over the Greeley area. Is this really going to be the best plan for Greeley overall? I see it as an "overcrowding of our neighborhoods and infrastructure" that is not conducive to already crowded thoroughfares to main roads coming into and out of Greeley.

Thirdly, will our public service entities be able to keep up with all the extra demands when they are already stretched to care for the population as it is now.

Fourthly, I do not see as this proposed project will promote what the city of Greeley has in mind of their long-term planning and development. How will it enhance the development that Greeley has already implemented. The "quality of life" that Greeley wants to promote will get lost in so many projects like this, just to bring in more population! Shouldn't it be "quality" over "quantity?"

These are just a few of our major concerns and I ask that you would strongly reconsider what a proposal like this would do to our neighborhood and to our city. I feel like the long-term plan and development would get lost by zoning this area to a "high-intensity" area. I strongly suggest to keep it zoned as is.

Sincerely,

Wayne Midcap
Dee Ann Midcap
706 66th Ave.
Greeley, CO 80634
(970) 768-5566
smidy@juno.com

Dee Ann Midcap
Family Consultant



On Jul 26, 2024, at 4:00 PM, Michael Franke <Michael.Franke@greeleygov.com> wrote:

Good afternoon,

Apologies, I cannot access the document in the shared folder attached. Please email the document as a PDF document. Thank you!

Best,

<image001.png>
Michael Franke, AICP
Planner II
Community Development | Planning and Zoning
1100 10th Street, 2nd Floor
Greeley, CO 80631
P: (970) 350-9782 | E: michael.franke@greeleygov.com
Web: <https://greeleygov.com/>

From: Dee Ann Midcap <dee.ann@icloud.com>
Sent: Friday, July 26, 2024 3:46 PM
To: Michael Franke <Michael.Franke@Greeleygov.com>
Subject: Re: "REZONING APPLICATION/2024"

You don't often get email from dee.ann@icloud.com. [Learn why this is important](#)

Dee Ann Midcap
Family Consultant



On Jul 26, 2024, at 2:54 PM, Dee Ann Midcap <dee.ann@icloud.com> wrote:

Open my shared document:



REZONING
APPLICATION/2024

Pages

Dee Ann Midcap
Family Consultant



Michael Franke

From: Brian McBroom
Sent: Monday, July 29, 2024 7:36 AM
To: Michael Franke
Subject: FW: Re-zoning on Northridge trails

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Monday, July 29, 2024 7:35 AM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>; Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: Fwd: Re-zoning on Northridge trails

Dale K Hall
Mayor Pro-tem
Councilmember Ward IV
City of Greeley

From: Uriel Aragon <uaragon@hotmail.com>
Sent: Friday, July 26, 2024 10:11:11 PM
To: Raymond Lee <Raymond.Lee@Greeleygov.com>; Melissa McDonald <Melissa.McDonald@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>; John Gates <John.Gates@Greeleygov.com>
Subject: Re-zoning on Northridge trails

Some people who received this message don't often get email from uaragon@hotmail.com. [Learn why this is important](#)

To whom it may concern,

I am opposed to the idea of rezoning the commercial area to apartment complex. We already have very limited parking due to the apartments north of 10th st. Adding a new apartment complex would add parking complex and increase the traffic flow. We already have a speeding issue and this issue as a parent of two little ones is difficult.

Michael Franke

From: Brian McBroom
Sent: Monday, July 29, 2024 7:36 AM
To: Michael Franke
Subject: FW: Rezoning application

From: Dale Hall <Dale.Hall@Greeleygov.com>
Sent: Monday, July 29, 2024 7:36 AM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>; Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>
Subject: Fwd: Rezoning application

Dale K Hall
Mayor Pro-tem
Councilmember Ward IV
City of Greeley

From: Lana Volz <lanavolz@yahoo.com>
Sent: Monday, July 29, 2024 6:28:40 AM
To: Dale Hall <Dale.Hall@Greeleygov.com>
Subject: Rezoning application

You don't often get email from lanavolz@yahoo.com. [Learn why this is important](#)

To whom it may concern,

I am a town home owner at Northridge trails.

I am writing to express my concerns about the proposed rezoning from a I L to an R H to the south of our neighborhood.

We already have an insufficient amount of parking and far too much traffic traveling through our Neighborhood. We have cars parked on the street day and night and it is very difficult to see oncoming traffic when turning onto 4th St Rd.

We also have nowhere for kids to play safely aside from a very small playground. They play in the streets and around parked vehicles posing another threat to their safety. I strongly oppose the reapplication and hope that we can prevent overgrowth of this area from happening.

[Yahoo Mail: Search, Organize, Conquer](#)

Michael Franke

From: Brian McBroom
Sent: Monday, July 29, 2024 11:56 AM
To: Michael Franke
Subject: FW: Rezoning Application Near Northridge Trail Homes

From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Monday, July 29, 2024 11:45 AM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>
Cc: Rachel Flynn <Rachel.Flynn@Greeleygov.com>; Blair Snow <Blair.Snow@greeleygov.com>
Subject: Fwd: Rezoning Application Near Northridge Trail Homes

FYI

Raymond C. Lee III

City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

Begin forwarded message:

From: Adrian Loma <adrian.loma01@gmail.com>
Date: July 29, 2024 at 11:35:47 AM MDT
To: John Gates <John.Gates@greeleygov.com>
Cc: Dale Hall <Dale.Hall@greeleygov.com>, Brett Payton
<Brett.Payton@greeleygov.com>, Melissa McDonald
<Melissa.McDonald@greeleygov.com>, Raymond Lee <Raymond.Lee@greeleygov.com>
Subject: Rezoning Application Near Northridge Trail Homes

You don't often get email from adrian.loma01@gmail.com. [Learn why this is important](#)

Good Day,

Allow me to introduce myself, my name is Adrian Loma and I am a homeowner in the Northridge Trail Homes area. I was raised in Greeley all my life and have seen the good, the bad and the ever changing city in which we live. I have a family of 4 and two small dogs which my wife and children love very much. We all were raised in Greeley and love this city!

My wife and I had a goal. That goal was to find a home here in Greeley. No one knows the tremendous struggle we faced to purchase a home and the battles we fought, the increase of pricing for house, food and gas. Thank god after many many years we were able

to close on a house here in the northridge trail home area! We love it here! The addition of the apartment complexes would take away from what my wife and I fought for after so many years. These apartments would decrease the value of our home in a blink of an eye. How is that fair to us after all the money we invested into this home? That does not sit well with us nor other families here!

Throughout the week we go on walks, my 5 year old daughter rides her push scooter and my son rides his electric scooter. Streets are pleasant and the people are friendly. There have already been a few times where we get some crazy erratic drivers and as a parent gets me upset because the speed they have is too fast with not only my daughter but with many children around the neighborhood. Now I've had to wave down a few drivers due to speed or yell out as they drive past us. Having said and experienced that, I can only imagine the amount of times i will have to do such things or have to call the cops for crazy drivers. The amount of congestion that apartment complex would cause, is too much inconvenience to myself, all the home owners and family members that may visit and have nowhere to park.

With the congestion it brings, dangers of traffic, car speeds I do NOT want the apartment building and more to be zoned/built there. This will affect my family and many others walking about. If the increase of the percentage of dangers affects my family or those living in the Northridge Neighborhood, it will be on the hands and fault of those who approved this. We live in a time where all our voices need to be heard and not voided, listened to and understood! I know myself and other families will not stay silent. The neighborhood has already been built with respect to low-density/low-traffic zoning which as a homeowner enjoy! I will not stay silent if this gets approved and due to the dangers i've already listed that someday my family gets personally affected.

I appreciate your time and hope this email gets read with understanding - as a homeowner and a father who cares about his home and safety for his family.

- Regards,

Adrian Loma

Michael Franke

From: Brian McBroom
Sent: Friday, August 2, 2024 3:56 PM
To: Michael Franke
Subject: Fwd: rezoning application

From: Raymond Lee <Raymond.Lee@Greeleygov.com>
Sent: Friday, August 2, 2024 3:15:46 PM
To: Brian McBroom <Brian.McBroom@Greeleygov.com>; Rachel Flynn <Rachel.Flynn@Greeleygov.com>
Subject: Fwd: rezoning application

FYI

Raymond C. Lee III

City Manager
City Manager's Office
1000 10th Street Greeley, CO 80631
970-518-2262 | raymond.lee@greeleygov.com
www.greeleygov.com

Begin forwarded message:

From: April Merk <aprilmerk2@gmail.com>
Date: August 2, 2024 at 3:14:33 PM MDT
To: John Gates <John.Gates@greeleygov.com>, Dale Hall <Dale.Hall@greeleygov.com>, Brett Payton <Brett.Payton@greeleygov.com>, Melissa McDonald <Melissa.McDonald@greeleygov.com>, Raymond Lee <Raymond.Lee@greeleygov.com>
Subject: rezoning application

You don't often get email from aprilmerk2@gmail.com. [Learn why this is important](#)

This email is in regards to a rezoning application for the parcel of land on the Southeast corner of 71st Ave and 4th St, just behind the new neighborhood, Northridge Trails, and north of West Ridge Academy.

As the neighborhood is now almost built up, we already see the increase in traffic and on-street parking in our neighborhood. There is already an apartment complex being proposed on the south side of 8th Street adjacent to the Ten West apartments that will have access off 8th Street. During school days, all of 8th Street and portions of 66th Ave extending past 67th Ave are full of cars parked for student pick up and drop off. My kids currently walk home from West Ridge Academy and I am very concerned about the amount of traffic between my house and the school; and, it's only about 0.4 miles. I feel like this many cars in and around our

neighborhood increase the risk of a child being run over (which has already happened in this neighborhood), assaulted, or taken.

We believe that the City was correct in zoning this parcel as an I-L, because any development that will classify under an I-L will a) need to provide adequate parking, b) will mostly be some commercial enterprises that will only have vehicles entering and exiting during the day time and c) will not lead to continuous parking on the neighborhood streets at all hours during the evening hours and weekends. Additionally, surrounding entire neighborhoods with apartment complexes is bad planning that will lead to lowering of home values. The generally accepted practice is to have a transition from single family to town homes to apartments, which unfortunately we do not see happening to the south or west of the neighborhood.

Please take into consideration our neighborhood, all the young families that live there, and our children's safety. We ask you to NOT CHANGE the zoning of this land unless it is to single family housing.

Sincerely,

Ryan & April Hettinger

Michael Franke

From: Kevin Mitts <kevinm@pcgi.com>
Sent: Wednesday, August 7, 2024 5:08 PM
To: John Gates; Michael Franke
Cc: Dale Hall; Brett Payton; Melissa McDonald; Raymond Lee; Kieyesia Conaway; doleary@spencerfane.com; Christy McCutchen; Shannon McEvoy; Sarah Bromley
Subject: City Center West Residential Metropolitan District No. 2 - Opposition to Re-Zoning
Attachments: CCWRMD2 - 2024 08 06 - Regular Board Meeting Minutes - Final.pdf

Some people who received this message don't often get email from kevinm@pcgi.com. [Learn why this is important](#)

To Whom It May Concern,

I hope this message finds you well. I am writing to formally express the City Center West Residential Metropolitan District No. 2 opposition to the proposed rezoning for the parcel to the West of the neighborhood between West Ridge Academy and our neighborhood and just north of 8th Street from **I-L (Industrial Light) to R-H (Residential High Density)**.

Attached to this email are the Approved Minutes from our recent Regularly Scheduled Board Meeting, where the board of Directors discussed and voiced their opposition to the rezoning proposal. Similar to the concerns expressed by many residents at the latest informational meeting on July 31st, the Metro District Board does not feel that a High-Density Residential zoning is appropriate for this location. There is already heavy traffic through the neighborhood, as well as on-street parking from the current apartment complex (Ten West Apartments), neighboring schools, and businesses. There have been multiple incidents of drivers speeding, running stop signs, and endangering the numerous children who play in the area, with one child being hit by a car and severely injured.

This neighborhood has reached its capacity and cannot handle the addition of another apartment complex, bringing along hundreds of new residents, vehicles, and students for the over-capacity of local schools. We believe **any** zoning other than R-H would be more appropriate. We trust that you will consider our position and hope for a resolution that takes into account our community's concerns and feedback. We look forward to your response.

Thank you,

Kevin Mitts
District Manager
City Center West Residential Metropolitan District No. 2



Loveland: (970) 669-3611 Ext. 140
Denver: (303) 333-4380
Fax: (970) 669-3612
kevinm@pcgi.com

Loveland
550 W Eisenhower Blvd.
Loveland CO, 80537

Denver
6950 E Belleview Avenue, Suite 200
Greenwood Village, Colorado 80111

www.pinnacleconsultinggroupinc.com



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RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

HELD
August 6, 2024

The Regular Meeting of City Center West Residential Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, August 6, 2024, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

Melissa Kerr, Treasurer & Secretary
Aparna Karnik, Vice Chair, Assistant Treasurer & Secretary
Trish Trombino, Vice Chair, Assistant Treasurer & Secretary
Trish Thompson, Vice Chair, Assistant Treasurer & Secretary

Also in Attendance:

David O'Leary; Spencer Fane, LLP.
Kevin Mitts, Kieyesia Conaway, Tracie Kaminski, and Wendy McFarland; Pinnacle Consulting Group, Inc.
Shannon Fuller; Haynie & Company
Josh Vadel and Jacob; Members of the Public

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the City Center West Residential Metropolitan District No. 2 was called to order by Mr. Mitts at 5:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. O'Leary inquired whether there were any conflicts to disclose by Board members present, which have not already been adequately disclosed. There were no such conflicts to disclose. Mr. O'Leary advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board Members determined that the participation of the members present was necessary to obtain a quorum of otherwise enable the board to act.

RECORD OF PROCEEDINGS

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Appointment to fill Board Vacancy and Elect Officers: Mr. O’Leary and Mr. Mitts presented the Appointment to fill Board Vacancy and Elect Officers to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Kerr, and upon vote, unanimously carried, it was

RESOLVED to approve the Elect Officers as follows:
Trish Thompson – President & Chairperson
Melissa Kerr – Treasurer & Secretary
Aparna Karnik – Vice Chair, Asst. Treasurer & Secretary
Trish Trombino – Vice Chair, Asst. Treasurer & Secretary

Approval of Minutes: Mr. Mitts presented the May 7, 2024 Regular Meeting Minutes to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Kerr, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the May 7, 2024 Regular Meeting Minutes.

Public Comment: Mr. Vadel noted that mature trees in the District still have the supports around them, his landscaper told him to remove his after about a year and asked if the District’s landscaper would be removing the ones around the District that need to be removed. Mr. Mitts noted that Mr. Powell would work with the landscaper to remove supports on mature trees.

Director Comment: There were no Director Comments received.

2023 Audited Financial Statements: Ms. Fuller presented the 2023 Audited Financial Statements to the Board and answered questions. Ms. Fuller reported that the audit received a clean unmodified opinion. Following review and discussion, upon a motion duly made by Director Kerr, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the 2023 Audited Financial Statements, as presented.

RECORD OF PROCEEDINGS

DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Mitts presented the District Managers' Report to the Board and answered questions.

Streamline Platform – Subscription Agreement: Mr. Mitts presented the Streamline Platform – Subscription Agreement to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to ratify the Streamline Platform – Subscription Agreement, as presented.

Board of Directors to Oppose the Newly Proposed Re-zoning by the City of Greeley: Ms. Karnik presented the Board of Directors to Oppose the Newly Proposed Re-zoning by the City of Greeley to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to Formally Oppose the Newly Re-zoning by the City of Greeley to High Density Residential for HP Development Property, case number ZON2023-0003, as presented. Upon direction from the board, District Management is further authorized to provide executed minutes to the City of Greeley and provide direction from the board of their opposition.

Contract Modifications: Mr. Mitts presented the Contract Modifications to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Kerr, and upon vote, unanimously carried, it was

RESOLVED to ratify the Contract Modifications, as presented.

FINANCIAL ITEMS

Ratification of Payment of Claims: Mr. Mitts presented the Payment of Claims to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Kerr, seconded by Director Thompson, and upon vote, unanimously carried, it was

RESOLVED to ratify the Payment of Claims in the amount of \$769,862.36, as presented.

RECORD OF PROCEEDINGS

Financial Managers Discussion: Ms. McFarland presented the Financial Managers Discussion to the Board and answered questions.

Approvers in Bill.com: Mr. Mitts presented the Approvers in Bill.com to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve any elected Board Member to act as a back up approver in Bill.com while maintaining Director Kerr as the main Approver in Bill.com.

LEGAL ITEMS

Legislative Updates Discussion: Mr. O’Leary discussed with the Board the Legislative Updates and answered questions.

DIRECTOR
MATTERS

Director Thompson requested that Mr. Powell request bids for new Landscaping Companies to provide services for the 2025 budget year, noting the information is needed by the November Budget Meeting to make a decision with a start date of January 1, 2025.

OTHER
MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Trombino, seconded by Director Thompson, and upon unanimous vote, the meeting was continued to Wednesday, August 7, 2024 at 5:00 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Kieyesia Conaway
Kieyesia Conaway, Recording Secretary for the Meeting

Michael Franke

From: Cinde Wright <cwright@weld.gov>
Sent: Wednesday, August 14, 2024 7:39 AM
To: Michael Franke
Cc: planning
Subject: FW: Case Zon2023-003

Some people who received this message don't often get email from cwright@weld.gov. [Learn why this is important](#)

Michael,

I just got my email back as undelivered, so I'm resending it so it can be included on the September meeting agenda. Thanks.

Cinde Wright

From: Cinde Wright
Sent: Tuesday, August 13, 2024 7:26 AM
To: michael.franke@greeley.gov
Cc: Cinde Wright <cindegirl133@gmail.com>
Subject: Case Zon2023-003

Michael,

I apologize for the late date on this email. I thought I would be able to make the Planning Commission meeting today at 1:15pm, but I have work obligations and will not be able to attend.

My husband and I live at 727 66th Avenue in Greeley, directly across from the Ten West Apartment building. I wanted to put my name in against the rezoning of Tract 3A of the old Hewlett Packard site. Our home is across from the north entrance of the apartment complex, so we are aware of the traffic and parking issues that the apartments create. There are times when it is close to impossible to back out of our driveway safely, because of the traffic coming around the curve. After the southern apartment entrance, 66th Avenue was constructed too narrow especially around the curve by the apartments. Sight distances are poor and the apartment dwellers park on both sides of the street along the curve, making it difficult to get 2 cars to pass.

We were the second residence to be sold, so the subdivision looked very different when we moved in. The first house to buy (our neighbors to the south) are selling because they are fed up with the parking and apartment traffic. When we first moved in, the City allowed parking along the apartments (along the south side of 8th Street/66th Avenue curve). This seemed to work much better in my opinion. As the subdivision has developed, the City has added stop signs, speed bumps and no parking signs in front of our homes. We can no longer park in front of our home/driveway on either side. We have had to add an additional parking pad on the side of our driveway, just to accommodate our vehicles (at an additional \$3k cost to us).

Adding another apartment complex to the already overtaxed roadway system would not be safe or practical. An industrial type facility, like a Federal Express facility, a medical facility, storage facility or commercial property would be much better. The amount of traffic seen with those types of facilities would be much less than an apartment complex and limited in hours. The entry and exit times for a Federal Express type facility would be early morning and later evening, before and after the school traffic and children were present. It's important for the City to consider the safety of the children at the school, especially since the little girl was seriously injured by a vehicle hitting her.

Thank you for your consideration. I believe the current roadway and parking along 66th Avenue and around the school facility makes another apartment complex a terrible and potentially dangerous idea.

Cinde Wright

I-L –Industrial Low Intensity.

The I-L district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won't have

significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.

Permitted Uses

Permitted Uses in this district include:

- Established Residential (all types)
- Farming
- Residential Care- Assisted Living
- Residential Care- General
- Residential Care- Institutional
- Assembly- Limited (up to 499 occupancy)
- Assembly General (500-1500 occupancy)
- Assembly- Large (1501 or more occupancy or outside)
- Cemeteries, Columbarium
- Golf Course & County Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Adult (Business, Trade)
- School- Universities/ Colleges
- Transportation- Bus, Taxi, or Transit Station
- Transportation- Public Parking
- Transportation- Towing Services
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Adult Businesses (See Section 24-1103)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Animal Care- General (indoor, 5K-20K GLA or boarding)
- Animal Care- Large (outdoor or greater than 20K GLA)
- Auction Houses (excludes livestock)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Gas Station General (9-20 pumps)
- Automobile- Gas Station Large (21+ pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Automobile- Repair/Service General (4-6 service bays; less than ½ acre)

- Automobile- Repair/Service Large (7 or more service bays; greater than 1 acre)
- Automobile- Sales/Rental Limited (less than ½ acre)
- Automobile- Sales/Rental General (1/2 acre to 1 acre)
- Automobile- Sales/Rental Large (greater than 1 acre)
- Drive-through services- Accessory (See 24-403.e.)
- Child Care Home (accessory/home occupation- See Section 24-403.c.)
- Entertainment/Event Establishments
- Food & Beverage- Bar Limited (less than 3K GLA; less than 100 seats)
- Food & Beverage- Brewery/Winery; Bar General
- Food & Beverage- Restaurant Limited (less than 5K GLA, less than 100 seats)
- Food & Beverage- Restaurant Quick Service
- Food & Beverage- Restaurant General (5K or more GLA)
- Lodging- Short Term Rental
- Lodging Bed and Breakfast (up to 5 rooms)
- Lodging- Inn (6 to 40 rooms)
- Lodging- Hotel/Motel Small (41 or more rooms)
- Medical- Limited (less than 5K GLA; no emergency services)
- Medical- General (5K-20K GLA; no emergency services)
- Medical- Large (greater than 20K GLA or emergency services)
- Medical- Hospitals
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Office- Large (greater than 20K GLA)
- Pawn Shops
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Personal Services- General (greater than 5K GLA; greater than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Indoor General (5K to 20K GLA; ½ acre to 1 acre)
- Recreation- Indoor Large (greater than 20K GLA; greater than 1 acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Recreation- Outdoor General (no lights; ½ acre to 1 acre)
- Retail- limited (less than 3K GLA)
- Retail Outdoor Limited (less than 25% and less than ½ acre)
- Retail General (25% to 50% and ½ acre to 1 acre)
- Retail- Outdoor Nurseries and Greenhouse
- Retail Outdoor Large (greater than 50% and greater than 1 acre)
- Commercial Services- Limited (up to 9 vehicle fleet)
- Commercial Services- General (11-20 vehicle fleet)
- Crematoriums
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Manufacturing- General (5K-100K GLA)
- Manufacturing- Food & Beverage (up to 3 acres)
- Research & Testing Labs

- Warehouse/Storage- Indoor Limited (less than 50K GLA; less than 1 acre)
- Warehousing/Storage- Indoor General (50K GLA-200K GLA; 1-5 acres)
- Waste Management- Recycling Collection Small
- Waste Management- Recycling Processing & Collection
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

Use by Special Review Uses include:

- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Animal Care- Stables (more than 5 boarded animals)
- Child Care Center/ Pre-School
- Recreation- Outdoor Large (lights or greater than 1 acre)
- Recreation- RV and Travel Trailer Park
- Retail- General (3K-20K GLA)
- Retail Large (20K-100K GLA)
- Retail-Warehouse (greater than 100K)
- Commercial Services- Large (21 or more vehicle fleet)
- Warehouse/Storage- Indoor Large (more than 200K GLA; greater than 5 acres)
- Warehouse/Storage- Distribution Center
- Warehouse/Storage- Outdoor Limited (less than 1 acre)
- Warehouse/Storage- Outdoor General (more than 1 acre)

R-L- Residential Low Density

The R-L district provides residential living (detached houses) in lower-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities. Alternatively, it may be used for single-family areas integrated into walkable or urban neighborhood patterns.

Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

Use by Special Review Uses include:

- Assembly- General (500-1500 occupancy)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)

R-M – Residential Medium Density

The R-M district provides residential living (wide range of small-scale residential building types) in a compact, walkable neighborhood settings allowing a mix of housing options at strategic locations which transition to complimentary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.

Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Accessory Dwelling Unit (See 24-403.b.)
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

Use by Special Review Uses include:

- Residential Care- Assisted Living
- Assembly- General (500-1500 occupancy)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)

R-H – Residential High Density

The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.

Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Boarding House & Single Room Occupancies
- Accessory Dwelling Unit (See 24-403.b.)
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

Use by Special Review Uses include:

- Mixed-use Dwellings
- Residential Care- Assisted Living
- Residential Care- General
- Residential Care- Institutional
- Assembly- General (500-1500 occupancy)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking

- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Lodging- Bed and Breakfast (up to 5 rooms)



West Ridge Academy

6905 8th Street Greeley, CO 80634 970.330.3671

August 15, 2024

City Council, City of Greeley
Attn: Mayor John Gates
1100 10th Street
Greeley, CO 80631

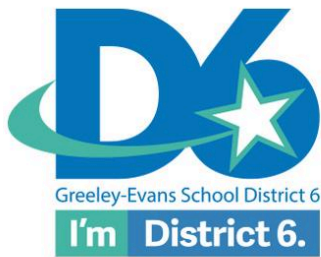
Dear City Council Members,

Information was shared at a recent community meeting stating that the area schools were at capacity. I'd like to address this misinformation. West Ridge Academy is a K - 8 public charter school located adjacent to the parcel under review for rezoning. We are considered a small two-track school. This means that we have two teachers at each grade level. Our limit for each class is 28 students with a total of 56 students for each grade level. That would bring our school capacity to 504 students. Currently, for the 2024-2025 school year, we have 354 students enrolled. We have space for 150 students before we reach capacity.

Sincerely,

A handwritten signature in black ink that reads 'Davon Renfrow'. The signature is written in a cursive style.

Davon Renfrow
Executive Director, West Ridge Academy



Greeley-Evans | Weld County School District 6
Office of Facilities

2204 FIFTH AVENUE
 GREELEY, COLORADO 80631
 970-348-6400
 WWW.GREELEYSCHOOLS.ORG

Aug 15, 2024

City of Greeley City Council and Planning and Zoning Committee,

Once again, I am writing on behalf of Greeley-Evans School District 6 in support of any residential development within the city of Greeley.

Parties not employed by or directly representing District 6 should not be commenting on the school district's behalf, including the comments regarding the development of the former Hewlett-Packard parcel. District 6 continually makes boundary and facility adjustments to accommodate the students and families we serve. . Within the boundaries of the Greeley-Evans School District ALL families have the opportunity to utilize schools of choice through open enrollment to any district school. . Students from this area are currently attending a variety of schools, not just their boundary schools.

The district works with a demographer to adjust elementary and middle school boundaries as needed, which was most recently done over a three year period from 2021-24. We also have and utilize data from our demographer that tells us that multi-family housing units generate an average of only (.14) students per unit. This compares to an average of (.64) students per unit for a single family dwelling. We use all of this data when analyzing development data that we receive from the cities of Greeley and Evans.

Unlike other school districts along the Front Range who are in declining enrollment, our district has maintained a consistent to increasing enrollment. This is in large part due to our community's support of recent MLO and bond measure to improve our facilities along with our improving student achievement data and graduation rates. The Greeley Evans School District always welcomes development, and when needed we will build school additions or new buildings as needed. We are planning for and anticipate the need for more school buildings in the future.

We are an adaptive school district and welcome development and families to our district and will make appropriate changes as needed to support all of our families. We educate all kids!

Sincerely,

Kent Henson, Assistant Superintendent of Operations

District 6 engages every student in a personalized, well-rounded
 and excellent education, preparing students to be college and career ready.

Engage. Empower. Inspire.

District 6 engages every student in a personalized, well-rounded and excellent education, preparing students to be college and career ready.

Michael Franke

From: Brian Bartels <brian@waltelcos.com>
Sent: Tuesday, August 6, 2024 10:13 AM
To: Michael Franke
Cc: 'Adam Wallace'
Subject: packets

Good morning Michael,

I am preparing for next weeks meeting and trying to keep things short and to the point and leave time for Curtis to make his presentation and answer any questions. This article from Biz West is a great summary of the building(s) and why the current zoning no longer viable and the market and residential expansion as well as other uses geared around residential have taken over in west Greeley. If you think this is a good summary for both PZ and City Council could we include this in the packets ?

Let me know what you think,

Brian

Greeley's westward expansion

Why Greeley's HP facility faced such a different outcome than campuses in Fort Collins and Loveland can be attributed to a variety of factors.

First, the technology sector in Greeley has never developed to the scale of Fort Collins' or Loveland, which enjoy closer proximity to Colorado State University. Even before HP's closure, Greeley had seen the departure of home-grown printed-circuit-board manufacturer EFTC Corp., founded in Greeley as Electronic Fab Technology Corp., which left for the north Denver suburbs.

But the greatest factor seems to be the pattern of Greeley's residential and commercial growth, which has pushed inexorably westward for several decades.

Benjamin Snow, director of economic health and housing for the city of Greeley, said the area around "the core of the apple," meaning the HP building, has transformed.

HP's Greeley facility was once on the city's outskirts, with little nearby retail and far less residential development.

"When you look at what's happened over the last 10 years out there, it has sort of defaulted to what I would describe as typical suburban growth," Snow said, pointing to the King Soopers and other retail development across 10th Street, as well as retail and residential projects on former HP land surrounding the building.

He noted that for years, he and his predecessors in the economic-development community sought to preserve the industrial zoning for the building as a way to balance the city's housing stock with a solid employment center.

"It just never took," he said. "We never could get a secondary use in there ... At some point, you have to listen to the market signals."

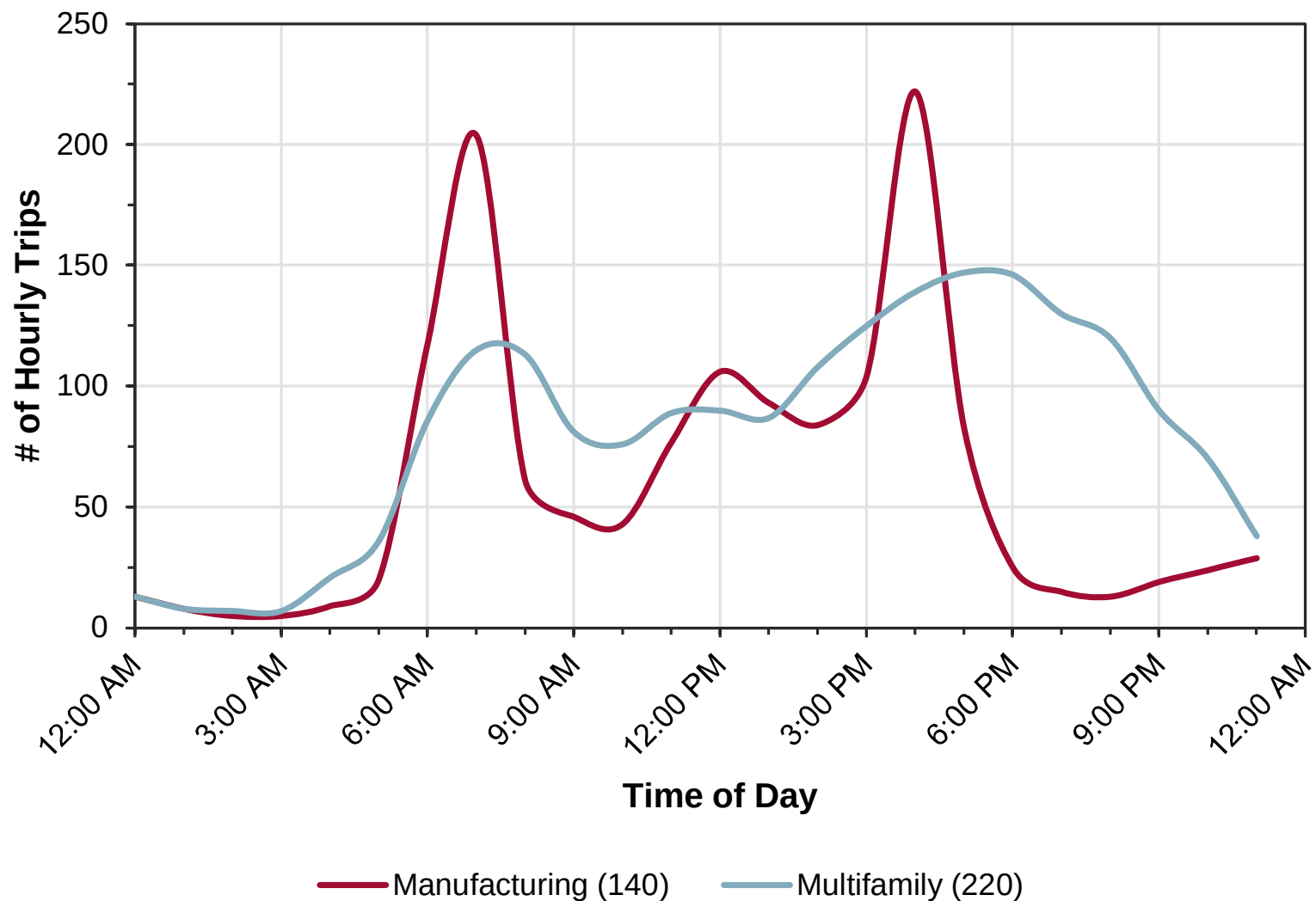
Although many potential users toured the facility, one obstacle, he said, was that the building had fallen into disrepair.

"Once people went in, because that building essentially had been neglected and abandoned for so long ... it was kind of a magnet for that kind of vandalism. There was evidence that people were inside the building at different times."

"Greeley has tried for 20 years to get some industrial users to reinhabit, to reanimate that building, to no avail," he said.

Additional reading: "HP in Colorado," Measure (HP's inhouse publication), November-December, 1982.

Manufacturing vs Multifamily Vehicle Trips by Hour



City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
August 13, 2024

[Greeley Planning Commission- August 13, 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
Vice Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the July 23, 2024, Planning Commission Meeting Minutes

Commissioner Modlin moved to approve the minutes dated July 23, 2024. Commissioner Carlson seconded the motion.

Motion carried 6-0 (Commissioner Schulte Absent).

5. A public hearing to consider a request by The Cache, LLC for approval of The Cache Subdivision No. 1 Preliminary Plat (SUB2023-0015) to create 13 Tracts on 784.3 acres within the Cache Planned Unit Development (PUD). The property is located generally south of the Cache la Poudre River to Business HW 34/10th Street to the south, 95th Avenue to the west, and 83rd Avenue to the east. (Case number SUB2023-0015, The Cache Preliminary Plat Filing 1)

Chair Yeater introduced the item as published and asked if anyone on the Commission or in attendance wished to see a presentation, there were none.

Chair Yeater opened the Public Hearing at 1:18 p.m. There were not any requests for public comment, and he closed the Public Hearing at 1:19 p.m.

Commissioner Franzen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, approves the preliminary subdivision plat as presented. Commissioner Andersen seconded the motion.

Motion carried 6-0 (Commissioner Schulte Absent).

6. A public hearing to consider a request by The Cache, LLC for approval of The Cache Subdivision No. 2 Preliminary Plat to create 122 residential lots on 65.9 acres within the Cache Planned Unit Development (PUD). The property is located west of the northwest corner of the intersection of 83rd Avenue and F Street. (Case number SUB2023-0014, The Cache Preliminary Plat Filing 2)

Chair Yeater introduced the item as published, asking if anyone on the Commission or in attendance wished to see a presentation, there were none.

Chair Yeater opened the Public Hearing at 1:21 p.m.

William Fortier (45 Double Tree Drive, Greeley, Colorado) stated that he just wanted to know if the rezone lots are going to be in the floodplain and if the roads would have adequate access.

Seeing no additional request for public comment, Chair Yeater closed the Public Hearing at 1:24 p.m. and asked if staff or the applicant wished to comment in response to the Public Hearing.

Dylan Belanger (Engineering Development Review) responded, stating that all FEMA Floodplain requirements and city roadway specifications would have to be satisfied prior to any construction starting on the site.

Chair Yeater asked if the applicant was in attendance and wished to speak, Todd Johnson (Terra Forma, applicant representative), introduced himself. He began by confirmed the information provided by staff regarding roadway improvements for the project. His team will meet all FEMA requirements and all lots that are created will be outside of the floodplain.

Commissioner Franzen asked what measures were being taken to protect the Bald Eagle nest on the site. Mr. Johnson responded that they have explored the issue thoroughly with both staff and the Department of U.S Fish and Wildlife. The minimum distance between lots and the nest is to be at least 650 feet, the proposed plan includes over 2000 feet between the nest and lots. However, Colorado Fish and Wildlife requires a quarter mile between lots and the nest and half a mile between lots and the nest during certain times of the year. They will continue to work with all agency's involved in the matter as the project progresses. They value the importance of the nest in the area, it has been there for a significant amount of time, and they do not want to disturb it.

Seeing no further questions for the applicant, Chair Yeater turned the item back to the Commission for action.

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 Development Code Section 24-203(b)(1), and therefore, approves the preliminary subdivision plat as presented with the following condition of approval:

Between December 1 and July 31 of any calendar year, the applicant shall ensure any development activity within the Cache Subdivision Filing No. 2 includes taking measures to reduce impacts to and disturbance of the bald eagle nest located to the north of the subdivision near the Poudre River

Commissioner Franzen seconded the motion.

Motion carried 6-0 (Commissioner Schulte Absent).

7. **A request for the Planning Commission to make a recommendation to City Council after hearing testimony from the applicant and public for a request from LaSalle Investors, LLC to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land. (Case number ZON23023-0003, H-P Tract 3A Rezone).**

Chair Yeater introduced the item as published. Commissioner Carlson recused himself due to a potential conflict of interest.

Michael Franke (Planner III) began his presentation sharing that the request is to rezone 16.192 acres from I-L to R-H, this parcel is currently vacant and was formerly a portion of the H-P Greeley site. He continued, sharing further history of the parcel from when it was annexed in 1981 through the current application. Continuing, he shared an image of the location, East of 71st Avenue, north of 8th Street, and Northeast of 69th Avenue. The neighborhood is City Center West (Northridge Trails). Zoning and Land Uses around the parcel include:

- North: R-H (Residential High Intensity)
- East: R-H (Residential High Intensity) – Single-Family Dwellings
- South: C-H (Commercial High Intensity)
- West: I-L (Industrial Low Intensity) school site

The proposed zoning is compatible with the existing development and zoning. The aerial overview shows:

- Westerly 4.39-acre lot deeded to school
- R-H zoned residential development (City Center West Residential 2nd Filing) east of the subject property
- Boomerang Storage Facility to west
- Future City Park directly to the north

Mr. Franke shared the proposed rezone boundary map for the site and the permitted uses for I-L zoning and R-H zoning, showing that the uses permitted in the R-H zoning are more appropriate for the area. Moving forward, he shared the next steps for development in this case if the rezoning were to be approved. Future development would require subsequent Land Use applications to be submitted and does not permit development to proceed without following the requirements for those processes and gave examples of those processes.

Mr. Franke stated that this application was reviewed against the criteria of Section 24-204 and staff has found it to be consistent with those criteria, therefore staff recommends approval of the application. Proper notification was made including 312 notice letters mailed to property owners within 1000 feet, signs posted on the property and a neighborhood meeting held on July 31, 2024. The city has received 5 letters of support of the project and 30 letters of opposition with concerns regarding traffic, parking, multifamily development in Greeley, safety and property values. Mr. Franke concluded his presentation, thanking the Commission for their time and that the applicant and staff were available to answer any questions.

Chair Yeater opened the meeting up to the Commission for questions. Commissioner Briscoe inquired about the traffic comments in the report provided by Engineering Development Review regarding their concern over traffic. Thomas Gilbert (Engineering Development Review) commented that he reviewed the application for compliance with City of Greeley design specifications for traffic,

stormwater, water and sewer as well as all other development departments. He did find that it generally met these specifications. Regarding the comment "Staff is concerned that about the additional daily flows generated with this zoning district. Public Works reserves the right to include any or all traffic improvements as part of the future development site plan to mitigate traffic issues" and elaborated that because this is a rezone and it is not a specific to a development at this point, they created traffic flows based on potential future development and an estimated number creating various options that would allow them to meet City of Greeley criteria. If development proceeds the applicant would be required to follow all criteria for traffic flows based on the development plans and processes submitted prior to any construction commencement and all factors would be considered at that time to ensure that traffic flow and conditions adequately meet city standards.

Without further questions for staff, Chair Yeater invited the applicant to speak if they wished.

Brian Bartels (5202 West 20th Street, Suite 220, Greeley Colorado) introduced himself and he and his team, including the traffic engineer for the project were in attendance and happy to answer questions. Beginning his presentation, he stated that they had applied originally a little over two years ago, received a unanimous approval from Planning Commission, recommending approval to City Council. The only thing that has changed since that time is that they have sold approximately 5 acres to Westridge Charter school to allow space for them to move their drop-off and pickup line off the street.

Mr. Bartels provided history of the property since 1980 when Hewlett Packard purchased it and what the vision was for it when it was annexed. The facility has been used for over the years as the original plans for the site were not fully developed. It was zoned I-L in 1982, as that was the zoning best suited for the development that was planned at that time. In 2000, Hewlett Packard announced that the facility would be closing and that the building would be sold, in hopes that it could be repurposed. The building and the land (60-acre tract) sold in 2004. Mr. Bartles was approached regarding the building and property in 2007 by a firm that purchased the site to work on redevelopment of the property, no users came full circle to accomplish the redevelopment at that time. He provided information regarding parts of the parcel that were subdivided over the years. There were various challenges that the facility encountered while it was vacant, eventually leading himself and his team to purchase the site. They demolished the existing facility and began working with the city to start the process of redeveloping the parcel with a different land use in mind that would better suite the area.

They went through the process of rezoning the property, it was approved unanimously by Planning Commission and when it went to City Council it was voted on with a 3 to 3 tie resulting in denial of the proposed application, requiring them to wait for a year to move forward on the project. His team has worked to address the issues that arose during the City Council meeting, neighborhood meetings and from the letters of opposition. He summarized various measures that have been taken to address issues of concern for this rezone.

Concluding, he reiterated the benefits of rezoning this area to better suit the area and was happy to answer any questions and introduced the Traffic Engineer for the project to give a brief presentation.

Curtis Rowe (Traffic Engineer, Kimley-Horn) introduced himself and provided his credentials and experience within the Traffic Engineering field.

Mr. Rowe discussed the impact of increased trip generation and that it has been a big concern for this development, if approved. He put together comparison reports based on I-L and R-H zoning. The reports indicate that R-H zoning would have decreased traffic counts compared to I-L Zoning during peak hours, creating a positive impact on traffic in the area.

In working with the city and developer, a traffic impact study was completed for the entire development area. it was noted that the peak hour trip generation was less for residential

development, however the daily traffic generation was higher compared the traffic if the site were to be developed as an industrial use. Truck traffic was also lower with residential verses industrial uses. He shared further details regarding the traffic impact study that was completed, providing examples of various options for solutions to potential traffic impacts related to future development at this site.

There were no further questions for Mr. Rowe or the applicant.

Chair Yeater opened the Public Hearing at 1:55 p.m.

Sean Thompson (745 64th Avenue, Greeley, Colorado), began by stating that his major concern was the Ten West apartment complex is already in the area. More apartments are going in next to those, and on the corner of 4th Avenue and 71st Street. They all are going to be exiting onto the major roadways. He assumes the measures implemented to alleviate the traffic funneling into the neighborhood, will likely be signage and inadequate. His main concern is that the additional traffic that will funnel into the neighborhood. Schools in the area are already past capacity, street parking is already an issue because the existing apartments do not have ample parking for the residents. Large scale warehouses would not a have heavy traffic flow of traffic at all hours of the night that more residential units would add.

Kathrine Lamb (710 66th Avenue, Greeley, Colorado) shared that she feels bad for the developer because they have bad neighbors at Ten West who are speeding through the neighborhoods, have loud music going down the streets at all hours of the night, dogs that are walked on the nature trail and let off leash and allowed to use the restroom all over the neighborhood. They have a bad taste in their mouth from their current neighbors and do not look forward to getting similar ones. Westridge Academy does not have ample pickup and drop-off locations before they ever opened. She is concerned that it will be the same thing with new apartments, and it will create something they have to figure out afterward. She would like to know why the rezoning wasn't done before the neighborhood was built, the potential for rezoning should have been brought to the attention of people purchasing in the neighborhood. It should not have waited until after the neighborhood was built out to change the zoning of this property. She also does not feel that industrial is the best use of the parcel nor does she want to see apartments go there either.

Wayne Lamb (710 66th Avenue, Greeley, Colorado) stated that a couple things have already been addressed, the existing apartments and the ones being built have satisfied minimum parking requirements but most people who live in apartments don't have just one car for a single bedroom apartment or one and a half cars for a two-bedroom apartment. Most people living there a couple of adults, and some have teenage children who also drive, so the minimum parking required for them is not sufficient and there ends up being a lot of on street parking. Industrial use would also not be a great use for the area, he would rather see Residential Low density, not Residential High density. Or even low occupancy condos that people can purchase, because from a philosophical standpoint he'd much rather see people who have vested interest in their area rather than rental users who have left a bad taste in his mouth due to what they have done to their area.

Amber Pleasant (6633 West 6th Street, Greeley, Colorado) thanked the Commissioners and community members for their attendance today. They are here today to review the zoning of the lots adjoining to the Northridge Trails neighborhood, the consensus is that residential light would be a great compromise that would benefit the current landowners and community stakeholders. A critical issue impacting many Americans right now is the need for more houses in our growing communities with Greeley being a top growing city in the country. It is a pressing issue to address. The construction of apartments has often been seen as a quick fix, building more single-family homes or townhomes offers greater long-term benefits to the community. Homeownership provides a sense of stability and security that renting an apartment cannot, permanent stake in the community fostering a sense of pride and responsibility. Overcrowding is an issue in areas with apartments and overcrowding can put

a strain on infrastructure. Building more homes creates economic growth, the new construction of homes creates jobs in various sectors from real estate to construction to home improvement and landscaping. She feels that homeowners spend more money in the community supporting local businesses and elaborated on what the economic growth would do for the community. Concluding she summarized her previous comments and reiterated her desire to see light residential development.

Jim Powers (6615 7th Street, Greeley, CO) stated he stands opposed to R-H zoning. The applicant has made it clear to his neighborhood that he intends to put apartments at this location. As heard from other residents, they do not want apartments here due to the traffic dangers. I-L zoning would not cause problems for them as much as apartments. He shared that his letter is included in the packet with photos of his daughter who was seriously injured when construction traffic was bad in her neighborhood. Additional traffic would increase danger to children playing in the neighborhood. There would not be enough parking so they would end up parking around the park that is proposed, and children are going to get hurt. Resents at Ten West do not care about speed bumps and speed over them and run stop signs. Apartment dwellers are not good for the area and the increased vehicles in the neighborhood will lead to more injuries. When he purchased his home, he was told the lot would be either an extension of Westridge Academy, single family homes or townhomes, if he would have known it could be apartments, he would have purchased somewhere else.

Eli Kusik (6633 6th Street, Greeley, Colorado) stated many people in the neighborhood have expressed a willingness to compromise for a low residential development, but they seem determined to do high density and it is not what is best for the community. He felt that Amber Pleasant described everything well. There are a lot of families in the community and school who think that keeping people who are owners and vested in the area is what is best, and he hopes that is what the Commission supports.

David Cisneros (721 67th Avenue, Greeley, Colorado) stated that his property backs up to the rezone site and he shares many of the concerns that others have shared. When his property was purchased two years ago, they were told by Hartford Homes that the land was going to be part of the school, probably a parking lot. He gets the feeling that I-L zoning is being portrayed as the worst-case scenario and R-H as the best-case scenario. With the existing Ten West apartments and the new ones already under construction he does not make sense financially for them to build even more. As a homeowner who lives there, he would appreciate them considering R-L zoning or bringing a proposal that has a plan with it so that people know what is coming and to establish a plan before they jump into this.

Wayne Midcap (706 66th Avenue, Greeley, Colorado) is in opposition of the proposed change and would like to see it stay as a low-density residential zoning with single family homes. Traffic has improved with the addition of stop signs, but a lot of traffic still comes through the neighborhood, and they do not stop at the stop signs. He is not sure of the statistic but is certain that many tickets for not stopping are coming from the residents of the apartments. He also agrees with many of the comments that were expressed already by other neighbors.

Dakota Kautz (737 67th Avenue, Greeley, Colorado) stated that what everyone has been saying the same thing and she feels that what is important to look at is that they are asking for a compromise now and as they were 18 months ago when this was presented. It was made clear to them that the intention is apartments. There are already (2) 300-unit apartment complexes that are not full surrounding the neighborhood. They want them to be able to develop the plot and make money, but the intent is to build more apartments instead they are asking them to come back as residential medium or low density as the compromise.

Chelsea Pi (603 67th Avenue, Greeley, Colorado) seconds everything that was already said by her neighbors and wanted to add that they have talked about safety of children in the neighborhood and safety of the children at Westridge Academy as well because of all the cars speeding through. Single-

family homes or townhomes would be fair and limit the traffic a great deal.

Peter Bolton (608 66th Avenue, Greeley, Colorado) backs up to the nature area and is probably one of the people in the neighborhood that is least affected by this. He is concerned about the traffic study that was done six months ago; he does not think it is accurate because the neighborhood was just finished. Everyone is expressing real concerns, and he doesn't want them to be swayed by the applicant saying apartments are not going to affect them. He thinks a new traffic study should be completed now that the neighborhood is complete.

Dana Davis (728 67th Avenue, Greeley, Colorado) started by sharing she agrees with her neighbors. A lot of other people could not be in attendance today because they are at work, she had to take the afternoon off also, but it is that important to her. Her husband and her moved into the neighborhood 3 years ago after having a hard time finding a home to purchase, Hartford Homes misrepresented what the intent was for that land. They would not have moved there if they had any idea that it would eventually be apartments. She shared many of the same concerns regarding the overflow traffic cutting through the neighborhood and adding more is going to make it worse.

Kyle Penny (713 67th Avenue, Greeley, Colorado) his property also backs up to the property proposed for rezoning. He is a police officer for the City of Greeley. He stated that he could sit out there all day and write stop sign tickets. Last Sunday, he was at 66th Avenue and 7th Street for an hour and a half and wrote probably four or five tickets. All of those stop sign tickets included speeding 10 to 25 miles per hour over the speed limit. He stated that it has been statistically proven that high density apartments are hotspot for crime and the school is right there. He is greatly opposed to this rezoning and there should be a compromise.

Zvi Wickman (506 66th Avenue, Greeley, Colorado) states she seconds everything that has been said previously and many strong points have been made, she reiterated concerns about traffic, children being injured, parking issues and reduced availability of public spaces. Increasing the transient population with more apartments is going to weaken the social fabric of her neighborhood add strain on public services and overwhelm the schools.

With no further request for comment Chair Yeater turned the item back to the applicant, if he wished to speak.

Brian Bartels (5202 West 20th Street, Suite 220, Greeley Colorado) reintroduced himself and began by stating that he wished for his traffic engineer to address the comments that were brought up in relation to concerns regarding traffic. He reiterated that at this point, this is only a rezone application and that this is a rezone application only, there is not a site plan or a user at this time. R-H zoning was selected because it allows the most uses under a specific zoning, this was the case with the existing neighborhood as well, it was not known at the time that the use would be single family homes. He asked to keep the focus on the rezone not the use at this time. When a user does come through, they would have to go through the process to start development.

He continued, stating that his application is based on information he cannot manipulate an engineer's report or what staff communicates. He is not trying to downplay the neighborhood concerns, and his team has done the best that they can to mitigate the concerns. He feels that his team has shown how R-H zoning is better for the site versus I-L zoning. Mr. Bartels asked for Curtis Rowe to return to address questions regarding traffic.

Curtis Rowe (Kimley Horn, Traffic Engineer) returned to address issues that were brought up during Public Comment. He began by addressing the traffic volume on the local roadways and traffic calming measures have been put in place including speed humps and stop signs, this indicates that the issue

is being worked on and not ignored. Any development at this site would be required to meet all city standards for traffic some of those would include various measures as outlined in the report. These would be established officially in the site plan approval based on what the proposed development ends up requiring.

There was a question about the Westridge Academy drop-off/pick-up, and they have already purchased land to address this issue. Additionally, concerns were raised regarding the crosswalk to the future park just north of the property, it would include both a raised crosswalk and a sidewalk they would feed into the park and not allow for parking on either side of it. Any concern related to the traffic study that was completed, it was done in the same manner as all other traffic studies, prior to the development comes in, so it is not based on an actual traffic count but a projected traffic count. He proceeded by explain the general process for how traffic studies are completed for new developments. Mr. Rowe stated he addressed the concerns that he noted during public comment and asked the commission if they had additional questions for him.

Some discussion took place between Mr. Rowe and the Commission to clarify the development that was considered for the traffic study including other projects that have been approved or are already under construction. He confirmed that the most conservative numbers were used to establish what the maximum traffic counts could be. With no further questions for Mr. Rowe, Chair Yeater moved to questions for staff.

Commissioner Andersen wanted to confirm if staff had recommended the R-H zone, Mr. Franke confirmed that was for the previous application and assumed that is what was recommended during the original pre-application meeting back in 2020 or 2021 by former staff and that they have not had any current recommendations for the applicant during this round however staff does agree that R-H zoning is more appropriate for this site. Further discussion continued addressing what happened in the original case versus this one including constraints that have been added to multi use and medium intensity projects. Even with those it was the applicant's decision to move forward with the R-H rezone application. Commissioner Andersen asked if apartments are considered a use-by-right in the R-H zone district and Mr. Franke confirmed that they are but would require a site plan review for development a mitigation but would not require a public hearing.

Chair Yeater stated, to refocus on what the Commission is there to decide today was the rezone application. He included that the applicant was willing to share their intentions, specifically regarding traffic and assumed that a motion today would solidify the various options and wanted to clarify what would be required for the review of future development on the site. Mr. Franke confirmed that any aspect of development (parks, nature, schools, traffic, etc.) would all be reviewed and any issues mitigated, or it would not be approved without meeting all criteria and confirmed that there was not any kind of development agreement or anything else in place that would make them exceed the minimum standards and there is not a current buyer for the site. Further discussion continued between the commission, Mr. Franke and Brian McBroom (Community Development Director) regarding the requirements for approval for a site plan, minimum lot sizes, use-by-right and other considerations regarding review for the application. In addition, they discussed buffer zoning related to traffic impacts and further confirmation on the criteria that would be required for development to proceed.

With no further questions, Chair Yeater closed the Public Hearing at 2:46 p.m. and turned the item back to the Commission for action.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from I-L (Industrial Low Intensity) to R-H (Residential High Density) does meet Development Code Section 24-204(b); and therefore,

recommends approval to City Council. Commissioner Modlin seconded the motion.

Commissioner Briscoe commented that this is a tough case, and he appreciates the developer. He thinks this is an economically viable project with a small lot size and a future buyer could consider. He has difficulty when he looks at the code for R-H zoning and that it could end up being a proliferation of apartments. He is torn on this one however leaning towards support because the developer does have options.

Chair Yeater stated that finds the developer's perspective on what the Commissions perspective would be if they were asking for I-L zoning and he is sympathetic to both the neighborhood and what they would like to see accomplished with this project. He feels that the market is going to drive what happens here. It is not fair to hold the applicant responsible for existing poor traffic and he is genuine in trying to improve the site and the traffic with this development. He does also feel that R-H is a better solution than I-L for this area.

Commissioner Franzen commented that he would like staff to make a note regarding the developer for the existing neighborhood making promises to homebuyers in relation to what would be done with the land and how to hold them accountable in the future.

Commissioner Andersen shared that her concern is with this being a use-by-right, while this developer may have the resident's interest in mind, the next developer may not, and it takes their rights away but not requiring a public hearing. Once this is zoned R-H it is going to much harder to change the zoning from high to medium density. Some discussion took place clarifying the zoning requirements for each of these zoning districts.

With no further discussion Chair Yeater called for the vote.

Motion carried 5-0 (Commissioner Schulte Absent, Commissioner Carlson Recused).

8. Staff Report

No staff report

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:56 PM.

Justin Yeater, Chair

Brian McBroom, Community Development Director



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

September 3, 2024

Key Staff Contact: Deb Callies, Housing Director

Title:

HUD Five-Year Consolidated Plan: Community Development Block Grant (CDBG) and HOME Investment Partnership Fund

Summary:

The Consolidated Plan (the plan) is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The last time the City of Greeley created a consolidated plan for U. S. Department of Housing and Urban Development (HUD) funding was in 2019 for the 2020-2024 annual action plan funding years. This plan will determine investment priorities for 2025-2029 annual action plan funding years.

The following public outreach and engagement efforts have been completed, and two additional opportunities for community input are scheduled between now and the completion of the draft plan:

Community Forum #1 - July 8, 2024

Feedback from stakeholders on process and information sharing

Agency Survey July - August

Solicit insight from service providers to identify trends, evaluate existing services, and develop recommendations

Community Survey - August – September

Solicit insight from community members to gauge access to existing services, and develop recommendations

Community Forum #2 - September 9, 2024

Capstone to Plan development to review the findings and collaborate on finalizing strategies.

This informational presentation is for council to be able to review initial data and community response regarding the needs of the community specific to affordable housing and homelessness. The HUD Five Year Consolidated Plan - CDBG and HOME Ordinance is scheduled for first reading on October 1, 2024, and the public hearing and second reading on October 15, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? Yes, the plan is required every five years to receive annual CDBG and HOME entitlement funds.

Legal Issues:

Informational Only.

Other issues and Considerations:

Informational only. Public hearing and request for approval of the plan is scheduled for October 15th, 2024

Strategic Focus Area:

Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life

Decision Options:

No decision required at this time.

Council's Recommended Action:

No recommended action at this time.

Attachments:

1. Item 14 - Presentation

City of Greeley HUD Five-Year Consolidated Plan: Community Development Block Grant (CDBG) and HOME Investment Partnership Fund

Deb Callies, Housing Director

Deb.Callies@greeleygov.com

City Council Meeting - September 3, 2024



Agenda



- Overview of Required HUD Five Year Consolidated Plan for Community Development Block Grant (CDBG) and HOME Entitlement Funds
- Considerations and Consultation Activities
- Data and Key Trends
- Outlook and Strategies
- Next Steps – Q&A
- Purpose: Informational

5-Year Consolidated Plan

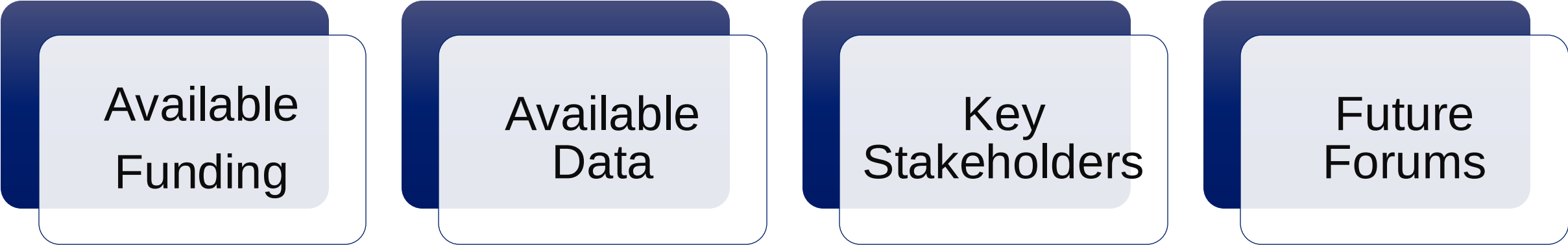
- A consolidated plan is a **comprehensive planning document** required by the U.S. Department of Housing and Urban Development (HUD)
- The plan addresses issues like **affordable housing, community development, and homelessness** over a specified period of 5 years
- The plan will then **determine how the funding will be allocated**



Funding Snapshot

	CDBG	HOME
2020	\$838,398	\$423,374
2021	\$844,698	\$409,150
2022	\$837,611	\$436,526
2023	\$823,480	\$434,257
2024	\$840,613	\$373,292
Total	\$4,184,800	\$2,076,599

Considerations



Available
Funding

Available
Data

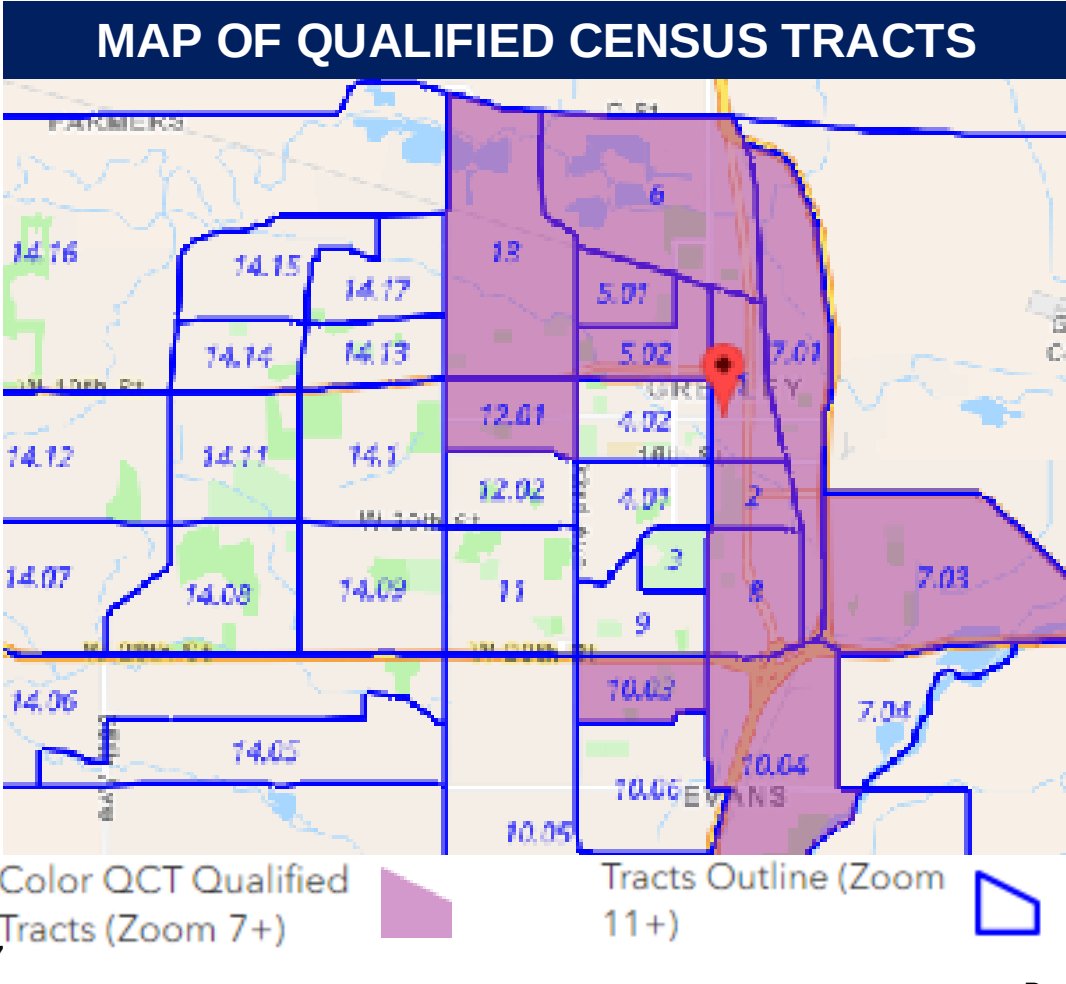
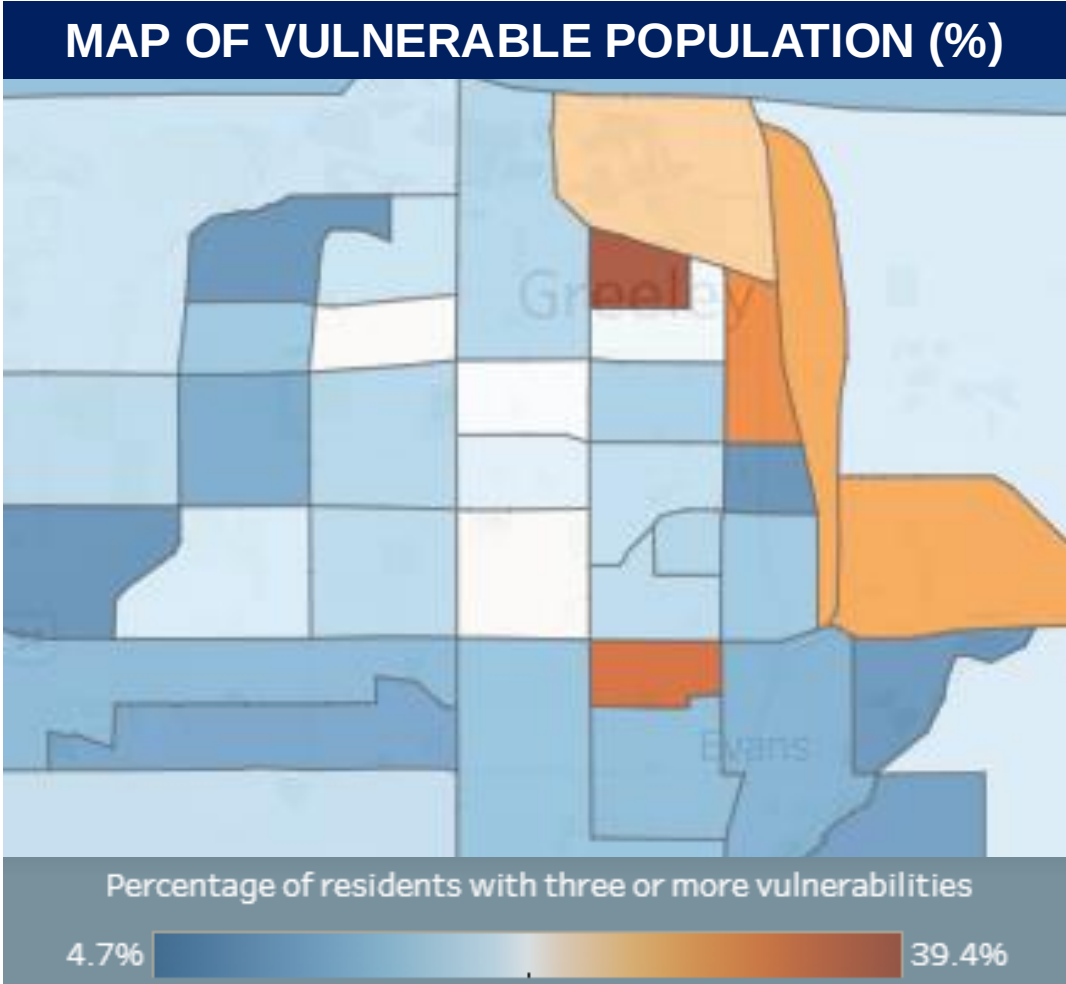
Key
Stakeholders

Future
Forums

Consultation Activities

Activity	Date	Outcome
Community Forum #1	July 8, 2024	Feedback from stakeholders on process and information sharing
Agency Survey	July – August	Solicit insight from service providers to identify trends, evaluate existing services, and develop recommendations
Community Survey	August – September	Solicit insight from community members to gauge access to existing services, and develop recommendations
Community Forum #2	September 9, 2024	Capstone to Plan development to review the findings and collaborate on finalizing strategies

Map Visualizations – QCTs and Vulnerable Populations

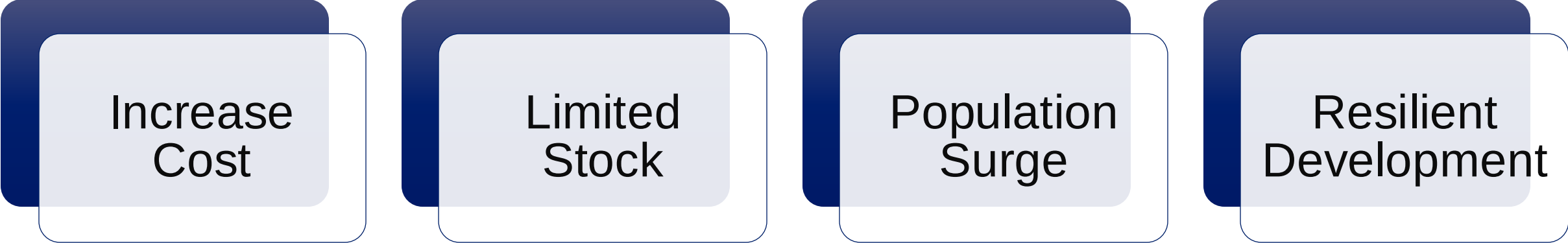


Key Trends – Vulnerable Populations

- Educational Challenges
- Economic Instability
- Housing & Infrastructure
- Healthcare Gaps
- Cultural Relevance



Key Trends - Housing Data



Increase
Cost

Limited
Stock

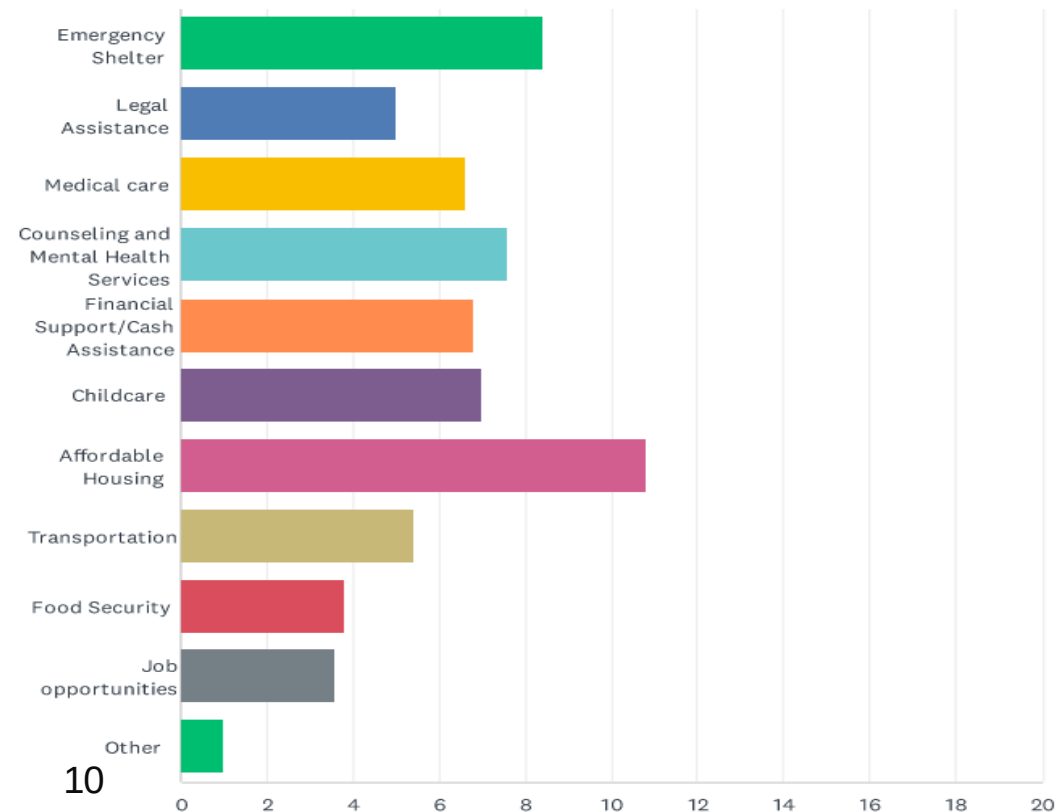
Population
Surge

Resilient
Development

Key Trends – Service Provider Survey: Community Needs

Q9 Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

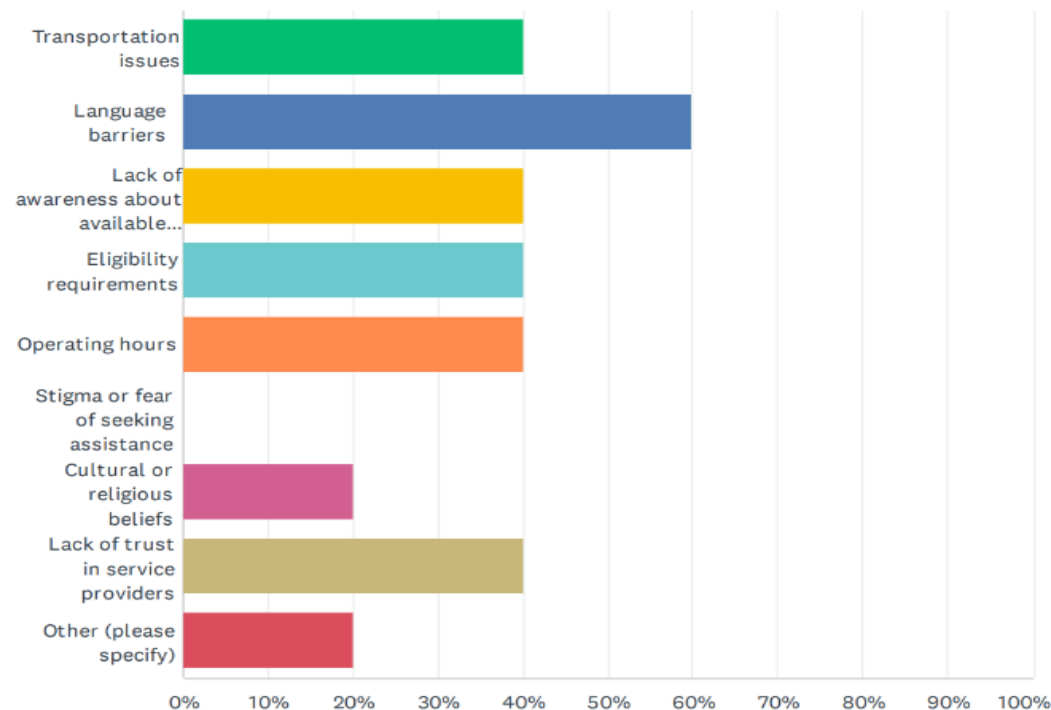
- Affordable Housing
- Emergency Shelter
- Counseling and Mental Health Services
- Childcare



Key Trends – Public Survey: Barriers to Service

Q15 What are the main barriers that residents face when trying to access your services? (Check all that apply)

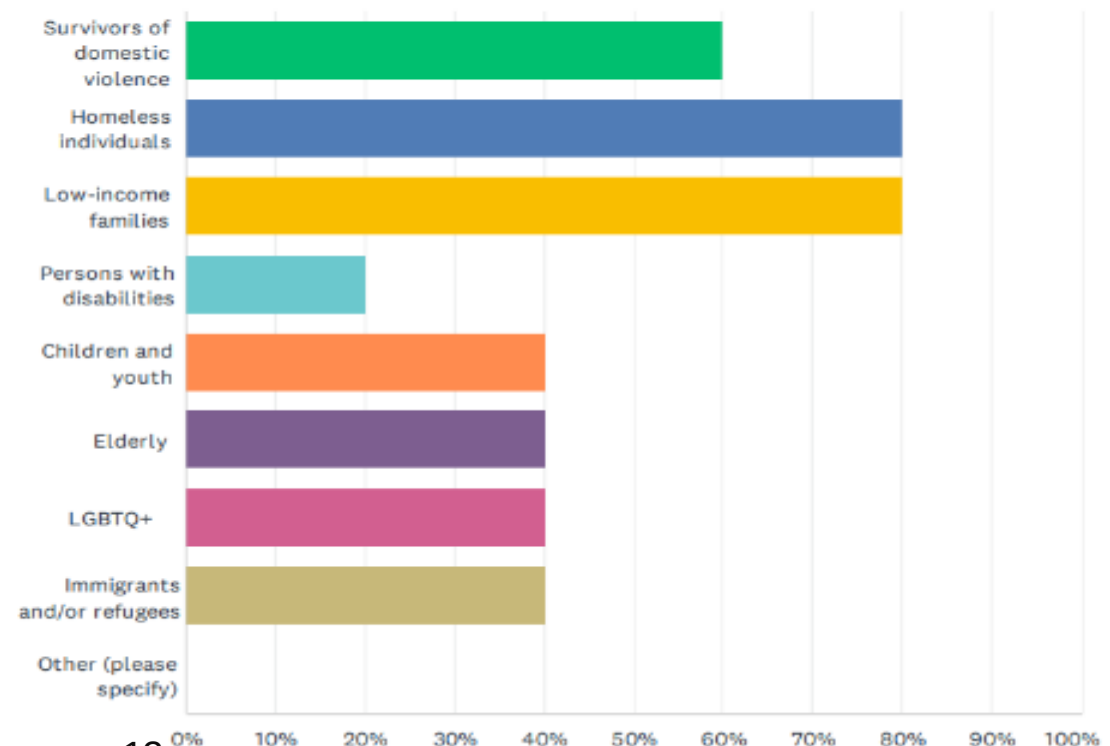
- Language Barriers
- Transportation
- Eligibility Requirements
- Lack of Trust



Key Trends – Gaps in Service

- Underserved Populations
- Accessibility Issues
- Coordination and Communication

Q14 Are there populations in the community that are underserved by current services? (Check all that apply)



Outlook & Strategies

- Creation of City Housing & Homeless Solutions Department
- Housing for All Strategic Plan
- New State funding – Proposition 123
- Housing for All Advisory Board
- Inter-Departmental Cohesion & Support
- Growth Projections – Energy & Opportunity

Next Steps

Activity	Date	Outcome
Community Forum #2	September 9, 2024	Host meeting to finalize Plan development
Survey Responses	Close – Sept. 10	Collect, analyze, and issue results to incorporate into the Plan narrative
Plan Draft	September 13, 2024	Draft Plan will made publicly available
Approval	October 15, 2024	Plan approval by City Council
Issued to HUD	November 8, 2024	Plan will be submitted to HUD

Public Input Event

HUD Five Year Consolidated Plan: CDBG & HOME Funds

Special Mayor's Taskforce Meeting & Public Event:

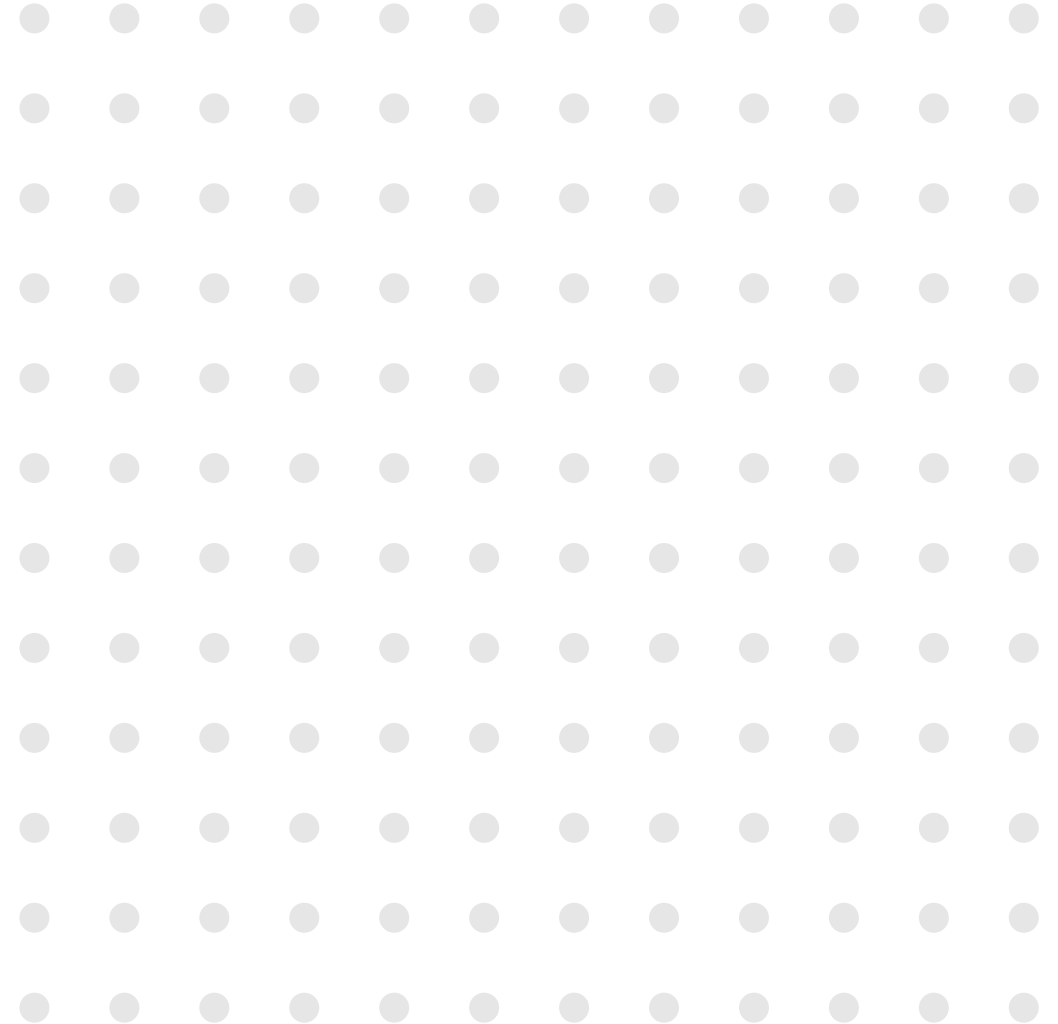
When: September 9th, 2024

Where: LINC Library, 501 8th Ave Greeley CO 80631

Two Sessions Offered: 11am or 6pm (both sessions are the same)



Questions



Thank you



Contact Us:
Anser Advisory, LLC
Anna Sitton
847-970-2023 –
anna.sitton@anseradvisory.com



Council Agenda Summary

September 3, 2024

Key Staff Contact: Deb Callies, Housing Director

Title:

Public hearing and second reading ordinance amending Title 2 of the Greeley Municipal Code to create the Housing for All Advisory Board

Summary:

This item will focus on the creation of the City's Housing for All Advisory Board (HFAAB) to address evolving needs and changing demographics of housing within Greeley.

With the separation of Housing and Economic Development Urban Renewal (EDUR) Departments, it highlights a critical need for a dedicated body of subject matter experts to provide strategic advice and propose innovative solutions to enhance the city of Greeley's housing goals and objectives being developed in the Housing Strategic Plan. This includes topics surrounding affordability, accessibility, quality, and others. Discussion will also take place regarding the HFAAB purpose, roles and responsibilities, and projected timeline for launching the HFAAB.

A motion to introduce the ordinance and schedule a public hearing and second reading for September 3, 2024, was approved by a majority vote on August 20, 2024. After the ordinance was introduced, it was published in full in the August 23, 2024, edition of the Greeley Tribune.

Tonight's ask of Council is adoption of the attached ordinance to create the Housing for All Advisory Board.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? 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

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Housing For All
Infrastructure and Mobility
Quality of Life

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt 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 adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord. No. 20 , 2024 with Appendix A
2. Item 15 - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 20, 2024**

**AN ORDINANCE AMENDING TITLE 2 OF THE GREELEY
MUNICIPAL CODE TO CREATE THE HOUSING FOR ALL ADVISORY BOARD**

WHEREAS, it becomes necessary to update the ordinances of the City of Greeley from time to time to continue to improve functionality and align with public values and City Council priorities; and

WHEREAS, the establishment of appropriate housing options within the community, including options for affordable housing, has become a high priority for the City of Greeley and the City Council; and

WHEREAS, because of the importance of encouraging appropriate housing opportunities, the City Council believes it is important to create an Advisory Board to related to housing within the City of Greeley; and

WHEREAS, the City Council has determined that it is in the best interests of the citizens of the City to create a “Housing for All Advisory Board.”

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

Section 1. Article XIV of Chapter 10 of Title 2 Greeley Municipal Code shall be added as shown on Appendix A attached hereto and incorporated herein by this reference.

Section 2. As required by Section 2-8 of the City’s Charter, the City Council shall review the Housing for All Advisory Board every three years, with the first review occurring three years following the effective date of this ordinance.

Section 3. This ordinance shall become effective five days following its final publication, as provided in Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS 3rd DAY OF September 2024.

ATTEST:

CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A

ORDINANCE No. 20, 2024

Section 1. Article XIV of Chapter 10 of Title 2 of the above-entitled ordinance shall be added to read as follows:

Secs. 2-883 – 2-889. Reserved.

ARTICLE XIV. HOUSING FOR ALL ADVISORY BOARD

Sec. 2-890. Established; functions.

(a) A Housing for All Advisory Board is hereby created. The Housing for All Advisory Board shall be hereafter referred to in this Section as the "Board."

(b) The duties and functions of the Board shall be:

(1) To advise the city council and city manager on housing issues, strategies, goals and policies.

(2) To study and recommend to the council and the city manager long and short-range goals, ordinances, funding priorities and programs to address recognized housing needs.

(3) To develop and recommend, with community input, innovative approaches to accomplish the city's housing goals, including tools for preserving existing housing and to address affordable housing issues.

(4) To advise the city council and city manager concerning the impacts of city policy proposals on housing affordability, diversity and accessibility.

(5) To review regional housing issues and make recommendations to the city council.

(6) To advise the city council concerning an appropriate advocacy role for the city in state and federal housing matters.

(7) To consult and coordinate with housing committees and other city boards and commissions to develop and support the city's housing efforts.

(8) To review and recommend funding allocations of HOME Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) Program.

(9) To provide an annual report to City Council.

(c) The Board shall have at least six regular meetings per year

(d) As required by Section 2-8 of the City's Charter, the City Council shall review the Board every three years.

Sec. 2-891. Membership; term of office.

(a) The Board shall consist of nine (9) members, representing, to the fullest possible extent, representatives of all ages of adults, from various social, economic, ethnic and racial segments of the community, with the following preferred experiences:

(1) Two members with professional or lived experience living in affordable housing or developing income restricted housing.

(2) Two members with professional or lived expertise in homelessness or in providing housing or services for residents experiencing homelessness.

(3) Two members with professional experience in real estate or financing, which may include the financial processes around real estate, such as acquisition, development, construction and operation of commercial and residential properties.

(4) One member representing public, private or philanthropic partner organizations that fund affordable housing.

(5) One member from an organization that has a national best practice perspective on housing stability, homelessness or housing opportunity.

(b) In addition to the nine (9) Board members appointed by the City Council, the Housing Authority may appoint a representative to serve as an ex-officio non-voting member to the Board. Such Housing Authority appointee shall not be subject to any residency requirement, nor shall the ex-officio member be considered in determining whether a quorum is present.

(c) The appointed members of the Board shall serve for three-year terms, with terms to be staggered by initially appointing one-third of the appointed members for three-year terms, another one-third for two year terms and remaining one-third for one year terms.

Secs. 2-892 – 2-912. Reserved.

Housing For All Advisory Board

Deb Callies, Housing Director

Deb.Callies@greeleygov.com

City Council Meeting - September 3, 2024



Agenda



- History of housing program advisory to City Council
- Purpose of the Housing for All Advisory Board
- Primary Roles and Responsibilities of the Board
- Timeline for Establishing the Board
- Purpose: Approval of Ordinance to create the Housing for All Advisory Board

Housing for All Advisory Board - History

2005	2015	2022-2023	2024
Council directed staff to consolidate the "Rental Housing Board" with Greeley Urban Renewal Authority (GURA)	Cooperation Agreement between City and GURA: Administration of the Greeley Home Ownership Program for Employees (G-HOPE)	City creates Housing & Homeless Solutions Departments	Proposed amendment to Cooperation Agreement between City and GURA. Bifurcates housing program administration from GURA

Housing for All Advisory Board - Purpose

Create thriving, inclusive neighborhoods where housing is not just a necessity but also a foundation for residents' well-being and quality of life

- Advise City Council and City Manager on housing issues, strategies, goals and policies that align with the larger plan and goals for the city from affordable housing through executive housing development and preservation
- Develop and recommend long and short-range goals, funding priorities and programs to address recognized housing needs
- Review and recommend funding allocations of private activity bonds (PABs), Proposition 123, local housing development funds, Housing and Urban Development (HUD) HOME Investment Partnership Program and the HUD Community Development Block Grant (CDBG) Program
- Data-driven decision making: Collect and analyze data on housing needs, market trends, and demographic shifts to make informed decisions
- Monitoring/Evaluation: Establish mechanisms to evaluate effectiveness of housing. Assess outcomes, measure progress toward goals and adjust as needed to ensure success of the Boards efforts
- Provide annual report to Council

Housing for All Advisory Board- Term of Office

- Board will consist of nine (9) members
- Representative of City of Greeley - geographic & demographic
- Professional or lived experience:
 - Real estate or financing: acquisition, development, construction, and operation of commercial and residential properties
 - Income restricted housing
 - Homelessness
 - Public, private, or philanthropic partner organizations
 - National best practice perspective on housing stability or opportunity
 - Housing Authority may appoint a representative to serve as an ex-officio non-voting member to the board
- Appointed members of the Board will serve for three-year terms

Housing for All Advisory Board - Creation Timeline

September 2024	October 2024	November 2024	December 2024
Establish and formalize the Board through Ordinance	Recruitment of members for the Board	Appointment of members to the Board	Inauguration and Launch the Board

Summary



- Ordinance to create Housing for All Advisory Board
- Subject matter experts to serve as advisory to City Council – Housing For All Council priority
- Approval of Ordinance to create the Housing for All Advisory Board

Questions/Discussion





Council Agenda Summary

September 3, 2024

Key Staff Contact: Erik Dial, Deputy Director of Utility Finance

Title:

Public hearing and second reading of an ordinance to amend Title 20, Chapter 3 of the Greeley Municipal Code relating to water and sewer service

Summary:

On April 2, 2024, City Council adopted Ordinance No. 3, 2024 that amended Title 20 to update and clarify development requirements related to water and sewer service. Since that time, staff identified three code provisions that were not updated as intended, necessitating this follow-up ordinance to codify all the changes presented to the Water and Sewer Board and City Council.

The three items being amended in this ordinance are:

1. Requiring a minimum raw water dedication for single family residential housing units of 60,000 gallons
2. Changing the residential large lot raw water exemption from lots one acre and larger with a raw water dedication of three acre feet to a half acre or larger with a raw water dedication of one and one half acre feet of water
3. Striking the code section requiring a service commitment agreement for residential large lots

A motion to introduce the ordinance and schedule a public hearing and second reading for September 3, 2024, was approved by a majority vote on August 6, 2024. After the ordinance was introduced, it was published in full in the August 9, 2024, edition of the Greeley Tribune.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. 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

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt 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 adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 29, 2024 with Appendix A
2. Item 16 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 29, 2024

**AN ORDINANCE AMENDING TITLE 20, CHAPTER 3, 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. On January 17, 2024, the Board recommended the changes to City Council, and on April 2, 2024, City Council adopted the same pursuant to Ordinance No. 3, 2024; and

WHEREAS, after reviewing the text of Ordinance No. 3, City Water and Sewer staff identified certain intended corrections and modifications to Title 20 that were not reflected in Ordinance No. 3, 2024; and

WHEREAS, staff and legal counsel requests that City Council correct Title 20 by adopting the omitted changes in the form of Appendix A, attached hereto and incorporated herein, and recommends City Council adopt the same.

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

Section 1. 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 2. 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 3. 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 4. Except as explicitly modified in Appendix A, all other provisions of Title 20 of the Greeley Municipal Code shall remain in full force and effect.

Section 5. 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 3rd DAY OF
SEPTEMBER, 2024**

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
ORDINANCE NO. 29, 2024

**ORDINANCE AMENDING TITLE 20, CHAPTER 3, OF THE GREELEY MUNICIPAL
CODE RELATING TO WATER AND SEWER SERVICE**

Section 1. 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 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 seeking water service is not pursuing a land use or development application, the request shall be made in writing to the director. It is unlawful for a person to take and use water service from the city without first obtaining authorization from the director.

(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. All requests for water service shall include the information necessary to determine all applicable fees and rates for such service. The director 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 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 water service.

~~(d) All applicants granted authorization for water service to large parcel single family residential lots, as described in section 20-257, shall execute a service commitment agreement to be recorded with the county clerk and recorder setting forth the details and parameters of any non-potable component of such service, including the person 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 2. 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.

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 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 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, 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 either (i) three acre-feet per acre, or fraction thereof, of property to which water service will be provided or (ii) 60,000 gallons of water per unit, whichever is greater. 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 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 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
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 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, and to any terms and conditions deemed appropriate by the director or his designee in their sole discretion.

Section 3. 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.

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 half (0.5) 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 set at one and one half ~~3~~(1.5) 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.

Municipal Code Title 20 Revisions Second Reading



**Erik Dial, Deputy Director of Utility Finance
and Customer Service
City Council Meeting – September 3, 2024**

Agenda

- Water & Sewer (W&S) Code Cleanup Supplement
- Recap of Code Cleanup
- Code Cleanup - Raw Water Dedication
- Recommended Action
- Purpose: Adopt the ordinance to amend water and sewer code related to raw water requirements

W&S Code Cleanup Supplement



- Ordinance 3, 2024 amending W&S development code adopted April 2, 2024
- Three items not amended in the ordinance as presented to and supported by City Council



Recap of Code Cleanup

Updated water and sewer requirements to match the updated Development Code (Title 24)

- Development Code recognized changes in residential development trends
Previous Water and Sewer requirements were structured for the traditional single-family residential development style
- Aligned water code with development code language for water service configurations

Code Cleanup - Raw Water Dedication



Currently, the raw water requirement for single-family homes is three (3) acre-feet/acre

- Three (3) acre-feet/acre criteria does not collect enough raw water for very small lots
- Change the minimum water dedication for a single-family tap to 60,000 gallons

Redefine large lot water dedication

- Reduce large lot definition from one (1) acre to 0.5 acre
- Any lot 0.5 acre or more dedicates 1.5 acre-feet

Strike the code section requiring a service commitment agreement for large residential lots

Recommended Action



Adopt the ordinance and publish with reference to title only.



Questions?





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 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

Council Meetings and Other Events Calendars

September 2 – September 28, 2024

Tuesday, September 3, 2024

- City Council Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Wednesday, September 4, 2024

- Unstoppable Together: Corner to Corner Tour 10 a.m. Connections for Independent Living (1331 8th Ave, Greeley, CO 80631)

Thursday, September 5, 2024

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)
 - North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)
-

Tuesday, September 10, 2024

- City Council Work Session Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Thursday, September 12, 2024

- Community Update on Housing and Homelessness 5:30 p.m. Atlas Theater (709 16th St, Greeley, CO 80631)
-

Tuesday, September 17, 2024

- City Council Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Wednesday, September 18, 2024

- Water & Sewer Board 2 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Thursday, September 19, 2024

- Downtown Development Authority 7:30 a.m. (802 9th St #100, Greeley, CO 80631)
- Airport Authority 3:30 p.m. (600 Airport Rd A, Greeley, CO 80631)

Monday, September 23, 2024

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, September 24, 2024

- City Council Work Session Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Wednesday, September 25, 2024

- Upstate Colorado Economic Development 7 a.m. (822 7th Street Greeley CO 80631) Upstate Colorado Conference Room
- NoCo Trade Mission, Raleigh NC

Thursday, September 26, 2024

- NoCo Trade Mission, Raleigh NC

Friday, September 27, 2024

- NoCo Trade Mission, Raleigh NC

Saturday, September 28, 2024

- Save the Date College of Osteopathic Medicine Groundbreaking 10:30 a.m. Location TBD

City Council Meeting Scheduling 2024			
	8/27/2024		
	This schedule is subject to change		
September 03, 2024 Council Meeting	Constitution Week Proclamation	Mayor	Intro
	Centennial State Chapter NSDAR 120th Chapter Anniversary	Mayor	Intro
	Minutes - July 16 ; August 6 CC; July 30 SM;	Heidi Leatherwood	Consent
	Motion - Cancel the Sept 24 Work Session	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Westgate LID	Sean Chambers	Consent
	Intro & 1st Rdg Ord - H-P Tract 3A Rezone	Michael Franke/Brian McBroom	Consent
	CDBG Home 5 year Consolidated Plan	Deb Callies	Informational
	PH & 2nd Rdg Ord - Housing for All Advisory Board	Deb Callies	Regular
	PH & 2nd Rdg Ord - Water Development Code Revisions	Sean Chambers	Regular
September 10, 2024 Council Work Session	Development Impact Fee Study Update	Allena Portis/Robert Miller	Worksession
	Downtown Facilities Update	Paul Trombino	Work Session
	City Manager's Recommended Budget Presentation	Caleb Weitz	Work Session
September 17, 2024 Council Meeting	Proclamation - Suicide Awareness and Prevention Month Proclamation	Mayor	Intro
	Proclamation - Hispanic Heritage Month	Mayor	Intro
	Minutes - August 20 CC; August 13 WS	Heidi Leatherwood	Consent
	Motion - Approve the 2025 Council Meeting/Work Session Schedule	Heidi Leatherwood	Consent
	Resolution - Acceptance of Airport Grant	Paul Trombino	Consent
	Intro & 1st Rdg Ord - Mountain Vista Rezone	Doug May/Brian McBroom	Consent
	PH & 2nd Rdg Ord - H-P Tract 3A Rezone	Michael Franke/Brian McBroom	Regular
	PH & 2nd Rdg Ord - Prohibiting Lead Service Lines	Sean Chambers	Regular
	PH & 2nd Rdg Ord - Prohibiting Domestic Wells within the City of Greeley	Sean Chambers	Regular
	Additional Budget Presentation (If needed)	Caleb Weitz	Work Session
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
September 24, 2024 Council Work Session			
October 01, 2024 Council Meeting	Minutes - September 3 CC; August 27 WS	Doug May/Brian McBroom	Consent
	Resolution - L&T Annexation	Doug May/Brian McBroom	Consent
	Intro & 1st Rdg Ord - CDBG Home 5 Year Consolidated Plan	Deb Callies	Consent
	Intro & 1st Rdg Ord - Code Procurement Revisions	Caleb Weitz	Consent
	Intro & 1st Rdg Ord - Second Appropriation	Caleb Weitz	Consent
	Intro & 1st Rdg Ord - Pay Plan	Martha Lanaghan	Consent
	Resolution - Union Colony Metropolitan District Service Plan	Jeff Woeber/Brian McBroom	Regular
	PH & 2nd Rdg Ord - Westgate LID	Sean Chambers	Regular
	PH & 2nd Rdg Ord - Mountain Vista Rezone	Doug May/Brian McBroom	Regular
	PH Intro & 1st Rdg Ord - 2025 Budget	Caleb Weitz	Regular

City Council Meeting Scheduling 2024			
	8/27/2024		
	This schedule is subject to change		
October 08, 2024 Council Work Session	PD Organizational Assessment Results	Adam Turk	WS
	Mobility Development Plan Update	Will Jones/Paul Trombino	WS
	Council Compensation Review	Heidi Leatherwood	WS
	Council Policies and Protocol - Rules of Decorum Discussion	Heidi Leatherwood	WS
October 15, 2024 Council Meeting	Minutes - September 10 WS; September 17 CC	Heidi Leatherwood	Consent
	Resolution - 2025 Tax Levy Certification	Caleb Weitz	Consent
	Intro & 1st Rdg Ord - Code amendment to retention period -Administrative Hearing Officer Records	Tasha Reynolds/ Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Amending Title 8, Chapter 11 of GMC to refuse haulers	Will Jones/Paul Trombino	Consent
	PH & 2nd Rdg Ord - CDBG Home 5 Year Consolidated Plan	Deb Callies	Regular
	PH & 2nd Rdg Ord - Code Procurement Revisions	Caleb Weitz	Regular
	PH & 2nd Rdg Ord - Pay Plan	Martha Lanaghen	Regular
	PH & 2nd Rdg Ord - 2025 Budget	Caleb Weitz	Regular
	PH & 2nd Rdg Ord - Second Appropriation	Caleb Weitz	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
October 22, 2024 Council Work Session	CPRD Master Plan Update	Diana Frick	WS
	Outdoor Vendor Regulations and Recommendations (Tentative)	Brian McBroom	WS
	Amendments to Landscaping Codes Artificial Turf	Don Threewitt/Brian McBroom	WS
	Downtown Zoning Phase 1	Don Threewitt/Brian McBroom	WS



Council Agenda Summary

Title

Adjournment