

Greeley City Council Agenda

Regular Meeting

Tuesday, December 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 [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

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 Street Greeley, CO 80631

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com/> 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 If you need the following documents in an alternative format for accessibility purposes, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.



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



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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. Approval of the City Council Work Session proceedings of October 22, 2024 and November 12, 2024
10. Resolution establishing the 2024 Downtown Development Authority Tax Levy and directing the certification of the same to the Board of County Commissioners
11. Resolution approving the 2025 Budget of the Greeley Downtown Development Authority and appropriating funds for that Budget

12. Resolution to support the application for grant funding from the State of Colorado Department of Natural Resources through the Land and Water Conservation Fund State Assistance Program for Recreational Improvements to the Shurview property

End of Consent Agenda

13. Pulled Consent Agenda Items
14. Public hearing and second reading of an ordinance reauthorizing the Greeley Art Commission, the Union Colony Civic Center Advisory Board, the Greeley-Weld Housing Authority and the Construction Trades and Appeals Advisory Board for a period of three years
15. Public hearing and second reading of an ordinance amending Title 8, Chapter 7 of the Greeley Municipal Code relating to Private Security Services
16. Public hearing and second reading of an ordinance to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south (Case number ANX2023-0001, L&T Annexation)
17. Public hearing and second reading of an ordinance to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south (Case number ZON2023-0002, L&T Zoning)
18. Public hearing and second reading of an ordinance amending Title 20, Chapter 3, Article III of the Municipal Code of the City of Greeley Concerning Regulation of Cross Connections in the Public Water System
19. 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
20. Scheduling of Meetings, Other Events
21. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

Mayor Gates will present a proclamation:

- Wreaths Across America

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

Attachments:

Wreaths Across America Proclamation

Item 5 – Presentation



Wreaths Across America

WHEREAS, each December on National Wreaths Across America Day, our mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as over 4,800 additional locations in all 50 U.S. states, at sea, and abroad; and

WHEREAS, since 2014 Wreaths Across America at Linn Grove Cemetery has fundraised monies for wreaths to be placed on Veterans and First Responder's graves; and

WHEREAS, since 2017 Wreaths Across America at Sunset Memorial Gardens has fundraised monies for wreaths to be placed on Veterans graves; and

WHEREAS, Wreaths Across America at Linn Grove Cemetery and Sunset Memorial Gardens has organized and presented the Remembrance Ceremony to honor our Veterans in December; and

WHEREAS, Wreaths Across America at Linn Grove Cemetery and Sunset Memorial Gardens are a group working under Wreaths Across America, a non-profit organization, consisting of volunteers who raise funds, organize and present today's ceremony. The cost of each wreath presented to the 1930 Veterans and First Responders buried at Linn Grove Cemetery and the 2400 Veterans buried at Sunset Memorial Gardens are paid by individual wreath sponsors & corporate donors; and

WHEREAS, today we are not here to "decorate graves." We are here to remember not their deaths, but their lives; and

WHEREAS, a Veteran dies twice: once when they take their final breath, and later, the last time their name is spoken aloud. Today as volunteers place these wreaths, they will also say each Veteran and First Responder's name aloud - so he or she is not forgotten and to thank them for their service to our Community and our Country.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim Saturday, December 14, 2024, as ***Wreaths Across America Day***, a day to Remember, Honor and Teach by placing an evergreen wreath on our Veterans and First Responders graves throughout our Greeley, Colorado cemeteries.

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

John Gates
Mayor



City Council Meeting
December 3, 2024

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner has a torn, paper-like edge. The background shows a vast cityscape with green trees, buildings, and parking lots, leading up to a range of 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

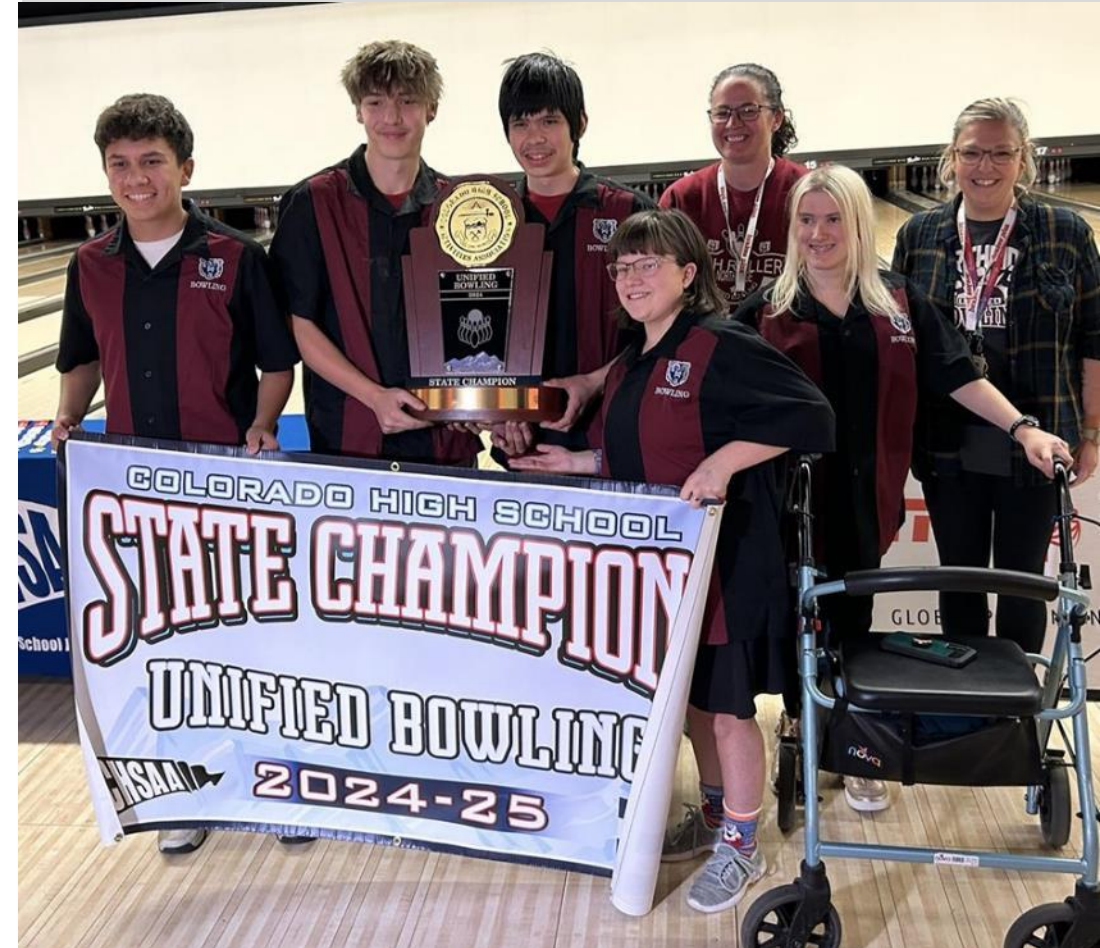
Maria Hernandez Received Community Leadership Award from Hispanic Women of Weld County

- Maria is manager of Greeley's Homeless Solutions Department Foundations and Outreach Teams



Northridge High School Unified Bowling Team Wins State Bowling Championship

- The unified team finished the season undefeated.



First National Bank of Omaha Award 2024 Impact Grants to Greeley Nonprofits

- Greeley-Weld Habitat for Humanity: \$20,000
- UNC Foundation: \$20,000
- Boys and Girls Club of Weld County: \$10,000
- Greeley Dream Team: \$10,000



Greeley-Evans School District 6 to Receive \$810,000 STOP School Violence Grant

- Grant is from United States Department of Justice.
- Grant will fund two new positions for three years.
- STOP School Violence Program helps students, teachers and staff recognize and prevent violence.



UNC Women Student-Athletes Earn Athletic Honors

- Syd Cole – Big Sky Offensive Player of the Week
- Kyra Rabess – World Aquatics Swimming Championships
- Regina Mpigachai – NCAA Championships







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

Item: 7.

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.



Item: 8.

Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

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

Initiatives will generally fall into three categories:

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

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

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	•Next grant application expected May 2023	1601 presentation to Transportation Commission Work Session on November 20th, 1601 consideration for approval in front of Transportation Commission on December 18th, 2024.	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 solicitation, October 3rd, Bids due by October 24th	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 January 14, 2025 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 construction for this section.	Monitoring Program: Working with Otak to finalize protocols and the scope of work for a monitoring program that will be active during the design phase and continue until construction begins. This program will track any movement in the existing trail elevations and riverbank to ensure stability and inform design adjustments. Next Phase of Design: Preparing the scope of work for the next phase of design to be executed as soon as 2025 funding is secured. The project will advance toward 100% design in 2025, with the process expected to take most of the year to complete. Public Engagement Plan: Natural Areas and Trails will collaborate with Communication and Engagement and project partners to develop a public engagement strategy. Since the design methods have already been determined as the only feasible approach, engagement efforts will focus on community involvement and celebrating the new trail section's development.	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	Revised site concepts were shared with stakeholders and city staff in October. Discussions centered on projected costs, the potential to phase the project in alignment with the city's growth, and integration with other ongoing initiatives, including the Civic Campus, the 8th and 9th Street redesign, and potential private development opportunities.	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	Staff will come back to a future work session to discuss the Development Code	Allena Portis/Robert Miller/Brian McBroom
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 at the December 17 Council Meeting as an informational item	Paul Trombino

7-2024	Butler	Building Permit Fees	September 17, 2024 Council Meeting	Would like staff to provide information to a work session relating to building permit fees for the last few years and what they are currently	Staff will be preparing a memo for Council	Brian McBroom
8-2024	Olson	Code Compliance	Oct 1, 2024 Council Meeting	Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation	Tentatively scheduled for a work session on January 14, 2025	Brian McBroom/Juliana
10 - 2024	Hall	Legal Research	Oct 15, 2024 Council Meeting	Asked staff to produce a report on Legal research for Home Rule Cities in response to the State Law regarding Occupancy, ADU's and Parking Minimums. Also would like included what the cost of challenging state law is.	Staff will create a report for Council and have a presentation at a future work session	Legal
11 - 2024	Butler	HP Rezone Parking	Oct 15, 2024 Council Meeting	There was a request for staff to provide a report to council on the HP Rezone area parking, traffic problems, and what has been done in the area. It was also requested that the design standards be included.	Staff will create a report and include the schematics of the area and send to council	Public Works
12-2024	Butler	Consulting Service	Nov. 19, 2024 Council Meeting	Report on consulting services and the key departments depending on consulting services. He would like to have in the report what categories are used for consulting services and a way that the budget can decipher what is a consulting service and what is in house service.	Staff is working on the report and will provide an update at a later time	Allena Portis



Council Agenda Summary

December 3, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Approval of the City Council Work Session proceedings of October 22, 2024 and November 12, 2024

Summary:

A work session of the City Council was held in City Council Chambers on October 22, 2024, and November 12, 2024.

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

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:

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. 10.22.2024 Minutes- Draft
2. 11.12.24 WS Minutes DRAFT

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
Tuesday, October 22, 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

Andrea Fleener, Senior Assistant 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 (attended via Zoom)

Councilmember Melissa McDonald

Mayor John Gates

4. Reports from Mayor and Councilmembers

Councilmember DeBoutez attended the gBETA event, a new program from the Department of Economic Development, aimed at nurturing early-stage startups with 34 applications for the program.

Councilmember McDonald attended the Citizens Fire Academy hazmat presentation, featuring a laser that helps the fire department determine what kind of chemicals are involved in a spill. She encouraged council members and citizens to sign up next year. She also attended the Weld Project Connect, an event that delivers free health and human services to Weld County residents in need.

Mayor Gates thanked Councilmember Olson for being the Chair of the Weld Project Connect this year.

Councilmember Olson reported that Weld Project Connect attendance had increased with a total of 980 participants and 385 volunteers.

5. Culture, Parks, and Recreation Master Plan Update

Cultural Parks and Recreation Director (CPRD), Diana Frick and Berry Dunn Manager Nikki Ginger presented this item at 6:06 p.m.

The presentation included information on how the internal strategic planning helped the department collaborate, and identify 20 short, 18 mid, and 6 long-term initiatives. A timeline showed the beginning of the planning process in fall of 2023 and a final draft plan projection to be presented to Council in the winter of 2025.

Mayor Gates asked for clarification on the survey, if it was meant to be general, or if there was more detailed information. Ms. Ginger explained it was general, as they were looking more for themes in priorities citizens on how money should be spent.

Councilmember DeBoutez stated that more natural areas are needed in Ward II. She hoped partnering with Berry Dunn would help.

Councilmember Olson noted that there was not a clear understanding of which parks were city or community parks, and who has access to them. Ms. Ginger responded that they were considering a facilities assessment. She said they would look at service providers and partnerships in the community and inform Council on gaps.

Councilmember Butler noted the importance of CPRD, but how funding was not always a priority. He would like to see some funding strategies for trails. Ms. Frick explained they are looking at that in the master plan.

Councilmember McDonald said she was doing a park tour with CPRD next week and invited other councilmembers to participate.

Mayor Gates thanked Ms. Frick and Ms. Ginger for the update.

6. Natural Area Property Status Update

Cultural Parks and Recreation Director, Diana Frick, Deputy Director Jill Krantz, and Natural Areas Trails Division Manager Justin Scharton, presented this item at 6:31 p.m.

Ms. Frick provide background information on the acquisition of the property, including funding sources. The 978 acres, used mostly for sheep grazing, wheat and hay production, some oil and gas production, was the largest open space east of I-25. It was set to become a regional outdoor recreation hub with future planned connections to the Poudre Trail. The site provides critical winter refuge for wildlife and serves as a unique spot to over 170 wildlife species.

A grant was received to help with developing a site plan. Over a year was spent with a campaign to help find a suitable name for the area and the approved recommendation was identified as “Arroyos del Sol”. Ms. Frick said they will be submitting a resolution for Council approval soon.

Councilmember DeBoutez asked City Manager Raymond Lee if there was any potential of expanding natural areas in West Greeley. Mr. Lee said they are looking at how open space can be incorporated into the new developments and this existing open space.

Councilmember DeBoutez proposed that a possible 4th Street expansion would interfere with the natural area. Mr. Lee explained that a possible land swap is being evaluated to accomplish this.

Mayor Gates asked what wildlife was confirmed to be in the area. Mr. Scharton said they have done multiple years of biological surveys with the Colorado Natural Heritage Program, which confirmed over 170 species, including a globally rare species of fern and bumble bees.

Mayor Pro Tem Hall asked for clarification regarding how the acreage was split by Highway 257. Mr. Scharton said there was roughly 600 acres on the east side of 257 and 400 acres on the west.

Mayor Gates thanked Ms. Frick and staff for the presentation.

7. 2025- 2027 Strategic Plan Update

Kelli Johnson, Assistant City Manager presented this item at 6:43 p.m.

Ms. Johnson began with an overview of the leadership roadmap and the strategic plan evolution in the February 2024 Council Retreat. The work plan was aligned with the budget, and a draft plan shared with leadership and the Council for further feedback. A dashboard was created to track progress and performance and a separate operational plan will be available soon.

Councilmember DeBoutez suggested that tidbits of the strategic plan could be weaved into the “What’s Great About Greeley?” presentations.

Councilmember McDonald noted that the plan was well done, concise, measurable, and easy-to-read.

Mayor Gates told Ms. Johnson he appreciated the plan and thanked her for sending it early for their review.

8. Scheduling of Meetings, Other Events

None.

9. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:55 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
Tuesday, November 12, 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

Jennifer Middleton, Deputy City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez (attended via Zoom)

Mayor Pro Tem Dale Hall (attended via Zoom)

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald (attended via Zoom)

Mayor John Gates (attended via Zoom)

4. Reports from Mayor and Councilmembers

Councilmember McDonald attended the “Spread the Good News Community Foundation Event”, the Colorado Municipal Clerks Association Event Dinner where City Clerk Heidi Leatherwood received the “Clerk of the Year Award”, and a parks tour with Cultural Parks and Recreation Department Director Diana Frick. She congratulated the local issue committee for their successful work on ballot issues 2L and 2M.

Councilmember Olson attended a meeting with Assistant City Manager Juliana Kitten and Director of Community Development Brian McBroom regarding code compliance matters.

5. 2024 Triennial Review for Greeley Art Commission, Union Colony Civic Center Advisory Board, Greeley-Weld Housing Authority, and Construction Trades Advisory and Appeals Board

Deputy City Clerk Jennifer Middleton introduced this item at 6:05 p.m.

Ms. Middleton presented a brief history of the triennial review and process for evaluation, along with data for each board/commission. Data included board purpose, goals, priorities, and meeting attendance averages.

Board/Commission chairs and staff liaisons from each respective board participated by answering questions from Council.

Greeley Art Commission

Chair Louisa Andersen and staff liaison Kim Snyder represented the Greeley Art Commission. Mayor Gates asked for additional input from the Art Commission. Ms. Anderson believed the artwork around the City spoke for itself, with new pieces appearing regularly. She noted how well the Greeley Arts Picnic was attended and was pleased with the recent art acquisitions and meetings. She announced that the board was seeking new members.

Councilmember Olson asked how many vacancies there were. Ms. Andersen responded that there were two current vacancies.

Council gave consensus to reauthorize the Greeley Art Commission for three years.

Union Colony Civic Center Advisory Board

Manager and Staff Liaison for Union Colony Civic Center Stephen Marquez and Cultural Affairs Division Manager Megan Weiler were present for questions.

Councilmember Olson asked if they had retained a consultant for marketing their shows. Mr. Marquez said it was a combination of help from the Communication and Engagement Department and a third party. Councilmember Olson questioned if they were seeing results from the third party. Mr. Marquez noted that they were seeing an increase in attendance and offering better-quality shows.

Councilmember Olson inquired on how marketing was done and whether it was through social media or the newspaper. Mr. Marquez replied that marketing was tailored depending on the event, and it included all forms of communication including digital media and print.

Mayor Gates asked if ticket sales were meeting expectations. Mr. Marquez replied that he saw the whole spectrum with some shows attendance lower than expected and others higher.

Councilmember McDonald asked about long lines for concessions and if there were process improvements in the future. Mr. Marquez explained they recently acquired a new vendor and purchased new coolers to provide drinks sooner. They would also investigate adding portable stations. Ms. Weiler explained with the new concessionaire there is a learning curve to arrive at consistent service and quality.

Council gave consensus to reauthorize the Union Colony Civic Center Advisory Board for three years.

Greeley-Weld Housing Authority

Greeley-Weld Housing Authority Chair Shawn Walcott and Interim Director Deb Callies were available for questions. Note: Weld County has given notice they will be bifurcating from the Housing Authority.

Mr. Walcott explained they are searching for a new director after the recent retirement of Tom Teixeira.

Mayor Pro Tem Hall asked if staff would be changing the number of board members with the upcoming bifurcation. City Attorney Stacey Aurzada replied that they would be bringing a resolution to City Council in the future and could amend the number of members at that time.

Councilmember Olson clarified that this board was not related to the new Housing for All Advisory Board. Ms. Callies confirmed.

Council gave consensus to reauthorize the Greeley-Weld Housing Authority for three years.

Construction Trades Advisory and Appeals Board

Construction Trades Advisory and Appeals Board Chair James Morris and Interim Chief Building Officer Matthew Wagy were present to answer questions.

Mayor Gates asked for any additional comments. Mr. Wagy explained that this board only met when new state code needed to be interpreted or a contractor needed interpretation of existing code. Mr. Morris added that there used to be a lot of challenges with the code, but with the education of staff, they haven't had a challenge in several years.

Councilmember Olson asked if they had begun to look at the energy code. Mr. Wagy said they are investigating issues before adoption and currently working on distributing the information. A meeting would be scheduled soon.

Councilmember DeBoutez asked if he had a timeline in mind for the energy code meeting. Mr. Wagy said they had until 2026 to comply with minimum mandates. He also explained that they are working with the county and surrounding cities and working through costs to builders before presenting anything to Council.

Councilmember McDonald asked if there were any challenges with the 3D print homes. Mr. Wagy noted that there have been issues with the Habitat for Humanity site, but there is an inspector out there every day. Councilmember Butler mentioned that he heard good things about the inspector, and it has been very helpful.

Council gave consensus to reauthorize the Construction Trades Advisory and Appeals Board for three years.

The mayor thanked the boards for their input.

6. Office of Emergency Management Review and Update

Assistant City Manager Kelli Johnson, Emergency Management Director Peter Perez and Deputy Director Dominic Tatti introduced the item at 6:34 p.m.

The presentation included a review of the timeline from 2022 until 2024 where City leadership initiated a post-COVID assessment of the City's emergency management program. The implementation of a standalone Emergency Management Department was facilitated as well.

Mr. Perez explained the Emergency Management Cycle of preparedness, response, recovery, and mitigation. He stated the current priorities were collaboration with the county and other municipalities, as well as creating organized plans and operating procedures.

In the next six months Mr. Perez plans to have a Master Emergency Operations Plan Update and a Hazard Mitigation Plan Update. They have also begun Emergency Operations Center Staff training and started a public disaster education series. In the next year they will complete an Integrated Preparedness Plan, conduct emergency operations center exercises, update the Emergency Support Function Plan, and start a Debris Management Plan.

Councilmember DeBoutez asked where the Office of Emergency Management (OEM) was housed. Mr. Tatti said they were in the Western Hills Fire District Station.

Councilmember DeBoutez inquired if OEM was assisting with cybersecurity risks. Ms. Johnson said both IT and Emergency Management work together on these risks.

Councilmember McDonald stated that she recently saw the office space and was concerned that it would not be able hold personnel for a major crisis. Mr. Perez said there is a large conference room that can house 10-15 people. He also explained that other responders would be field operators. In addition, there are other locations designated as emergency operations centers nearby for larger scale incidents. Ms. Johnson noted that they are working with facilities and assessing space for future responses.

Councilmember Olson asked what kind of incident structure plan was followed at the command center. Mr. Perez said that they use an incident command system (ICS). He

said they implement the Emergency Support Function instead, and everyone that comes in has an assigned role. In addition, the OEM does not manage police and fire, but would work with providing resources for them instead.

Councilmember Olson asked if a threat assessment was completed. Mr. Perez explained that a Hazard Vulnerability Analysis was part of the county Hazard Mitigation Plan which is revisited every 3 years.

Councilmember Olson asked if there was a Continuity of Operations Plan (COOP). Mr. Perez confirmed they were working on updating it.

The mayor thanked staff for the information.

7. West Greeley Project Update

Acting City Manager Blair Snow, together with Deputy City Manager Rachel Flynn, developer Martin Lind, and Sarah Cullen with Side Car PR introduced this item with a presentation at 6:52 p.m.

Ms. Snow reviewed the timeline from the spring and summer of 2024 when the opportunity for this project developed and reminded Council of the Memorandum of Understanding (MOU) that was signed in July. She spoke about a pre-development agreement being drafted in early 2025 and completion of the project is targeted in 2028.

Ms. Flynn introduced an evaluation and assessment package with visuals of the proposed development, including several arenas, hotel, conference center, water park, and Cascadia Falls. Ms. Flynn explained that this would be a new gateway to Greeley, and the Grand Resort, Spa and Conference Center would attract state and national conferences.

Mr. Lind stated that his vision was not an experiment. There is a standing premier hockey team they understand the demand for tickets and other events. Mr. Lind noted that this would be the only place of its kind in Northern Colorado. With over 200 people working on the project, he believed Cascadia Falls represents Greeley resources. He expects the waterpark and hotel to have an enormous draw and intends for it to be the best in the country.

Mayor Gates noted that the renderings were breathtaking, and the partnership was exciting.

Councilmember Olson stated he has already heard from citizens about how this would change Greeley in a positive way. And now he believed Council's job of good governance was making sure they took care of their constituents.

Mr. Lind reassured the Council that the project was optimally designed for the best fan experience with considerations of optimal traffic patterns and parking. He noted they have been conservative with the financial numbers. Ms. Flynn said they hoped to have the economic report reviewed in the next 4-6 weeks.

Councilmember DeBoutez said she has also heard from community members about how excited they were and will be again viewing the visuals. She asked where the large-scale commercial opportunities were as they were part of the MOU. Ms. Snow replied that will come next. Mr. Lind added that this was included in the site plan and was designed to include 100 acres of commercial use. He also mentioned that communication with retailers showed they want better infrastructure. Ms. Flynn commented that would be part of future phases.

Councilmember Olson asked about the transportation vision. Mr. Lind replied that Phase 1 would include repair of the main intersection because they need the building ready by 2028. He said he hoped for collaboration with the city and state, but there would probably need to be interim infrastructure in place. Councilmember Olson said he would prefer to address it up front with no interim and Mr. Lind agreed that would be ideal.

Councilmember DeBoutez asked how this project would promote downtown Greeley. Mr. Lind said his project would bring people in closer to downtown and help draw people. He expects more hotels to be built.

Councilmember McDonald said she was ecstatic about the project, as there is already a built-in fan base for the Eagles. She also mentioned that when Loveland had Crystal Rapids Waterpark, people would come from as far away as Sterling to participate. She thought this would certainly be a regional pull and ignite economic development. She asked about the expense of a parking structure instead of a parking lot. Mr. Lind replied that parking structures are very expensive and wouldn't be able to do a parking structure without some type of assistance.

Councilmember Butler asked if there were central energy plans. Ms. Flynn commented that they would delve into that in future meetings.

Mayor Pro Tem Hall said Promontory was to the east with no amenities, and he thought this could supply or create connectivity for it. Mr. Lind agreed this would help place amenities for that area.

Councilmember Butler asked how many parking spaces were planned, Mr. Lind said over 2000. He said it was an operational requirement for the hotel and if there were more residential needs in the future, they could build vertical.

Councilmember Butler asked about zoning. Ms. Flynn replied that they would report back in late January with next steps and zoning would be in February with cost negotiations starting right away.

Ms. Cullen with Sidecar PR explained they are still moving forward with communications plans and comprehensive community engagement. The informational website was now live and currently being updated with visual renderings and FAQ's. She reported they had 20 people signed up to receive updates and BizWest had featured an article that was met with positivity. She explained further opportunities for community engagement would be forthcoming.

Councilmember Olson said there was in outdoor plaza in Denver that had a big screen with connectivity for outdoor concerts. Mr. Lind said the plans positioned all the buildings for ideal views of Longs Peak and the main plaza could have an entire wall of screens.

Council thanked the team for the information.

8. Scheduling of Meetings, Other Events

None.

9. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 8:02 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk



Council Agenda Summary

December 3, 2024

Key Staff Contact: Caleb Weitz, Budget and Policy Director

Title:

Resolution establishing the 2024 Downtown Development Authority Tax Levy and directing the certification of the same to the Board of County Commissioners

Summary:

This resolution establishes the 2024 tax levy for taxes to be collected in 2025 and authorizes the City Clerk to certify to the Board of County Commissioners that the tax levy has been established for 2024. The electors of the Downtown Development Authority (DDA) approved a 5 mill ad valorem real and personal property tax on property of the DDA on November 4, 2008. This resolution imposes that 5 mill levy.

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:

Strategic Focus Area:

Business Growth

Decision Options:

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

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Resolution No. 53, 2024

CITY OF GREELEY

RESOLUTION NO. 53, 2024

**RESOLUTION ESTABLISHING THE 2024 DOWNTOWN DEVELOPMENT
AUTHORITY TAX LEVY AND DIRECTING THE CERTIFICATION OF THE SAME
TO THE BOARD OF COUNTY COMMISSIONERS**

WHEREAS, the Downtown Development Authority (the “DDA”) in the City of Greeley, Colorado, was created under the provisions of Part 8 of Article 25 of Title 31, C.R.S.; and

WHEREAS, by special election held November 4, 2008, the qualified electors of the DDA approved a five mill ad valorem tax on real and personal properties within the District;

WHEREAS, pursuant to said election approval and the provisions of Section 31-25-817 C.R.S., the City Council of the City of Greeley is authorized, in addition to the regular ad valorem tax and special assessments for improvements, to impose and levy an ad valorem tax on all real and personal property within the boundaries of the DDA not exceeding five mills on the valuation for assessment of such property; and

WHEREAS, the Board of Directors of the DDA in the City of Greeley, Colorado, considered a proposed budget on November 21, 2024 and recommended to the Greeley City Council that it impose and levy five mills on all real and personal property within the boundaries of the DDA; and

WHEREAS, the City Council considered the proposed DDA budget, and has considered the certificate from the Weld County Assessor showing that the total assessed valuation of property attributable to the five mill ad valorem property tax by the Downtown Development Authority District in the City of Greeley for the year of 2024 is \$40,552,597; and,

WHEREAS, based upon consideration of the data referred to above, the City Council has determined that the additional rate of taxation necessary to produce the required tax revenues for the 2025 DDA budget is 5.000 mills.

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

Section 1. The tax levy to be applied to the valuation for assessment of property subject to taxation by the City of Greeley, Colorado as certified by the County Assessor for the current year, for the properties located within the DDA boundaries is hereby established at 5.000 mills, in addition to all regular ad valorem tax and special assessments.

Section 2. The Mayor is hereby authorized and directed to sign a statement certifying to the Board of County Commissioners that the tax levy for 2024 for the DDA has been established at 5.000 mills, in addition to all other regular ad valorem taxes and special assessments.

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

ATTEST:

THE CITY OF GREELEY

**By: _____
City Clerk**

**By: _____
Mayor**

**CITY OF GREELEY
FOR THE
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

CERTIFICATION OF TAX LEVY

FOR 2024

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

The undersigned Mayor of the City of Greeley, Colorado hereby certifies that the City Council of the City of Greeley, on December 3, 2024, established by resolution that the 2024 tax levy for property in the Downtown Development Authority in the City of Greeley will be 5.000 mills in addition to all regular ad valorem taxes and special assessments. All steps and hearings required to be conducted and completed prior to the establishment of the tax levy were in fact taken and concluded, in accordance with law. A true copy of the resolution establishing said levy is attached hereto.

Dated this 3rd day of December, 2024.

City Clerk

Mayor

NOTICE OF TAX LEVY FOR 2024
(Downtown Development Authority Property in the City of Greeley, Colorado)

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

Whereas, at the regular meeting of the Council of the City of Greeley held at 1001 11th Avenue, in the City of Greeley, on the 3rd day of December, 2024, the following resolution was unanimously adopted:

"Be it Resolved and Ordered by the City Council, that upon valuation of assessable property within the boundaries of the Downtown Development Authority in the City of Greeley as certified by the County Assessor for the current year, in addition to all regular and ad valorem taxes and special assessments, there be and is hereby levied for:

Purposes authorized by 31-25-817, C.R.S.	5.000 mills
Interest	mills
Payment of Bonds	mills
Outstanding Warrants	mills
Special Improvements	mills
Parks	mills
Library	mills
Streets and Alleys	mills
Contingent	mills
TOTALS	5.000 mills

Passed by the City Council of Greeley, Colorado and approved this 3rd day of December, 2024.

ATTEST:

City Clerk

Mayor

(Seal)

Note: The Clerk or Secretary will immediately upon passage of this resolution deliver or cause to be delivered to the County Commissioners of the County and State aforesaid, a certified copy of said resolution with the seal thereto attached; also signed by the Mayor or President and Clerk or Secretary of Board.



Council Agenda Summary

December 3, 2024

Key Staff Contact: Caleb Weitz, Budget and Policy Director

Title:

Resolution approving the 2025 Budget of the Greeley Downtown Development Authority and appropriating funds for that Budget

Summary:

This resolution approves the Greeley Downtown Development Authority (DDA) budget and authorizes the appropriations for the fiscal year 2025 (January 1, 2025 through December 31, 2025).

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. Additional Comments: Total appropriations for the Greeley Downtown Development Authority in the resolution are \$662,050 for normal operation expenditures.

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

Strategic Focus Area:

Business Growth

Decision Options:

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

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Resolution No. 54, 2024 with Exhibit A
2. Downtown Development Authority Meeting Minutes 11-21-24

CITY OF GREELEY

RESOLUTION NO. 54, 2024

A RESOLUTION APPROVING THE 2025 BUDGET OF THE GREELEY DOWNTOWN DEVELOPMENT AUTHORITY AND APPROPRIATING FUNDS FOR THAT BUDGET

WHEREAS, the Downtown Development Authority (the “DDA”) in the City of Greeley, Colorado was created under the provisions of Part 8 of Article 25 of Title 31, C.R.S.; and

WHEREAS, the Board of Directors of the DDA in the City of Greeley, Colorado, has reviewed and considered a proposed budget on November 21, 2024.

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

Section 1. Pursuant to 31-25-816(1), C.R.S., the City of Greeley hereby approves for fiscal year 2025 (January 1, 2025 to December 31, 2025) the annual budget for the DDA in the City of Greeley, Colorado; which consists of a document designated as such, including proceeds of a tax levy of 5.000 mills upon real and personal property within the DDA.

Section 2. The annual budget of the DDA for the year 2025, as adopted by the DDA and approved by the City, shall be on file in the City Clerk's office for public inspection during office hours of such office for the entire year of 2025; that budget is attached hereto and incorporated herein as Exhibit “A”.

Section 3. There are hereby appropriated for fiscal year 2025 the following amounts:

Fund Description	Amount
Normal Operations	\$ 662,050
Total	\$ 662,050

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____,

2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Exhibit A
Resolution No. 54, 2024

2025 Approved DDA Operational Budget

INCOME	2024 Amended	2025 Approved
4110- City Sales Tax Allocation	\$ 250,000	\$ 250,000
4111- Specific Ownership	\$ 9,350	\$ 9,000
4112- Mill Levy	\$ 291,630	\$ 285,000
4120- Contributions	\$ 12,500	\$ 12,000
4140- Parking Lease	\$ 2,400	\$ 2,400
4142- Oil & Gas Income	\$ 480	\$ 400
4143- Miscellaneous Income	\$ 1,450	\$ 500
4149- WinterFest & HOH Income	\$ 7,500	\$ 8,000
4150- Oktobrewfest Income	\$ 122,300	\$ 110,000
4300- Other Events Income	\$ 11,970	\$ 10,000
Total Income	\$ 709,580	\$ 687,300

EXPENSES		
5050- Accounting Services	\$ 11,000	\$ 13,000
5101- Salaries	\$ 270,000	\$ 295,000
5102-5108- Benefits & Payroll Taxes	\$ 47,000	\$ 60,000
5109- EZ Fund 1.5% Admin Fee	\$ 1,000	\$ 1,000
5110- Advertising & Marketing	\$ 32,000	\$ 30,000
5112- Bank Charges	\$ 500	\$ 500
5113- Interest Expense TIF	\$ 1,200	\$ 1,200
5121- Miscellaneous Expense	\$ 1,000	\$ 1,000
5132- Office Supplies	\$ 3,800	\$ 3,500
5134- Professional Development	\$ 7,500	\$ 7,500
5135- Subscriptions & Memberships	\$ 5,200	\$ 6,000
5153- Office Cleaning & Trash	\$ 2,300	\$ 2,200
5155- Parking Lot Expense & Tax	\$ 450	\$ 450
5159- WinterFest & HOH	\$ 6,500	\$ 7,500
5165- Meals & Entertainment	\$ 1,200	\$ 1,600
5185- Rent/Utilities/Parking Permits	\$ 36,000	\$ 38,000
5190- Board	\$ 4,500	\$ 4,500
5195- Office Equipment & Maintenance	\$ 2,200	\$ 2,500
5196- Treasurers Fee - Mill	\$ 4,600	\$ 4,600
5200- Oktobrewfest	\$ 63,000	\$ 70,000
5351- Collaborative Event Grants	\$ 2,000	\$ 10,000
5352- Rental Assistance Program	\$ 10,000	\$ 60,000
5500- Special Events- Other Events	\$ 41,000	\$ 42,000
Total Expenses	\$ 553,950	\$ 662,050

Net Income	\$ 155,630	\$ 25,250
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Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – LINC Library Innovation Center – November 21, 2024

Board Members in Attendance: Andy Feinstein (Chair), UNC ; Brian Seifried (Vice Chair), Luna's Tacos & Tequila & Sexy Sammies; Tommy Butler, Greeley City Council; Deb Deboutez, Greeley City Council; Linda Winter, Accessories with a Flair!...and Hair; Matt Estrin, 477 Distilling & Greeley Hatchet House; Kimberly Ponce, Kimberly's Event Center Lounge; Justin Ghofrani, The Kress Cinema and Lounge & Margie's Java Joint; Christine Kutil, Richmark; Matt Hortt, High Plains Library District; Kevin Ross, Weld County Commissioners; virtual- Polly Kurtz (Treasurer), resident

Additional Attendees: John Hall, City of Greeley; Joel Peters, Greeley Police Department; Brady Jackson, Greeley Police Department; Darren Dunn, UNC Athletics; Phil White, Phil's Pro Auto

DDA Staff in Attendance: Bianca Fisher, Executive Director; Karen Baumgartner, Office & Event Manager; Daniela Hernandez, Marketing & Events Coordinator; Gii Astorga, Business Engagement & Events Coordinator

Meeting Called to Order:

- Andy Feinstein called the meeting to order at 7:31am.

Meeting Minutes:

- Andy Feinstein referenced the October DDA Minutes and called for a vote of approval. Kevin Ross moved to approve, Matt Estrin seconded, motion carried.

Safety Report from the Greeley Police Department:

Joel Peters reported that

- Nothing of note regarding serious crimes to report
- Animal complaints, check well beings, and mental health checks are down; bar checks up
- Hot spots are continuing and the Auto Theft Task Force (BATTLE) are working to reduce motor vehicle thefts within the City of Greeley and surrounding areas
- The Cold Weather Shelter is open so you will should see a decrease in the amount of people lingering downtown
- Brian Seifried asked about the possibility of more police presence downtown while Lincoln Park lights are being installed and for WinterFest events
- Bianca Fisher asked whether it is best to call GPD or Code Enforcement regarding empty building/property that are being trespassed, illegally entered into, and a mess being left behind; Joel said that Code Enforcement is best to push on property owners but if the police department can get letter of authorization allowing them to go into house/property, they can definitely check out any misuse of property or criminal activity

Presentation & Discussions

UNC Athletic Update from Darren Dunn

- The university sponsors 17 teams including men and women's basketball, cross country, golf, tennis, and track and field; women's-only soccer, softball, swimming and diving, and volleyball; and men's-only baseball, football, and wrestling
- The Bears compete in NCAA Division I, with the football team competing at the FCS level, and most teams are members of the Big Sky Conference. Three Northern Colorado teams have separate affiliations in sports that the Big Sky does not sponsor. The baseball team competes in the Summit League, the women's swimming and diving team is an affiliate member of the Western Athletic Conference, and the wrestling team is a member of the Big 12 Conference.
- Over 400 athletes and 100 staff affiliated with UNC Athletics

- \$17.5M budget which is far less than most college athletic programs
- 93% of student athletes graduate and they spent thousands of hours this last year supporting the community
- Economic Impact of UNC Athletics: brings in over 7,000 visiting coaches and athletes, 100,000 visitors, 10,000 camp attendees who purchase 50,000 meals and thousands of hotel rooms a year and the more the UNC Bears win, the greater the impact to the community; UNC spends about \$1M in town itself
- UNC Athletics Dream: work with the DDA, Chamber, and City more; have community feel like a college town like you see in other communities, seeing downtown covered in college colors and everyone know when game day is
- NIL Opportunities (Name, Image, Likeness): student athletes can be compensated when they help promote a company, the compensation doesn't have to be straight cash but can be in-kind compensation
 - Matt Estrin said that he started working with athletes at Oak & Maple and it has been very successful
 - Brian Seifried would like to see some downtown buy in by using a mix of available dollars and trade
- Student athletes are also required to do volunteer work
- Action items from conversation: set up a meeting between Darren Dunn and the DDA, consider bringing back University District meetings involving DDA, UNC, City, etc.

Action Items: Bianca Fisher presented the following 4 budgets

2024 Approved & Amended DDA Operating Budgets		
INCOME	2024 Approved	2024 Amended
Operating Income		
4110- City Sales Tax Allocation	\$ 250,000	\$ 250,000
4111- Specific Ownership	\$ 9,000	\$ 9,350
4112- Mill Levy	\$ 280,000	\$ 291,630
4120- Contributions	\$ 15,000	\$ 12,500
4140- Parking Lease	\$ 2,400	\$ 2,400
4142- Oil & Gas Income	\$ 1,000	\$ 480
4143- Miscellaneous Income	\$ 100	\$ 1,450
Program & Events Income		
4149- WinterFest & HOH Income	\$ 8,000	\$ 7,500
4150- Oktobrewfest Income	\$ 115,000	\$ 122,300
4300- Other Events Income	\$ 3,500	\$ 11,970
Total Income	\$ 684,000	\$ 709,580
EXPENSES		
Administrative Expenses		
5050- Accounting Services	\$ 13,000	\$ 11,000
5109- EZ Fund 1.5% Admin Fee	\$ 1,000	\$ 1,000
5112- Bank Charges	\$ 1,000	\$ 500
5113- LOC Interest Expense	\$ 1,000	\$ 1,200
5121- Miscellaneous Expense	\$ 1,000	\$ 1,000
5132- Office Supplies	\$ 4,000	\$ 3,800
5134- Professional Development	\$ 8,000	\$ 7,500
5135- Subscriptions & Memberships	\$ 7,000	\$ 5,200
5153- Office Cleaning & Trash	\$ 2,200	\$ 2,300
5155- Parking Lot Expense & Tax	\$ 400	\$ 450
5165- Meals & Entertainment	\$ 1,200	\$ 1,200
5185- Rent/Utilities/Parking Permits	\$ 38,000	\$ 36,000
5190- Board	\$ 5,000	\$ 4,500
5195- Office Equipment & Maintenance	\$ 3,000	\$ 2,200
5196- Treasurers Fee- Mill	\$ 4,300	\$ 4,600
Payroll Costs		
5101- Salaries	\$ 270,000	\$ 270,000
5102-5108- Benefits & Payroll Taxes	\$ 55,000	\$ 47,000
Program & Events Expenses		
5110- Advertising & Marketing	\$ 30,000	\$ 32,000
5159- WinterFest & HOH	\$ 5,000	\$ 6,500
5200- Oktobrewfest	\$ 70,000	\$ 63,000
5351- Collaborative Event Grants	\$ 20,000	\$ 2,000
5352- Rental Assistance Program	\$ 30,000	\$ 10,000
5500- Other Events Expense	\$ 30,000	\$ 41,000
Total Expenses	\$ 600,100	\$ 553,950
Net Income	\$ 83,900	\$ 155,630

- Changes on income: increase on Mil Levy, contributions down, netted just over \$60,000 on Oktobrewfest; \$25k+ over budgeted income
- Changes on expenses: higher on advertising/marketing since we started working with Goodlight Creative on upcoming marketing campaign, lower on Collaborative Event and Rental Assistance Program Grants which were launched in June and are taking time to get off the ground; will be retooling collaborative event grants to make them easier to apply for available funds

Kevin Ross moved to accept the 2024 Approved & Amended DDA Operating Budgets as presented, Matt Estrin seconded, motion carried,

2025 Proposed DDA Operating Budget		
INCOME	2024 Amended	2025 Proposed
Operating Income		
4110- City Sales Tax Allocation	\$ 250,000	\$ 250,000
4111- Specific Ownership	\$ 9,350	\$ 9,000
4112- Mill Levy	\$ 291,630	\$ 285,000
4120- Contributions	\$ 12,500	\$ 12,000
4140- Parking Lease	\$ 2,400	\$ 2,400
4142- Oil & Gas Income	\$ 480	\$ 400
4143- Miscellaneous Income	\$ 1,450	\$ 500
Program & Events Income		
4149- WinterFest & HOH Income	\$ 7,500	\$ 8,000
4150- Oktobrewfest Income	\$ 122,300	\$ 110,000
4300- Other Events Income	\$ 11,970	\$ 10,000
Total Income	\$ 709,580	\$ 687,300
EXPENSES		
Administrative Expenses		
5050- Accounting Services	\$ 11,000	\$ 13,000
5109- EZ Fund 1.5% Admin Fee	\$ 1,000	\$ 1,000
5112- Bank Charges	\$ 500	\$ 500
5113- LOC Interest Expense	\$ 1,200	\$ 1,200
5121- Miscellaneous Expense	\$ 1,000	\$ 1,000
5132- Office Supplies	\$ 3,800	\$ 3,500
5134- Professional Development	\$ 7,500	\$ 7,500
5135- Subscriptions & Memberships	\$ 5,200	\$ 6,000
5153- Office Cleaning & Trash	\$ 2,300	\$ 2,200
5155- Parking Lot Expense & Tax	\$ 450	\$ 450
5165- Meals & Entertainment	\$ 1,200	\$ 1,600
5185- Rent/Utilities/Parking Permits	\$ 36,000	\$ 38,000
5190- Board	\$ 4,500	\$ 4,500
5195- Office Equipment & Maintenance	\$ 2,200	\$ 2,500
5196- Treasurers Fee- Mill	\$ 4,600	\$ 4,600
Payroll Costs		
5101- Salaries	\$ 270,000	\$ 295,000
5102-5108- Benefits & Payroll Taxes	\$ 47,000	\$ 60,000
Program & Events Expenses		
5110- Advertising & Marketing	\$ 32,000	\$ 30,000
5159- WinterFest & HOH	\$ 6,500	\$ 7,500
5200- Oktobrewfest	\$ 63,000	\$ 70,000
5351- Collaborative Event Grants	\$ 2,000	\$ 10,000
5352- Rental Assistance Program	\$ 10,000	\$ 60,000
5500- Other Events Expense	\$ 41,000	\$ 42,000
Total Expenses	\$ 553,950	\$ 662,050
Net Income	\$ 155,630	\$ 25,250

- Income: rounded down for Oktobrewfest because it is highly weather dependent event
- Expenses: increase in budget for accountant, salaries, and Oktobrewfest in case in-kind sponsorships do not come in and to account for rental increases

Kevin Ross moved to accept the 2025 Proposed DDA Operating Budget as presented, Matt Estrin seconded, motion carried.

- Income:
 - Based on receipts through October and we are right on par with the approved budget
 - ColoTrust Income came in over at \$140,000+
 - Construction Grant funds will be rolled over to 2025
- Expenses:
 - Annual TIF Reimbursements were almost right on the money
 - The only outstanding Building Improvement Grant is for the Climbing Collective because they are still working on their project, but that will likely be paid in 2025
 - The cost for Cameras was due to the agreement for the GPD Real Time Information Center and will be a smaller budgeted item moving forward

Kevin Ross moved to accept 2024 Approved & Amended DDA TIF Budgets as presented, Justin Ghofrani seconded, motion carried.

2025 Proposed DDA TIF Budget		
	2024 Amended	2025 Proposed
INCOME		
Tax Increment Finances (TIF)	\$ 1,293,000	\$ 1,300,000
ColoTrust Interest	\$ 138,000	\$ 100,000
City of Greeley (16th St Grants)	\$ -	\$ 60,000
Total Income	\$ 1,431,000	\$ 1,460,000
EXPENSES		
Annual TIF Reimbursements	\$ 611,000	\$ 612,000
Building Improvement Grants	\$ 100,000	\$ 250,000
Redevelopment Project	\$ 15,000	\$ 20,000
Public Art	\$ 24,000	\$ 50,000
Façade Grants	\$ 90,000	\$ 80,000
Tree Lighting	\$ 130,000	\$ 130,000
Plaza & Alley Maintenance	\$ 1,000	\$ -
Cameras	\$ 72,000	\$ 5,000
Streetscape	\$ 33,000	\$ 40,000
Holiday Mini Grants	\$ 3,500	\$ 3,500
16th Street Construction Grants	\$ -	\$ 60,000
Treasurer's Fees- TIF	\$ 21,000	\$ 22,000
Interest Expense & Bank Fees	\$ 1,500	\$ 1,500
Total Expenses	\$ 1,102,000	\$ 1,274,000
Net Income	\$ 329,000	\$ 186,000

- Income:
 - TIF for 2025 will basically be the same as 2024 since assessment cycles happen in odd years and are good for 2 years; we may see some minor changes due to legislation passed this year both for TIF and mill levy revenue
 - Budgeted down on ColoTrust income since Interest Rates are going down
- Expenses:
 - Anticipate signing agreements for 16th Street construction grants which could include 20 of the 16th Street businesses; the DDA will be administering the grants and will be reimbursed by the City
 - Likely to receive Building Improvement Grants next year from Smokin Dave's and the Greeley Creative District
 - Increased the allocation of Public Art because we want to look at supporting the expansion of WeldWalls to other areas of downtown next year
 - Decreased the amount for Cameras since it will just be for maintenance of the cameras we own on the plazas
 - Increased the Streetscape amount to cover the cost of new 8th Street banners and signage opportunities

Matt Hortt moved to accept 2025 Proposed DDA TIF Budget as presented, Matt Estrin seconded, motion carried.

Executive Director Report from Bianca Fisher:**Board & Staff**

- Conducted staff evaluations and am incredibly proud of the work of our small but mighty team!

Finance

- TIF Cash Flow included for reference (at end of Minutes)
- Oktobrewfest financial update—netted just over \$60k, our second highest year to date! Fantastic teamwork, great weather, strong sponsorships all made for a great event!

Business Updates

- Businesses now open:
 - Ace of Fadez Barbershop- 909 16th Street
- Businesses coming soon:
 - Coffee/Ice Cream (name TBD)- 802 9th Street
 - Sala Thai- 1330 8th Avenue
 - Against the Grain Golf- 601 10th Street
 - Smokin' Dave's BBQ- 819 9th Street
 - Greeley Climbing Collective- 1516 8th Avenue

Economic Development & Business Support

- 4 new prospective business inquiries since the last Board meeting: daycare center, cat café, coffee shop/bakery, and cornhole/event venue; made connections with property owners, City Planning, SBDC, and shared about DDA grants and benefits
- Did a walkthrough of the old Allnutt Funeral Services building at 702 13th Street that was recently purchased by the Greeley Creative District; should be receiving a Building Improvement Grant application from them soon that the DDA Capital Investment Committee will review next month
- Met with Katelyn Puga and City building and planning staff to work through the development review process for small businesses to see how to create greater efficiencies and to know how best to support our businesses through this often-cumbersome process
- Met with Paul and Wendy Gabriel, out-of-state owners of 1412 8th Avenue, to discuss the future of the site and explore ideas when the current tenant lease expires
- Regular team meetings Goodlight Creative on the new marketing and branding campaign for downtown; business interviews were conducted, including with the Board, and a new campaign is taking shape based on this feedback; incredibly excited about the direction... more to come!
- Mayor's Taskforce on Homelessness—updates on shelter feasibility (City is currently exploring several sites), agencies shared data on homeless numbers and services being provided, and the Weld County Department of Human Services explained their services
- Working with Community Development staff on the forthcoming Overlay District that will incorporate design standards and dimensional requirements that promote urban, walkable development; virtual property owners roundtable scheduled for tonight

Downtown Environment

- Micromobility SPIN scooters and bikes officially launched at the start of November; it has been great to see these being used and we look forward to sharing data when we receive it
- Construction on 16th Street has begun! I am meeting weekly with City Water & Sewer and Communications & Engagements staff to ensure regular communication is maintained throughout this process; great attendance and feedback at the business open house on November 14; will launch the grant funds after the new year
- Holiday lighting is being installed in Lincoln Park, along with the new cone trees we purchased (4), and wreaths on the street poles will be installed today
- Still working through challenges of year-round tree lighting but All Terrain has fabricated a prototype which we will likely be moving forward with
- Reimagine Lincoln Park—met with Agora Partners to discuss the management planning side of the new conceptual park design; Andy and I will meet with Diana Frick next month to discuss how the DDA can champion this project

- Exploring the continuation and expansion of the WeldWalls mural festival with Armando Silva; more to come but I would like to commit public art TIF funds to making it grow
- Continued discussions with City staff and consultants for the 8th and 9th Street Plaza designs; 3 concepts have been presented and will be shared with the DDA Board next month; want to ensure natural integration with the new Reimagine Lincoln designs
- Attended the Poudre River Restoration Steering Committee meeting to hear the presentation of Master Planning Principles and project next steps

Community Engagement & Professional Development

- Had lunch meeting with Councilman Dale Hall to share about downtown projects and stay connected on other citywide projects
- Working with Still Water Ranch, a nonprofit ranch for veterans, to bring a repelling event to downtown next year; DoubleTree Hotel being considered as the building site
- Met with new City Economic Development staff member—Alison Trembly, Melissa Marmitt and Robert Thompson; looking forward to greater collaboration and partnership
- Hosted a large group of city officials, staff, and business owners from Brighton as they explore implementing a DDA and wanted to learn about our structure, programs and successes
- Regular monthly meetings: BizWest Greeley Editorial Board, one-on-one with City Manager Raymond Lee, and the Downtown Business Group (DBG)

Commercial Property Updates

Recent Sales:

- 706 12th Street (part of former Moffat Glass)- 4,124 SF; \$625,000

For Sale Only:

- NEW: 1024 8th Street (Boomer House)- 3,583 SF; \$750,000
- 922 8th Avenue- 5,618 SF; \$1.15M
- 825-827 7th Street (George's Bike Shop)- 6,450 SF; \$820,000
- 701 7th Street (D&D Bean bldg)- 13,500 SF; \$1.3M
- 708 8th Street- 910 SF (3,676 SF lot); \$350,000
- 1105-1111 7th Avenue- 6,920 SF; \$726,600
- 1619 8th Avenue (former Cisneros)- 720 SF; \$199,000
- 913 11th Avenue (Turning Point)- 3,142 SF; \$427,500

For Sale or Lease:

- 818-820 11th Avenue (former KFKA)- 8,307 SF; \$1.2M SALE or \$17/SF MG
- 710 12th Street (part of former Moffat)- 5,700 SF; \$957,600 SALE or \$11.50/SF + \$6/SF NNN
- 908 11th Avenue (former Community Outreach Center)- 3,600 SF; \$630,000 or \$12/SF NNN
- 1215 8th Avenue (former Salvation Army)- 13,031 SF; \$2M SALE or \$7-\$57/SF NNN
- 1228 8th Avenue (David's Auto Sales)- 1,269 SF; \$500,000 SALE or \$23-\$44/SF NNN

For Lease Only:

- 940 9th Avenue (former Aunt Helen's Express)- 778 SF; \$23.14/SF NNN
- 611 8th Street- 1,119 SF; \$12/SF
- 805 8th Street (2nd floor of Blush)- 1,525 SF; \$15/SF
- 800 8th Avenue- 1,363-2,176 SF; \$12.50/SF NNN

For the full list of properties, visit <https://www.greeleydowntown.com/commercial-properties/>

Events & Marketing Update from Karen Baumgartner, Daniela Hernandez, Gii Astorga:

Weekly Spotlights

- Worked on a list of businesses which we will be spotlighting for the next few months on Facebook and Instagram
- Concentrating on 16th Street Businesses

Trick or Treat Street – Friday, October 25th from 4-6pm

- \$3,000 in sponsorships and 48 businesses/booths handing out candy
- Over 2,000 trick or treaters

WinterFest – November 30th, December 7th, December 14th

- “Holiday Open House” will be Saturday, November 30th from 10am-5pm. Patrons are encouraged to celebrate “Small Business Saturday” and participate in our BINGO card for the chance to win a downtown gift basket. Following the Holiday Open House at 5:30pm. It’s an evening filled with carols, cookies & hot chocolate or cider from the DoubleTree Hotel, pictures with the Grinch and Reindeer from Generations Church, and Santa himself.
- “Holiday Lane” will be on Saturday Dec. 7th starting at 4:30. The event will continue last year’s tradition of still floats, entertainment from local schools, and vendors.
- “Maker’s Workshops” will be on the last Saturday, December 14th. This event is run by the Greeley Creative District.
- If you would like to volunteer to help with Holiday Lane, contact Gii.

Colorado Grit – Sponsorship of November 29th and November 30th games

- Looking for 2 lucky DDA board members to do us the honors of dropping the puck at the Colorado Grit Hockey Games on Friday, November 29th and Saturday November 30th where they will be highlighting downtown Greeley businesses, Winterfest, and shopping small for the Holidays.
- Friday, November 29th 6pm game time - Arrive 15 minutes early at **5:45pm** to check in with Jaden.
- Saturday, November 30th 3pm game time - Arrive 15 minutes early at **2:45pm** to check in with Jaden.

Goodlight Creative

- Erica has developed ideas from her marketing research and meetings, we are going through the process now of determining the best path forward

Direct Mail Postcards –

- Will conduct a survey on the redemption at the end of January when they expire.

Downtown Gift Card –

- Having a Black Friday BOGO deal on Gift Cards.
- Buy \$50 or more in Gift Cards and get a \$20 gift card free
- Promotion will run til Monday, December 2nd

DCI “In The Game” Convention – April 2025

- Working with DCI to book venues and restaurants

Downtown Business Group –

- No meeting in December

Greeley Creative District

- Dia de los Muertos celebration took a new shape this year and was outdoors on the 8th Street Plaza for part of the event. Also had activities at LINC and an art exhibition at the Tointon Gallery.
- Working on Makers’ Workshops for December 7th and on plans for the Creative Center in the old Macy Allnutt Funeral home.

City Economic Development Update from John Hall:

- Have been working in close partnership on a lot of the items that Bianca covered in her report and want to thank Bianca for being the outside, non-city voice working on 16th Street
- Continue to work on new or renovated buildings for the City to keep them downtown
- Economic Development Department had several vacancies which have now been filled
- John oversees the Urban Renewal Districts for the City and would like to have the DDA come in and talk to them since they have not had a lot of exposure regarding other initiatives happening in the city

County Update from Kevin Ross:

- Kevin Ross had to leave early for a legislative breakfast that he is hosting so there was no report

Additional comments:

- Bianca Fisher mentioned that she received a call from a consultant working on the West Greeley project and they would like to come talk to the Board next month to share about the project

Andy Feinstein moved to adjourn the meeting at 8:50 am and move into Executive Session pursuant to C.R.S. 24-6-402(f)(I) for the purpose of conducting an annual performance and compensation review of the DDA Executive Director. Matt Estrin seconded, motion carried.

2024 TIF Cash Flow			
	Budget	Committed/ Anticipated	YTD Actual
REVENUE			
Tax Increment Finances (TIF)	\$ 1,300,000		\$ 1,293,472
ColoTrust Interest (acct 4115)	\$ 120,000		\$ 128,699
City of Greeley (16th St Grants)	\$ 60,000		
Total Revenue	\$ 1,480,000	\$ -	\$ 1,422,170
EXPENDITURES			
Annual TIF Reimbursements	\$ 612,000		\$ 610,722.19
Building Improvement Grants	\$ 350,000	\$ 100,000	\$ -
Redevelopment Project	\$ 30,000	\$ 10,000	\$ 10,000
Public Art	\$ 60,000		\$ 23,715
Façade Grants	\$ 95,000	\$ 7,362	\$ 63,327
Tree Lighting & Maintenance	\$ 125,000	\$ 70,000	\$ 55,464
Plaza & Alley Maintenance	\$ 1,000		\$ 985
Cameras	\$ 70,000		\$ 70,916
Streetscape	\$ 50,000	\$ 15,000	\$ 32,078
Holiday Mini Grants	\$ 4,000		\$ 400
16th Street Construction Grants	\$ 60,000		\$ -
Treasurer's Fees- TIF (acct 5807)	\$ 22,000		\$ 19,403
Interest Expense & Bank Fees	\$ 1,500		\$ 837
Total Expenditures	\$ 1,480,500	\$ 202,362	\$ 887,846
Net Revenue	\$ (500)		\$ 331,961
Prior Year TIF Balance	\$ 2,457,706		\$ 2,457,706
PROJECTED 2024 End-of-Year TIF Balance	\$ 2,457,206		\$ 2,789,668



Council Agenda Summary

December 3, 2024

Key Staff Contact: Justin Scharton, Natural Areas & Trails Manager, Diana Frick, Cultural Parks and Recreation Director

Title:

Resolution to support the application for grant funding from the State of Colorado Department of Natural Resources through the Land and Water Conservation Fund State Assistance Program for Recreational Improvements to the Shurview property

Summary:

The property known currently as Shurview was acquired by Trust for Public Land (TPL), in partnership with the City and leased to the City in 2022. TPL is the current fee simple owner of the property and is working to convey ownership to the City in late 2024. In the meantime, the City manages the property as a public natural area. A site plan has been completed for the property and further design is currently being completed for trailhead improvements with shade shelters and associated amenities.

To leverage City funds for the construction of trailhead amenities, Natural Areas & Trails (NAT) division staff applied for grant funds through the Land and Water Conservation Fund (LWCF) State Assistance Program. The total project cost is \$1,037,320, with \$218,660 funded from the City, \$200,000 from Weld Community Foundation, \$100,000 from Trust for Public Land and \$518,660 from the LWCF program. The grant funder requires a resolution from City Council attached as a component of the grant application.

If grant funds are awarded, this project will install a large shade shelter with picnic tables near the trailhead at Missile Site Park to support users and school field trips, a “council ring” for nature engagement activities, information regulatory signage, and trail connections to support educational programming and public use.

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? The total City match is \$218,660
3. What is the annual impact? There is no annual impact
4. What fund of the City will provide Funding? The City’s Trail Development Fund and Food Tax
5. What is the source of revenue within the fund?
6. Is there grant funding for this item? Yes/No/NA The grant application has been submitted, but staff has not received notice of award yet
7. If yes, does this grant require a match?
8. Is this grant onetime or ongoing?
9. Additional Comments:

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

Quality of Life

Decision Options:

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

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Resolution No. 55, 2024

THE CITY OF GREELEY, COLORADO
RESOLUTION No. 55, 2024

**A RESOLUTION TO SUPPORT APPLICATION FOR GRANT FUNDING FROM THE
STATE OF COLORADO DEPARTMENT OF NATURAL RESOURCES THROUGH
THE LAND AND WATER CONSERVATION FUND STATE ASSISTANCE PROGRAM
FOR RECREATIONAL IMPROVEMENTS TO THE SHURVIEW PROPERTY**

WHEREAS, the City partnered with Trust for Public Land (TPL) in 2022 to acquire the Shurview property; and

WHEREAS, TPL is the current fee simple owner of the Property and is working with City and funders to convey ownership to the City in late 2024 and in the meantime the City manages the Property as a public natural area through a Lease Purchase agreement; and

WHEREAS, a site plan has been completed and further design is being completed for phase I portions of the development of the Property including trailhead improvements with shade shelters and associated amenities; and

WHEREAS, supplemental funding opportunities are available through grant programs with the Land and Water Conservation Fund (LWCF) State Assistance Program; and

WHEREAS, the Weld Community Foundation has committed \$200,000 match to this project if the remaining funding can be secured; and

WHEREAS, Trust for Public Land has committed \$100,000 match to this project; and

WHEREAS, a grant application will be submitted for the estimated \$1,037,320 project, with \$218,660 funded from the City, \$200,000 from Weld Community Foundation, \$100,000 from Trust for Public Land, and \$518,660 from the LWCF program; and

WHEREAS, grant funding will be used to construct the project; and

WHEREAS, the Property is within an existing LWCF boundary from previous funding, and will be under the control of the City of Greeley for at least 25 years and conserved for public outdoor recreation in perpetuity; and

WHEREAS, the City commits to meeting all requirements of the Program, per the Federal Financial Assistance Manual, and contract between the Applicant and State; and

WHEREAS, the City agrees to postpone any ground-disturbing activities related to the project until after grant award and finalization of the contract with the State; and

WHEREAS, the City pledges to provide the above-mentioned match funds, understanding that failure to meet this amount will result in a reduction of grant funds; and

WHEREAS, the City acknowledges that full project costs must be incurred before requesting reimbursement as per the project budget and approved State contract period; and

WHEREAS, the City commits to complying with all applicable local, state, and federal laws and regulations, including Build America Buy America (BABA); and

WHEREAS, the City agrees to protect and maintain the site in perpetuity for outdoor recreation, recorded on the real property title before final reimbursement; and

WHEREAS, the City agrees to permit inspections of the site by the State at least once every five years after project completion and to address any compliance issues promptly.

WHEREAS, it is in the best interest of the residents of Greeley to receive this grant funding and to complete the projects.

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

1. The Greeley City Council hereby supports and authorizes a submission of grant applications to the Colorado Department of Natural Resources for the aforementioned project.
2. The City Council authorizes the Greeley Culture, Parks and Recreation Department to execute any document or submit any electronic response that is necessary to obtain the grant funding.
3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____ By: _____
City Clerk Mayor



Item: 13. 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

December 3, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk, Jennifer Middleton, Deputy City Clerk

Title:

Public hearing and second reading of an ordinance reauthorizing the Greeley Art Commission, the Union Colony Civic Center Advisory Board, the Greeley-Weld Housing Authority and the Construction Trades and Appeals Advisory Board for a period of three years

Summary:

Each year, boards/commissions are scheduled to be reviewed by the Council to determine if their primary purpose has been fulfilled and if they should be reauthorized to continue serving in this selected capacity. This option to review boards and commissions was created by a charter amendment from the registered electors of the City of Greeley in 2001. Since then, a schedule was created to review the various boards.

During the last few years, there has not been a process for reviewing selected boards and commissions. In response, the City Clerk's department created a questionnaire to be completed and a preliminary process for each board to report back on their impact on the community, meeting of their goals, and if they participated/sponsored any engagement events.

At the November 12, 2024, Work Session, Council reviewed the following boards and came to a consensus to reauthorize the following boards.

- Greeley Art Commission;
- Union Colony Civic Center Advisory Board;
- Greeley-Weld Housing Authority; and
- Construction Trades and Appeals Advisory Board.

The City Charter §2-8 states that, "Any Board or Commission not specifically created by this Charter shall be subject to periodic review by the Council every three (3) years after the date of its creation. After review, the Council may reauthorize the Board or Commission's authority or allow the Board or Commission to lapse by a majority vote of the entire Council. In accordance with this provision and past practice, this item proposes the reauthorization of the following boards to continue for a period of three years."

In 2025, the following boards will be reviewed:

- Citizen Budget Advisory Committee
- Citizen Transportation Advisory Board
- Commission on Disabilities
- Downtown Development Authority
- Golf Course Advisory Board

- Historic Preservation Commission
- Rodarte Community Center Advisory Board
- Stormwater Board
- Youth Commission

The ordinance was introduced at the November 19, 2024, Council Meeting, and by majority vote from council the public hearing was set for December 3, 2024.

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:

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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 tile only.

Attachments:

1. Ordinance No. 42, 2024
2. Item 14 - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 42, 2024**

**AN ORDINANCE RE-AUTHORIZING VARIOUS BOARDS AND COMMISSIONS FOR
THREE YEARS**

WHEREAS, in November, 2001, Greeley voters approved an amendment to the Home Rule Charter, in Section 2-8 Appointive Boards and Commissions, to require that City Council review its advisory groups every three years to determine whether the board or commission continues to serve the purpose for which it was created and decide whether or not to authorize its continuance; and

WHEREAS, Ordinance No. 59, 2002, was adopted by City Council October 15, 2002, to implement this Charter amendment and thereby created a triennial review schedule for appointive boards and commissions; and

WHEREAS, City Council is prepared to re-authorize these appointive groups for a three-year period.

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

Section 1. The following groups are hereby re-authorized for a period of three years from January 1, 2025, to expire December 31, 2027:

1. Greeley Art Commission
2. Union Colony Civic Center Advisory Board
3. Greeley Weld Housing Authority
4. Construction Trades Advisory and Appeals Board

Section 2. This ordinance shall become effective five 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

Boards & Commissions Triennial Review

Jennifer Middleton, Deputy City Clerk
City Council Meeting – December 3, 2024



Agenda

- Brief History of Triennial Review
- Review and Consensus
- Summary and Staff Recommendation
- Purpose: Adopt the ordinance

History of Triennial Review

In 2001, an amendment was made to the Greeley Charter requiring City Council to review advisory groups every three (3) years, hence the name Triennial Review.

In 2002, an ordinance was adopted to implement the Triennial Review schedule for consideration of reauthorization of specific boards or commissions.

Recent Review Process

The City Clerk's Office supplied a questionnaire and asked for data on engagement and efforts over the last three (3) years. General data was compiled from attendance records, meetings, recruitment applications, bylaws, and work plans (if applicable).

November 12, 2024 Work Session

Council received a presentation, met with board chairs, and asked questions.

Council consensus was to draft an ordinance reauthorizing the following boards to continue serving in their initial purpose and capacity:

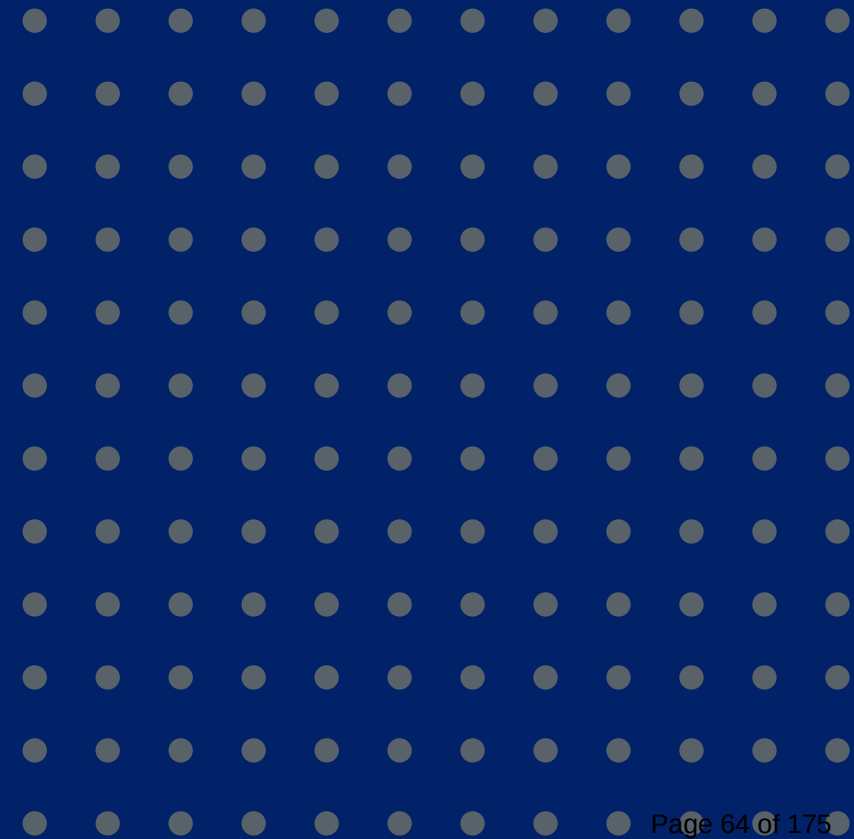
- Greeley Art Commission
- Union Colony Civic Center
- Greeley-Weld Housing Authority
- Construction Trades Advisory and Appeals Board

Staff recommendation:

Adopt the ordinance and publish by reference to title only.

Summary

Thank you





Council Agenda Summary

December 3, 2024

Key Staff Contact: Adam Turk, Police Chief

Title:

Public hearing and second reading of an ordinance amending Title 8, Chapter 7 of the Greeley Municipal Code relating to Private Security Services

Summary:

The Greeley Police Department manages the processing of applications for private security licenses for both companies and individuals seeking to work as security guards within city limits. Currently, section 8-232 outlines the conditions that bar issuance of a license. The wording is vague and does not outline specific offenses that would disqualify an applicant from being granted a license. The amended ordinance will clarify what specific previous criminal convictions will bar issuance of a license. The current ordinance also prohibits issuance of a security guard license when someone has had their driver's license revoked three years prior to application. The amended ordinance reduces that to one year prior to application. Many of the security positions are non-driving and this would increase the applicant pool.

The ordinance was introduced at the November 19, 2024, Council Meeting, and by majority vote from council the public hearing was set for December 3, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? N/A

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:

N/A

Strategic Focus Area:

High-Performance Government
Safe and Secure Communities

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. 43, 2024
2. Item 15 - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 43, 2024**

**AN ORDINANCE AMENDING CHAPTER 7 OF
TITLE 8 OF THE GREELEY MUNICIPAL CODE
RELATING TO PRIVATE SECURITY SERVICES**

WHEREAS, the City of Greeley, Colorado (“City”) is a home rule municipality, and pursuant to Article XX, Section 6 of the Colorado constitution has the right to enact, administer and enforce ordinances; and

WHEREAS, City may authorize and license any person, firm or corporation to engage in the business of private security by municipal ordinance; and

WHEREAS, applicants for the license as security guard or an armed security guard shall file an application with the chief of police; and

WHEREAS, the chief of police shall issue licenses to applicants who are eligible to be licensed under the terms and conditions of the Greeley Municipal Code; and

WHEREAS, the recommended amendments to the Greeley Municipal Code would ensure compliance with the code and protect the health, safety and welfare of the city and its inhabitants, and provide more opportunities for private security guards.

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

Section 1. That Sections 8-227 and 8-232 contained in Chapter 7, Private Security Services, of Title 8, Business Taxes, Licenses and Regulations, of the Greeley Municipal Code shall be amended as shown on Appendix A, attached hereto and incorporated herein.

Section 2. This ordinance shall become effective five (5) days following its final publication as provided by Section 3-16 of 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
CITY OF GREELEY, COLORADO
ORDINANCE NO. 43, 2024

**AN ORDINANCE AMENDING CHAPTER 7 OF TITLE 8
OF THE GREELEY MUNICIPAL CODE**

Section 1. That Sections 8-227 and 8-232 contained in Chapter 7, Private Security Services, of Title 8, Business Taxes, Licenses and Regulations, of the Greeley Municipal Code shall be amended as follows:

Sec. 8-227. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: *Breach of the peace* means a violation of public tranquility and order. Crimes which are considered crimes of breach of the peace shall be determined by the chief of police and set forth in a rule, regulation or order which shall be available to the public.

Moral turpitude means conduct that is considered contrary to community standards of justice, honesty and good morals. Crimes which are considered moral turpitude shall be determined by the chief of police and set forth in a rule, regulation or order; which shall be available to the public.

Person means a natural person, a corporation, partnership or limited liability company who maintains a partner, manager, officer, director or holder of ten percent or more of the corporate stock interest.

Private security services means a person, firm or corporation, including its employees and agents, engaged in the business of providing protection to third persons, firms or corporations, and/or their property and preserving the peace and conduct of any business in the city, but does not mean persons who are employed to provide unarmed internal security for their employer's business.

(1) The definition of the term "private security services" includes, by way of example only and without limitation, all armed private security personnel; guard and patrol services and personnel for hire, investigative services and personnel for hire, vehicle escort services, and alarm services and personnel for hire.

(2) The definition of the term "private security services" does not include, by way of example only and without limitation, unarmed ATM service personnel, or any armored car or armored courier service which is regulated by the Federal Armored Car Industry Reciprocity Act of 1993, as amended.

Sec. 8-232. Conditions barring issuance.

No license for private security services, security guards, or armed guards shall be issued to the following:

(1) Any person under 18 years of age; ~~or to any corporation, partnership, or limited liability company who maintains a partner, manager, officer, director or holder of ten percent or more of the corporate stock interest, or any manager who is under 18 years of age;~~

(2) Any person who has been convicted of a felony or misdemeanor for any crime of violence, cruelty to animals, acts of domestic violence, contributing to the delinquency of a minor, offenses against public peace and order or crimes of moral turpitude (including but not limited to homicide and related offenses, felony assaults, kidnapping, sex assault, unlawful sexual behavior, internet

sexual exploitation of a child, invasion of privacy for sexual gratification, failure to register as a sex offender, possession of child pornography, human trafficking, crimes involving at-risk individuals, prostitution, and/or stalking) against persons, or violation of the laws or ordinances of any jurisdiction pertaining to moral turpitude or breach of the peace in the ten years immediately preceding the date of application; or to any corporation, partnership, or limited liability company who maintains a partner, manager, officer director or holder of ten percent or more of the corporate stock interest, or any manager who has been convicted of a felony, misdemeanor or violation of the laws or ordinances of any jurisdiction pertaining to moral turpitude or breach of the peace in the ten years immediately preceding the date of application;

(3) Any person against whom judgment or conviction for fraud, deceit or misrepresentation has been entered within ten years immediately preceding the application who has been convicted of a felony or misdemeanor or judgment entered for any crime involving property or fraud (including but not limited to arson, burglary, robbery, theft, trespass, criminal mischief, forgery, fraud, bribery, obstruction, unauthorized use of a financial transaction device, criminal possession or sale of a blank financial transaction device, criminal possession of forgery devices, unlawful manufacture of a financial transaction device or identity theft, gambling, and or weapons) or non-domestic violence misdemeanor assault, harassment, and disorderly conduct entered within ten years immediately preceding the date of the application; or to any corporation, partnership, or limited liability company who maintains a partner, manager, director or holder of ten percent or more of the corporate stock interest, or any manager against whom judgement or conviction for fraud, deceit, or misrepresentation has been entered within ten years immediately preceding the application;

(4) Any person who has been convicted of a felony relating to controlled substances or illegal drugs in the ten years immediately preceding the date of the application; or to any corporation, partnership, or limited liability company who maintains a partner, manager, director or holder of ten percent or more of the corporate stock interest, or any manager against whom judgement or conviction for fraud, deceit, or misrepresentation has been entered within ten years immediately preceding the application;

(5) Any person who currently has a suspended or revoked license or had a had driver's license suspended or revoked in the year prior three years to the date of the application;

(6) Any person who has a conviction for any violent act against persons; or to any corporation, partnership or limited liability company who maintains a partner, manager, officer, director or holder of ten percent or more of the corporate stock interest, or any manager who had a conviction for any violent acts against persons;

(6) Any person who fails to comply with all license requirements.



Ordinance Amendment Relating to Security Guard Licenses

Mike Zeller, Deputy Chief of Police
Mike.Zeller@greeleypd.com | 970-351-5373
City Council Meeting – December 3, 2024



Secure Communities

Agenda



- Background
- City of Greeley Code Amendments
- Purpose: Adopt the ordinance

Background

- The Greeley Police Department manages the process of licensing private security companies and security guards operating in city limits
- The number of security guard license applications has increased, and the police department is seeking to improve efficiency in the application process
- Staff recommends updates to the conditions which would bar issuance of a security license by incorporating more specific offenses that would disqualify an applicant from being issued a license into the ordinance

Amendments to the Code

The requested changes to the code include:

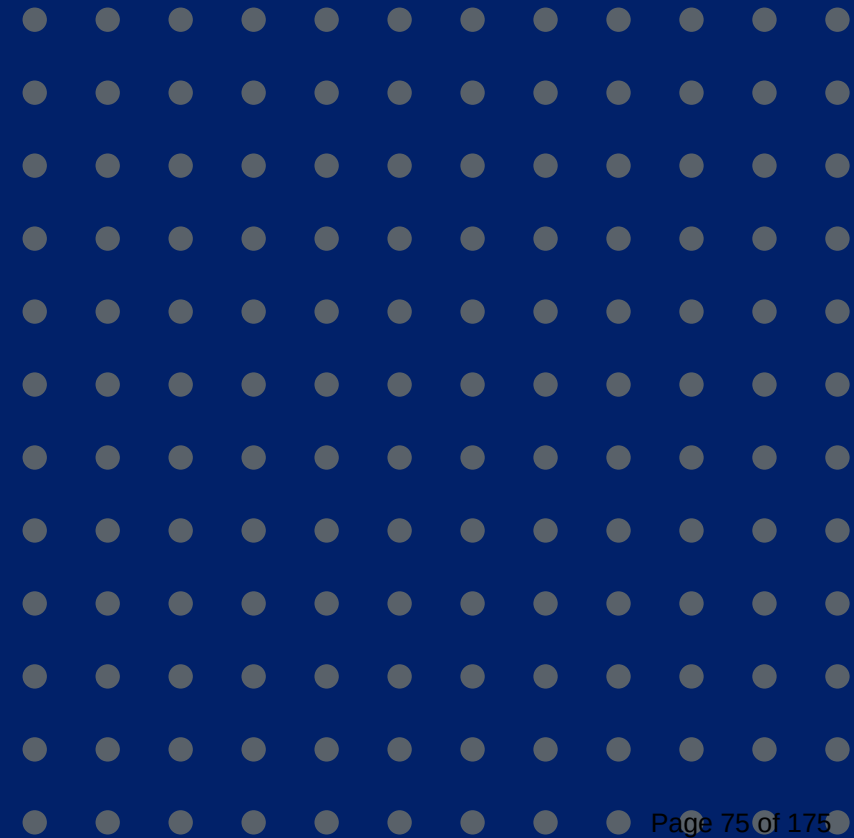
- Modifying section 8-232 (2) to add specific crimes of violence or offenses against public peace that would bar issuance of a license if an applicant was previously convicted
- Modifying section 8-232 (3) to add specific property crimes, fraud offenses, non-domestic misdemeanor assault, harassment, and disorderly conduct that would bar issuance of a license if applicant was previously convicted within ten years preceding the date of application
- Modifying section 8-232 (5), to change the revoked or suspended driver's license requirement that would bar issuance by adjusting the time frame from a prior driver's license suspension or revocation from three years to one year

Summary



Staff Recommendation: Adopt the ordinance and publish by reference to title only

Thank you





Council Agenda Summary

December 3, 2024

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

Title:

Public hearing and second reading of an ordinance to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south (Case number ANX2023-0001, L&T Annexation)

Summary:

The property owner has petitioned the City to annex a total of 300.627 acres of unincorporated property, including a portion of the right of way of Weld County Road 54. The annexation consists of two parcels, each measuring about 150 acres. The annexation area contains eleven plugged and abandoned oil and gas wells. The parcels are located within the Long-Range Expected Growth Area and are designated as Suburban Residential, Rural, and Community Separator.

The applicant requests the annexation be zoned a mix of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) in accordance with Section 24-214 of the Development Code. Following approval of the annexations, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation (see Attachment F), and City Council adopted a resolution on October 1, 2024, making a finding to this effect scheduling the introduction of the ordinance concerning the annexation for November 19, 2024, and the final reading on December 3, 2024. On October 08, 2024, Planning Commission recommended approval.

The ordinance was introduced at the November 19, 2024, Council Meeting, and by majority vote from council the public hearing was set for December 3, 2024.

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 which includes the following public hearing steps:

1. City staff presentation
2. Council questions of staff
3. Applicant presentation
4. Council questions of applicant
5. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
6. Rebuttal, if requested
7. Council discussion
8. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. 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. 44, 2024 with Appendix A
2. PC Summary Staff Report
3. Vicinity Zoning Map
4. Petition for Annexation
5. Annexation Compliance Memo
6. Plat
7. Resolution No. 32, 2024 with Exhibit A
8. Draft Planning Commission Minutes October 08,2024
9. Neighbor Comment
10. Milliken Comments
11. Item 16 - Presentation (Will also cover Item 17)
12. Item 16 - Applicant Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 44, 2024
CASE NO. ANX2023-0001

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOW AS THE “L&T LLC ANNEXATION,” LOCATED GENERALLY WEST OF STATE HIGHWAY 257 AND NORTH OF WELD COUNTY ROAD 54, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 298.988 ACRES

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

Section 1. The City Council of Greeley, Colorado, hereby finds that the property, which is legally described in section 2 below, for which one hundred percent (100%) of the landowners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexations and are hereby annexed to the City of Greeley. These territories referred to are described by as the legal description provided in Appendix A.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, one (1) copy of the map of the above –described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

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

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
ORDINANCE NO. 44, 2024
CASE NO. ANX2023-0001

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOW AS THE “L&T LLC ANNEXATION,” LOCATED GENERALLY WEST OF STATE HIGHWAY 257 AND NORTH OF WELD COUNTY ROAD 54, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 298.988 ACRES.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

PLANNING COMMISSION SUMMARY

ITEM: L&T Annexation

PROJECT: L&T Annexation

CASE NO: ANX2023-0001

LOCATION: Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south

APPLICANT: LAI Design Group

CASE PLANNER: Doug May AICP, Interim Chief Planner

PLANNING COMMISSION HEARING DATE: October 8, 2024

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

LAI Design Group petitions to annex a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

A. REQUEST

LAI Design Group is requesting approval to annex two parcels owned by L&T LLC, known as the L&T Annexation. The annexation includes two parcels, both of which are approximately 150 acres in size. The annexation also includes the right-of-way for Weld County Road 54, along the southern boundary of the annexation. The total combined area of the annexation is 300.672 acres.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

Current Zoning:	AG (Agricultural – County)
Proposed Zoning:	R-E (Residential Estate) – 78.4 acres R-L (Residential Low Density) – 106.6 acres R-M (Residential Medium Density) – 115.7 acres
Abutting Zoning:	North: PUD (Planned Unit Development – City) South: AG (Agricultural - County) East: H-A (Holding Agriculture – City) West: AG (Agricultural – County); H-A (Holding Agriculture – City)
Site Conditions:	The site is mostly undeveloped and used for agriculture. There is an existing telecommunications tower at the northwest corner of County Road 54 and State Highway 257 on a separate parcel which is not included in the proposed annexation. There are eleven plugged and abandoned oil and gas wells scattered across the two parcels.
Lot Size:	300.672 Acres
Contiguity:	Required 16.7% Provided 62.08%
Abutting Land Uses:	North: Current: Agriculture; Approved: Mixed-use PUD South: Agriculture/Residential East: Agriculture West: Agriculture/Residential; Oil and gas operation

D. BACKGROUND

The property owner has petitioned the City to annex a total of 300.627 acres of unincorporated property, including a portion of the right of way of Weld County Road 54. The annexation consists of two parcels, each measuring about 150 acres. The annexation area contains eleven plugged and abandoned oil and gas wells. The parcels are located within the Long-Range Expected Growth Area and are designated as Suburban Residential, Rural, and Community Separator.

The applicant requests the annexation be zoned a mix of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) in accordance with Section 24-214 of the Development Code. Following approval of the annexations, the establishment of

zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation (see Attachment F), and City Council adopted a resolution on October 1, 2024, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for November 19, 2024, and the final reading on December 3, 2024.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 24-214 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

1. The proposed annexation meets state requirements for annexations.
2. The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
3. The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
4. The proposed annexation promotes a geographic balance of land uses.
5. The proposed annexation increases the City's supply of developable employment land or other future land use requirements.
6. Adequate services are or will be available to support the development expected to result from the proposed annexation.
7. The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.
8. The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as

procurement of open land for a community separator, for open space, or for the conservation of farmland.

Comprehensive Plan Policies & Objectives:

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City’s jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley’s neighborhoods, and can be provided with municipal services.

Staff Comment: The subject properties are primarily agricultural and undeveloped except for a telecommunication tower in the southeast corner of the property, which is on a separate parcel and not included in this annexation. There are also eleven plugged and abandoned oil and gas wells across the annexation area. It is anticipated that this area will develop as a mix of residential densities.

The site is within the Long-Range Expected Growth Area (LREGA) and the Land Use Guidance Map identifies this area for residential and rural uses as well as a community separator. The LREGA includes those lands anticipated to accommodate the City of Greeley’s urban development typically beyond a five (5) year time frame. This typically means that full urban services are not currently available to the site. The properties can be fully serviced if needed in the future.

This request complies with this criterion.

2. The proposed annexation promotes geographical balance of the City’s land use pattern.

Staff Comment: The proposed annexations provide growth in the southwest part of Greeley and fills in a gap in city limits in this area. It provides balance to the City’s growth and land use pattern.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The site would be served by Johnstown-Milliken RE-5J School District.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: As proposed, the annexation would exceed the State's one-sixth contiguity requirements, with a contiguity of 62%. These properties' inclusion would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: There are eventual plans to develop the property into a mix of housing types. However, the property would need to be subdivided prior to development, assuming the annexation and zoning are approved. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements.

The establishment of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zoning is being considered as a separate request following successful annexations.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels are currently unsubdivided.

2. HAZARDS

The properties contain multiple plugged and abandoned oil and gas wells.

3. WILDLIFE

The northeast portion of the site is in an area of high ecological significance. An ecological report will be required at the time of any proposed development.

4. FLOODPLAIN

There are no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The site is bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

H. SERVICES

1. WATER

There is an existing 16-inch water line located in Highway 257, on the east side of the subject property. Annexation No 1, No. 2, and No. 3 are shown on the Adequate Public Facilities Map as being “near an 8” or larger water line”.

2. SANITATION

The nearest sewer line is a 15” sewer main located in W. 24th Street. According to the application documents, it is anticipated that there will be a single sanitary sewer basin within the annexation area that can gravity flow to the north into the Delantero development. From there, it will combine with Delantero’s East Basin that will gravity flow to the existing sanitary sewer system.

3. EMERGENCY SERVICES

The subject site is currently served by the Front Range Fire Protection District. With the successful annexation, the applicant would withdraw the property from those Fire

Protection Districts. The City of Greeley Fire Department would take over fire services for the site once annexed.

The closest fire station, Fire Station #6 (10603 W 20th Street), is approximately 2 miles away. The City of Greeley Police Department would also serve this area with the completion of the annexation.

4. PARKS/OPEN SPACES

The site is approximately 2.2 miles from Longview Park and approximately 4 miles from Surview Natural Area.

5. SCHOOLS

The subject site is within the Johnstown-Milliken RE-5J School District.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely agricultural. Potential impacts would be reviewed at time of development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of development.

H. NOTIFICATION:

Mailed notice is not required, per the Development Code effective as of October 1, 2021. However, as a courtesy a mailed notice was sent on September 6, 2024 to 22 surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on September 9, 2024. As of September 24, 2024, one comment has been received with questions regarding the timeline for development and impact on surrounding properties. Because there is no development yet proposed, there is no timeline for development and in-depth analysis of impacts to surrounding properties would occur at the time of further development applications.

During the referral process, the Town of Milliken submitted comments with concerns regarding the annexation of Weld County Road 54, along the southern boundary of the annexation area. The concerns regard the ability to establish contiguity for future annexations south of County Road 54. However, the City of Greeley's Development Code review criteria for Annexations

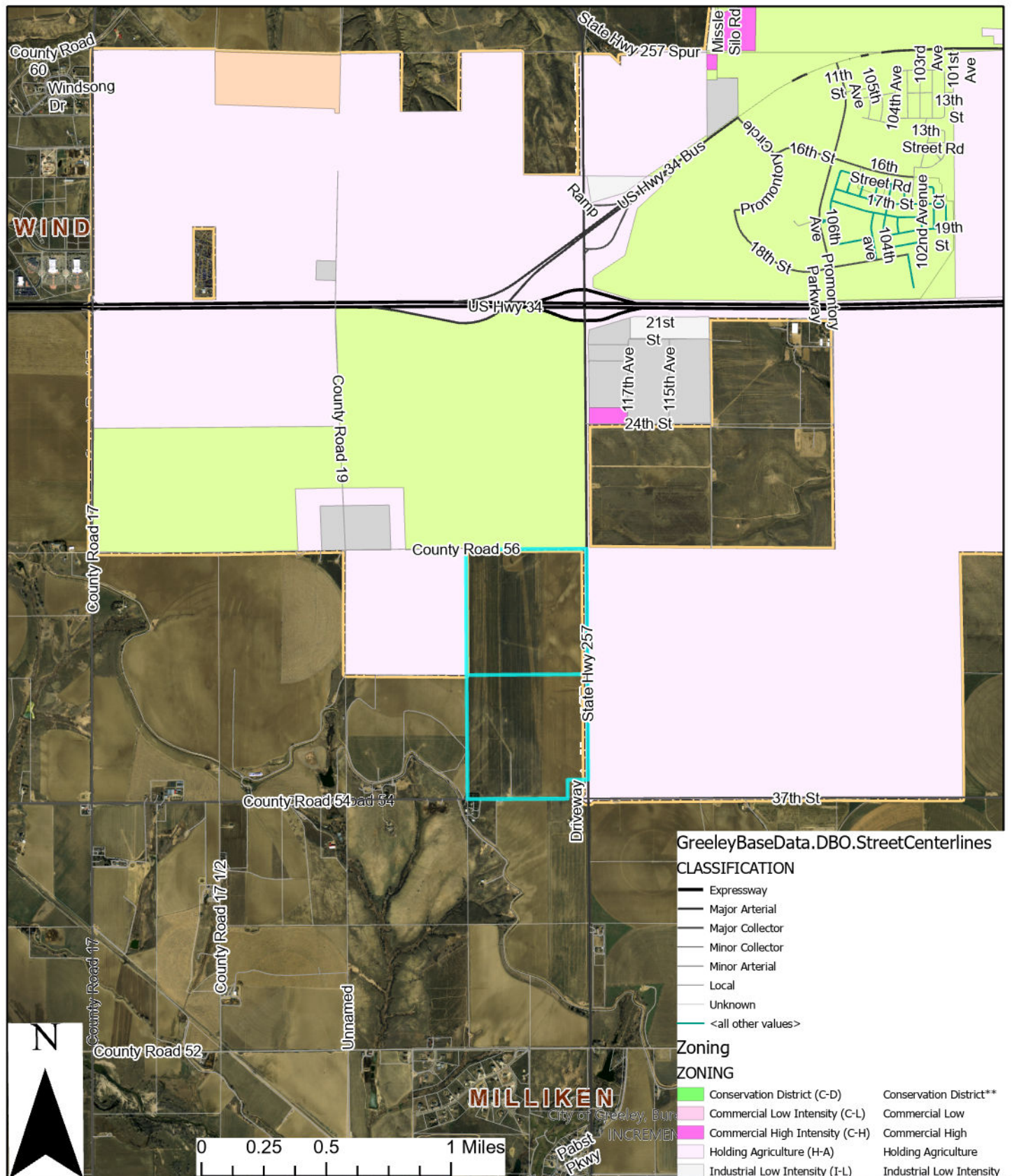
in Section 24-214.b.c. states the full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation. This criteria also aligns with Colorado State Statute. The City of Greeley is working with the Town of Milliken to develop an access plan for development along County Road 54.

I. PLANNING COMMISSION RECOMMENDED MOTION:

1. A motion that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-204.b.2.(a-e). And, the proposed L&T Annexation, File number ANX2023-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Vicinity and Zoning Map

L&T Annexation and Zoning ANX2023-0001, ZON2023-0002



PETITION FOR ANNEXATION

L & T LLC Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "L & T LLC Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.
 - B. A community of interest exists between the territory proposed to be annexed and the City of Greeley.
 - C. The territory sought to be annexed is urban or will be urbanized in the near future.
 - D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.
4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed

valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.
6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.
7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- A. A written legal description of the boundaries of the area proposed to be annexed.
- B. A map showing the boundary of the area proposed to be annexed.
- C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
- D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
- F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)

Signing

Patricia Thatcher
Patricia Thatcher

Mailing Address

318 Rosemary St
Smryna TN 37667

Date of

8/21/21

Subscribed and sworn to before me this 21st day of August, 2021, by
Patricia Thatcher

Witness my hand and official seal.

My commission expires: 4/19/2022



Faith Keel
Notary Public

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
- F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)

Mailing Address

Date of

Signing

TERRI JEAN LOVELL
Terri Jean Lovell

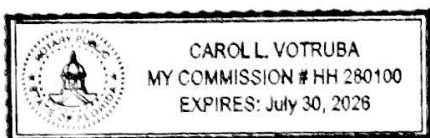
40th Avenue
Shakopee, MN

8/19/24

Subscribed and sworn to before me this 19 day of August, 2024, by
Terri Jean Lovell

Witness my hand and official seal.

My commission expires: 7/30/26



Carol L. Votruba
 Notary Public

Land Owned

If necessary, attach separate sheet.

L & T LLC ANNEXATION

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.



CITY ATTORNEY'S OFFICE MEMORANDUM

To: Heidi Leatherwood, City Clerk

cc: Doug May, Planner III

From: Michael J. Axelrad, Senior Assistant City Attorney

Subject: L&T LLC Annexation

Date: November 1, 2024

This office has reviewed the Petition for the L&T LLC Annexation into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105, and finds that the Petition meets the legal requirements of those sections.

Please prepare the Resolution (a draft is attached) and schedule this matter for hearing in accordance with C.R.S. §31-12-108.

Attachment

L&T LLC ANNEXATION

Situate in the East Half of Section 22, Township 5 North, Range 67 West
of the 6th P.M., City of Greeley, County of Weld, State of Colorado

298.988 Acres
ANX2023-0001

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

The East Half (E1/2) of Section Twenty-two (22), in Township Five (5) North, Range Sixty-seven (67) West of the 6th P.M., County of Weld, State of Colorado.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 27, T.5N., R.67W., as described in that Road Viewers Report recorded March 30, 1907, in Book 83 at Page 206, at Reception No. 118396.

EXCEPTING THEREFROM that portion conveyed to the Mountain States Telephone and Telegraph Company in Deed recorded April 6, 1965, in Book 538, at Reception No. 1460397.
And EXCEPTING THEREFROM that portion conveyed to the Department of Highways, State of Colorado in deed recorded April 19, 1961 in Book 1582 at Page 550.

Further EXCEPTING THEREFROM that portion conveyed to County of Weld, Colorado in Deed recorded October 2, 1936 in Book 999 at Page 409.
Said described parcel of land contains 300.672 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

ACCEPTANCE

Said map was accepted by the City of Greeley, Weld County, Colorado, and the territory therein designated made a part of said City of Greeley and included within the limits and jurisdiction thereof, this the _____ day of _____, 20__.

Attest: _____ Mayor
City of Greeley

NOTARIAL CERTIFICATE

I, _____, a notary within and for said county in the state aforesaid do hereby certify that the Mayor, personally known to me to be the person whose name as such Mayor is subscribed to the above instrument in writing, appeared before me this day in person and acknowledge that as authorized by resolution of the City Council of said City at a regular

meeting on the _____ day of _____, 20__, he executed said thereof held acceptance of said map as his free and voluntary act and deed of said City of Greeley.

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

My commission expires _____.

Notary Public _____

CITY COUNCIL APPROVAL

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

PLANNING COMMISSION RECOMMENDATION

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

COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director _____ Date _____

DEVELOPMENT REVIEW MANAGER

Development Review Manager _____ Date _____

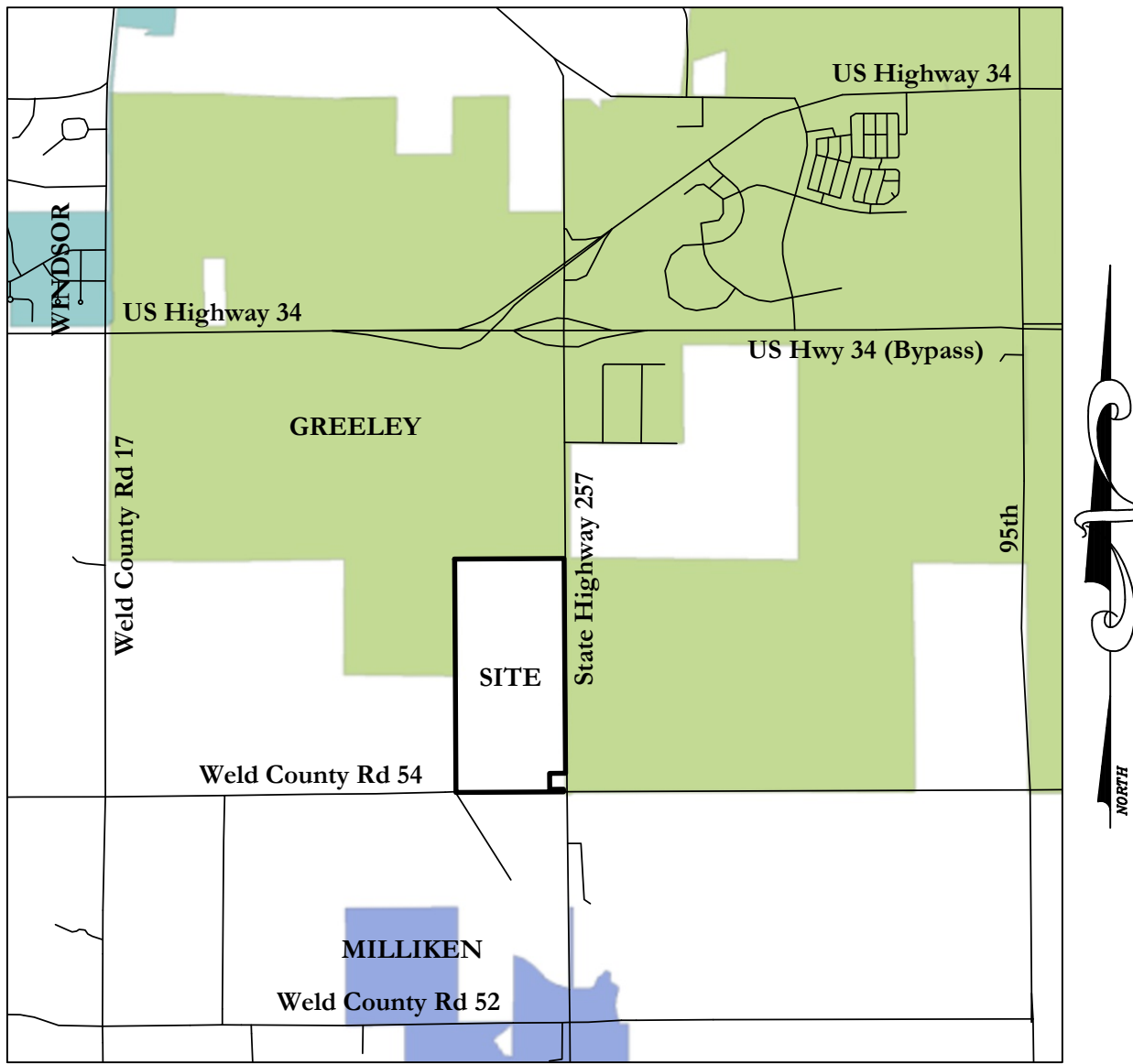
SURVEYOR'S STATEMENT

I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



VICINITY MAP

SCALE: 1"=4000'

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Bearings are based on the East line of the Southeast one-quarter of Section 15, Township 5 North, Range 67 West of the 6th Principal Meridian, said to bear South 00°30'20" East, a distance of 2,628.83 feet, from the East one-quarter corner of Section 15 being monumented by a 3.25" aluminum cap 0.5" down in a range box with no lid, stamped "Colo. Dept. of Transportation, TSN R67W, 1/4, S15 | S14, 1998, PLS 25951" to the Southeast corner of Section 15 being monumented by a 3.25" aluminum cap, 0.3" down in a range box with a lid marked "survey", stamped "Flatirons Surveying, TSN R67W, S15 | S14, ---, S22 | S23, 1997, LS 16406".

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

NOTES FROM THE COUNTY

1) Adjacent properties may be in unincorporated Weld County and that Weld County has adopted a Right-to-Farm Statement and a Right to Extract Mineral Resources Statement.

(a) RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT: Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state. Mineral resource locations are widespread throughout the County and persons moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

(b) WELD COUNTY'S RIGHT TO FARM: Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept that there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand burs, puncture vines, territorial farm dogs and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

DATE: 6/1/2023
FILE NAME: 20230253B--ANX
SCALE: 1"=300'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE: 8/6/24
REVISED SOUTH BOUNDARY LINE
CSK

L&T LLC ANNEXATION
FOR
STRATUS INVESTMENT PARTNERS, LLC

PROJECT #:
20230253

1
SHEET 1 OF 1

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 32, 2024**

**A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE
ANNEXATION LAWS FOR PROPERTY KNOWN AS THE “L&T LLC
ANNEXATION,” LOCATED GENERALLY WEST OF STATE HIGHWAY 257 AND
NORTH OF WELD COUNTY ROAD 54, INTO THE CITY OF GREELEY. THE
SUBJECT SITE IS COMPRISED OF 298.988 ACRES**

WHEREAS, L&T, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally west of State Highway 257 and north of Weld County Road 54, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-106, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

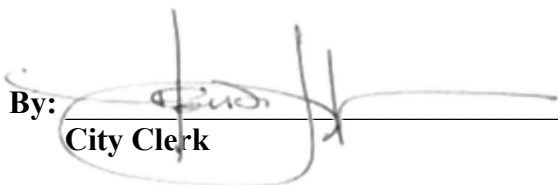
**NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE
CITY OF GREELEY, COLORADO:**

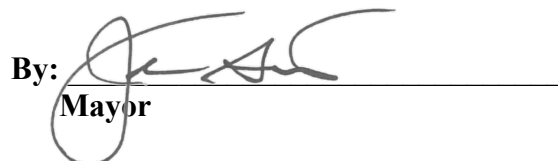
1. The annexation petition is found to substantially comply with C.R.S. § 31-12-106.
2. The public hearing for consideration of the proposed annexation petition is hereby set for December 3, 2024, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

**PASSED, AND ADOPTED, SIGNED AND APPROVED this 1st DAY OF OCTOBER
2024.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: 
City Clerk

By: 
Mayor

L & T LLC ANNEXATION

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
October 08, 2024
[Greeley Planning Commission- October 08, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Vice Chair Erik Briscoe

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the September 24, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated September 24, 2024. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

5. A public hearing to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ANX2023-0001, L&T Annexation).

Chair Yeater introduced the item as published. He asked if there was request from the Commission or anyone in the audience to see the presentation, there was, and he invited staff to begin the presentation.

Doug May (Planner III) began by sharing that items #5 and #6 would be presented in one presentation, they are separate items but are the same parcel, item #5 is an Annexation and item #6 is the zoning to go with the Annexation if approved. Chair Yeater introduced item #6 as published.

Mr. May began his presentation sharing the location of the proposed applications and the history of them, as provided in the staff report. The Annexation consists of 2 parcels totaling 300.672 acres, the City Attorney's office has determined that the proposal meets statutory requirements per Colorado State Statute. City Council adopted a resolution on October 1, 2024, accepting that the proposal meets the requirements to proceed in the annexation process. Establishment of zoning requested in

the application includes: 78.4 acres R-E (Residential Estate), 106.6 acres R-L (Residential Low Density) and 115.7 acres R-M (Residential Medium Density). State statutes does require zoning to be completed within 90 days of annexation. The parcels are located within the Long-Range Expected Growth Area (LREGA) and the H-A (Holding Agriculture) zone district is generally used to hold undeveloped and agriculture land until other zoning is established. Mr. May shared an aerial view of the location of the proposed applications and a map showing the proposed zoning for the parcels. Annexation considerations related to the Greeley Comprehensive plan showed this proposal does align with the plan.

Continuing, Mr. May shared that the proposed annexation meets the approval criteria in the Greeley Municipal Code, section 24-214.b (a-e). Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed annexation area, public hearing signs were posted on the property. Staff received one email with questions regarding the proposed annexation and one letter in opposition of the annexation. Community Development recommends approval of the proposed annexation.

Regarding the zoning of the parcels, staff finds that the application meets the 9 criteria in Section 24-204 of the Greeley Municipal Code. Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed a zoning area public hearing signs were posted on the property. Staff received one email with questions and one letter in opposition of the application. Community Development recommends approval for the establishment of zoning. That concluded Mr. May's presentation and he offered to answer any questions.

Chair Yeater confirmed with Mr. May the next steps for these applications if approved included a Plat and returning to Planning Commission for any specific use of the land and the applications today only included the Annexation and Zoning of the parcels. Mr. May confirmed this and that no development would be permitted prior to several steps being completed and future Public Hearings. Discussion continued between the Commission and Mr. May regarding right of way for the proposed annexation and the letter received from the Town of Millikan including that city staff is currently working with Millikan to address the concerns and develop agreements between them and the city regarding the concerns with the right of way and who will maintain it.

Further discussion continued regarding what would and would not be allowed in the various zoning districts if approved. Chair Yeater asked if it made sense to move forward with zoning at this time or if it made more sense to establish H-A zoning for this parcel instead of the propose and Mr. May shared that applicant may be able to provide more information on this subject and that he believed they had a user ready to proceed so it was ideal to establish zoning with the annexation in this case. Additional discussion included information on why these parcels to not have any commercial zoning included and that there does not appear to be any mixed uses, taking away from encouraging a walkable, bikeable culture and how limited sewer flow and capacity are a factor in that. The applicant did work closely with other city departments to create a zoning plan that meets the capacity limits of the infrastructure.

With no further questions of staff, Chair Yeater invited the applicant to speak if they wished.

Ken Puncerelli with LAI Design Group (116 Inverness Drive East, Suite 340 Englewood, Colorado) introduced himself and included that he was there to represent the applicant. He shared he prepared a brief presentation that he would like to share and that he would be happy to answer any questions after that. He began by sharing the vicinity map, showing the proximity to the Delentaro development and that there is some walkability with this proposal in relation to other developments nearby. He shared the proposed zoning map and provided that although this version did not show parks and open space his team does intend to have them included in their future applications that will come before the commission. He addressed a question raised about there not being commercial zoning in the

proposed plan and shared that currently the Delentaro development has an extensive amount of commercial zoning and the need for more in this area is just not forecasted at this time, but there would be connectivity and walkability between the proposed parcels and Delentaro. He gave an overview of how this plan coincides with the Greeley Comprehensive Plan and includes separators between the zone districts. That concluded the information that he wanted to share with the Commission, and he provided opportunity for the commission to ask any questions they may have.

Some discussion took place between the Commission and Mr. Puncerelli addressing why his team was pursuing zoning at this time instead of addressing it with a later application, he shared that they have been working with the city staff, attorney's and engineers for a year or longer and that the proposed zoning seems to work with the comprehensive plan and city standards. Some discussion continued regard what a rezone would require in the future and different scenarios that could trigger different processes.

With no further questions of staff or the applicant, Chair Yeater opened the public hearing at 1:40 p.m. for items 5 and 6 on the agenda.

Tyler Throstle (owns property next to these parcels), he wanted to know what processes were taking place to ensure that this proposal adds value over just growth for the sake of growth, this property could work for a variety of different users, and it seems like there is no reason for this property to be the next part of Greeley's growth plan. The traffic flow is never considered, the impact to people in the community isn't at the forefront and its only driven by growth. There is a need for more housing but there is no real plan for how this adds value or how it is improving Greeley. He knows growth is going to happen and that it is inevitable, but it seems like it could be happening in a much more planned out way. He will be impacted by it directly, they farm the land and adding hundreds of houses next door is going to impact the traffic and change the culture of where they live and every other aspect of their life moving forward. He wants to know how the Commission is taking those things into consideration and he would like to hear from the applicant why the planning for the area seems very specific to why certain things are in certain areas. He is led to believe there is already a future idea for what will be going where. He would like to know why that is not included in the presentation today, the final version should have been shared.

Mel Kalen (9952 County Road 54, Milliken, Colorado), he and his wife have owned the property to the south of this one for 30 years. He is concerned about the north/south airstrip that he has on his property. It is 2500 feet in length, approved with a Weld County Special Use Permit and it is a registered FAA air strip. He wants to see that something is done that would stop any confrontations with future property owners. He has both a landing and departure from the north, the runway is only 700 feet from the development, he doesn't know if noise could be a problem. He asks the city and developer make it well know to any property owners of the activity that takes place on his property before they purchase. He also provided a written statement to the record.

Rose Marie Einling (9476 County Road 54, Milliken, Colorado), began by stating that her concern is the plan if annexing, they need to know what the plan looks like. They live in the county because they like the rural setting. They need to see urban farms over houses with giant yards. They need to see the plan before agreeing to annexing the parcels. Where is the sewer and water coming to this area from. The roadways are already busy, what is more development going to do to the traffic. What happens in this area tells the existing property owners what to do, if they should sell or stay. It should be agricultural estates not more big houses and yards.

Andrea Throstle (owns property directly next to this one), she strongly opposes this application. They love where they live, and this is her home. They love the scenic landscape and rural lifestyle.

Development of agricultural lands into housing and commercial spaces threatens the irreversibility and alters the very fabric of our neighborhoods leading to declining property values. It diminishes the quality of life for residents in the area. Weld County has an agricultural history dating back to the area's founding. Profit is coming at the expense of our local character by transforming these lands into housing and developed lots risks severing the vital connection to the past and diminishes the qualities that make Weld County special. As development is considered we must recognize the pressures that accompany rapid urbanization, increased housing and commercial uses often lead to overcrowding and creates strains on local resources and traffic congestion. She stated that if anyone had been on 402 during any part of the day, you would realize that this is a very busy and bad road to drive on. Adding additional people is unthinkable to consider how it could work. No long-term resident would agree that adding development here would be good or desirable. Growth and sustainability need to be balanced she asked the Planning Commission to consider any plans very closely and implored them to prioritize preservation of farmland culture and quality of life.

With no further requests for comment from the public, Chair Yeater asked the applicant if they wished to comment.

Ken Puncerelli returned to the podium to address the comments from the Public Hearing. He shared his team is following the correct process that is required. They do not have a subdivision layout just yet and have provided what they have shown today. Water and sewer will be coming from Delentaro to the north as part of that development and there is also a waterline on 257. Any traffic concerns will be addressed with future applications and will be the responsibility of the development to meet city standards. When they have a more developed plan, they will be happy to meet with neighbors to share it with them and be receptive to feedback.

Commissioner Franzen asked if the airstrip that was mentioned in one of the public comments was being taken into consideration and the applicant referred to Mr. May to respond. He provided that; it would be considered when the subdivision design was submitted in future applications.

With no further discussion needed, Chair Yeater closed the public hearing at 1:43 p.m.

Commissioner Andersen motioned that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed L&T Annexation, File number ANX2023-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council. Commissioner Carlson seconded the motion.

Motion carried 3-3 (Vice Chair Briscoe absent).

6. A public hearing to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ZON2023-0002, L&T Zoning).

Presentation and public hearing took place with item number 5.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of Zoning to the City Council. Commissioner Franzen seconded the motion.

Commissioner Schulte recommended that the zoning be postponed at this time so that some of the

concerns brought up during public hearing can be examined.

Chair Yeater supports the zoning proposed and would like to see the future plans as well as concerns that were brought up during the public hearing addressed.

Commissioner Modlin shared he is in support with this zoning.

Commissioners Andersen and Carlson shared they agreed with Commissioner Schulte and that the zoning should be decided later with more information being provided and some of the concerns have been addressed further.

Michael Axelrad (City Attorney) clarified rules on alternative motions being recommended on the zoning. With no further discussion needed, Chair Yeater asked the Commission if there was an alternate motion.

Commissioner Schulte moved that based on the application received in the proceeding analysis the Planning Commission find that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of H-A (Holding Agriculture) Zoning with subsequent application in conjunction with a subdivision plan to the City Council. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

7. Staff Report

Brian McBroom (Community Development Director) shared it was a great week for the planning department last week. They took part in helping organize the Colorado Chapter of the American Planning Association conference in Loveland. They assisted in two mobile tours, and it was a great opportunity for the city to shine amongst the professional planning community. He thanked Commissioners Andersen and Briscoe for attending. At the conference, the City of Greeley received a State Planning Excellence Merit award for work on 10th Street area plan showing how higher density affordable housing could occur as part of redevelopment and for work on the Housing Needs Assessment.

Additionally, staff hosted an event last Friday evening for the Sunrise neighborhood as work begins on the East Subarea plan. It had high attendance and was well received. Kudos to the planning team for organizing and facilitating a great meeting.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:11 p.m.

Erik Briscoe, Vice Chair

Brian McBroom, Community Development Director

Doug May

From: Doug May
Sent: Thursday, September 19, 2024 10:18 AM
To: Tyler Trostel
Cc: Andrea Trostel; Dylan Belanger
Subject: RE: L&T Establishment of Zoning Project
Attachments: Submittal 6_L_T LLC_Zoning-Zoning Plans 08-07-2024.pdf

Hi Tyler,

Thanks for reaching out. I have tried to answer your questions below:

1. There is a zoning plan that has been reviewed in conjunction with the annexation proposal. I have attached the zoning plat for your reference. Apart from the zoning, there are no specific plans for development at this time. If the annexation and zoning were to be approved, the applicant would be required to acquire additional approvals for subdivisions, etc. which would require additional public hearings and opportunities for additional public involvement.
2. Traffic impacts will be reviewed in greater detail with further development applications, such as subdivision applications. If traffic impacts warrant it, it could mean the improvement of infrastructure around the property.
3. There are no timelines for construction. There are still many approvals and design that needs to happen prior to any construction.
4. Impacts to surrounding properties, including visual impacts, traffic impacts, neighborhood character etc, will be reviewed in greater detail at the time of further development applications, and there will be opportunities for neighborhood input.
5. Reference Section 24-204 for the Rezoning criteria and Section 24-214 for the Annexation criteria of the [Greeley Development Code](#).

Let me know if you have additional questions.

Thank you,



Doug May, AICP

Interim Chief Planner – Long Range
Community Development | Planning
1100 10th Street
Greeley, CO 80631
970-350-9784 | doug.may@greeleygov.com
<http://greeleygov.com/>

From: Tyler Trostel <ttrostel12@yahoo.com>
Sent: Thursday, September 19, 2024 9:45 AM
To: Doug May <Doug.May@Greeleygov.com>
Cc: Andrea Trostel <andrea_trostel@hotmail.com>
Subject: L&T Establishment of Zoning Projecthe

You don't often get email from ttrostel12@yahoo.com. [Learn why this is important](#)

Hello Doug,

I received a letter regarding this project as I own the property that borders the west side of the land use that is in question.

1. Has there been any proposed drawings for the 299 acres and surrounding area that they are planning to develop? Can you please share?
2. What is the plan for handling the increased traffic on all surrounding roads due to this development?
3. Have any timelines been established for the project regarding when the intend to begin construction?
4. What consideration has been given to neighboring residents like myself and others of the area and how their property will be impacted?
5. What are the criteria/requirements for approving/denying this zoning request?

Tyler Trostel



July 10, 2024

Doug May, Planner
City of Greeley
1101 10TH Street, 2nd Floor
Greeley, CO 80631

Dear Mr. May:

This letter is to provide written comment on applications ANX2023-0001 and ZON2023-0002 pending before the City of Greeley. We only recently received notification of these two land use applications.

The Town of Milliken includes portions Weld County Road 54 within our growth area in both our recent Comprehensive Plan Update (2023) as well as the 2015 Comprehensive Plan. Milliken would be opposed to the annexation of WCR54 west of the intersection with Highway 257 that would extend the City of Greeley's municipal boundaries further to the west. We understand that the City of Greeley has already annexed the intersection at Highway 257 and WCR54, however, extending Greeley's jurisdiction along the WCR54 corridor would limit property owner's ability to annex into Milliken.

Our understanding is that Weld County is recommending that this annexation include the westerly portion of WCR54 within this annexation. We appreciate consideration of our request to exclude it as was submitted in the original annexation petition and plat.

Sincerely,

Pepper McClenahan

Pepper McClenahan, AICP
Community Development Director

Cs: Cheryl Powell, Town Administrator
Caree Rinebarger, Town Clerk
Jon Rabas, Streets and Facilities Director



L&T Annexation and Establishment of Zoning ANX2023-0001, ZON2023-0002

Brian McBroom, Director of Community Development
Brian.McBroom@Greeleygov.com | 970-350-9786
City Council Meeting – December 3, 2024



Community Vitality

Agenda

- Request and Background
- Location
- Proposed Zoning
- Annexation Considerations
- Zoning Considerations
- Purpose: Adopt the ordinance

Request & Background



Annexation

- Request: Annexation of 2 parcels totaling 300.672 acres
- Colorado Revised Statutes §31-12-104 and §31-12-105:
 - not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley;
 - a community of interest exists between the territory proposed to be annexed and the City of Greeley;
 - the territory sought to be annexed is urban or will be urbanized in the near future and;
 - the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
- City Attorney's Office has determined the proposal meets the statutory requirements
- City Council adopted a resolution October 1st, 2024

Request & Background

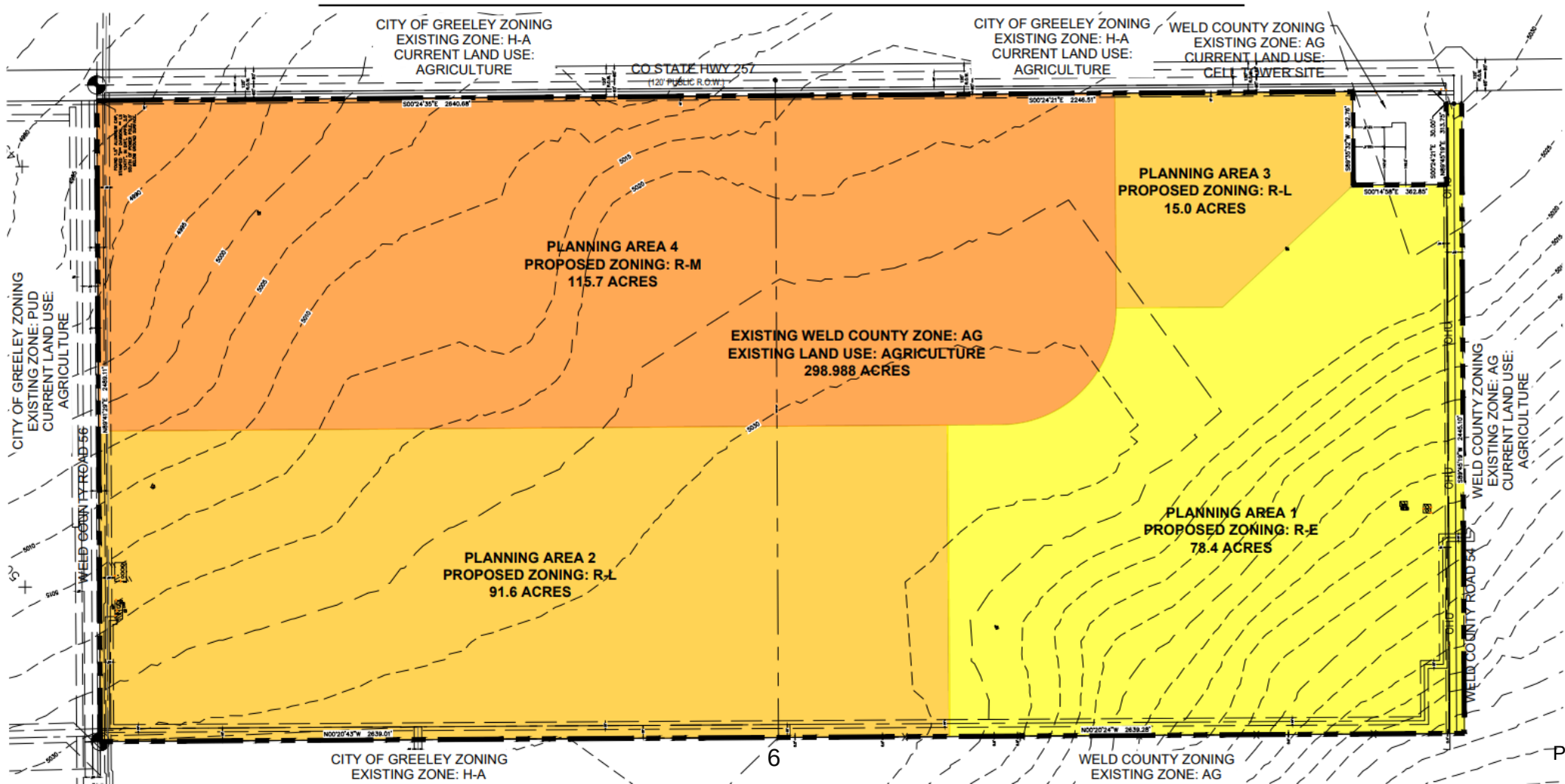
Establishment of Zoning

- Request: Establish R-E (Residential Estate) – 78.4 acres, R-L (Residential Low Density) – 106.6 acres, and R-M (Residential Medium Density) – 115.7 acres (File No. ZON2023-0002)
- Background
 - Per state statutes, establishment of zoning must take place within 90 days of the annexation
 - Located inside the Long-Range Expected Growth Area (LREGA)
 - The H-A zone district is generally intended to hold undeveloped and agricultural land

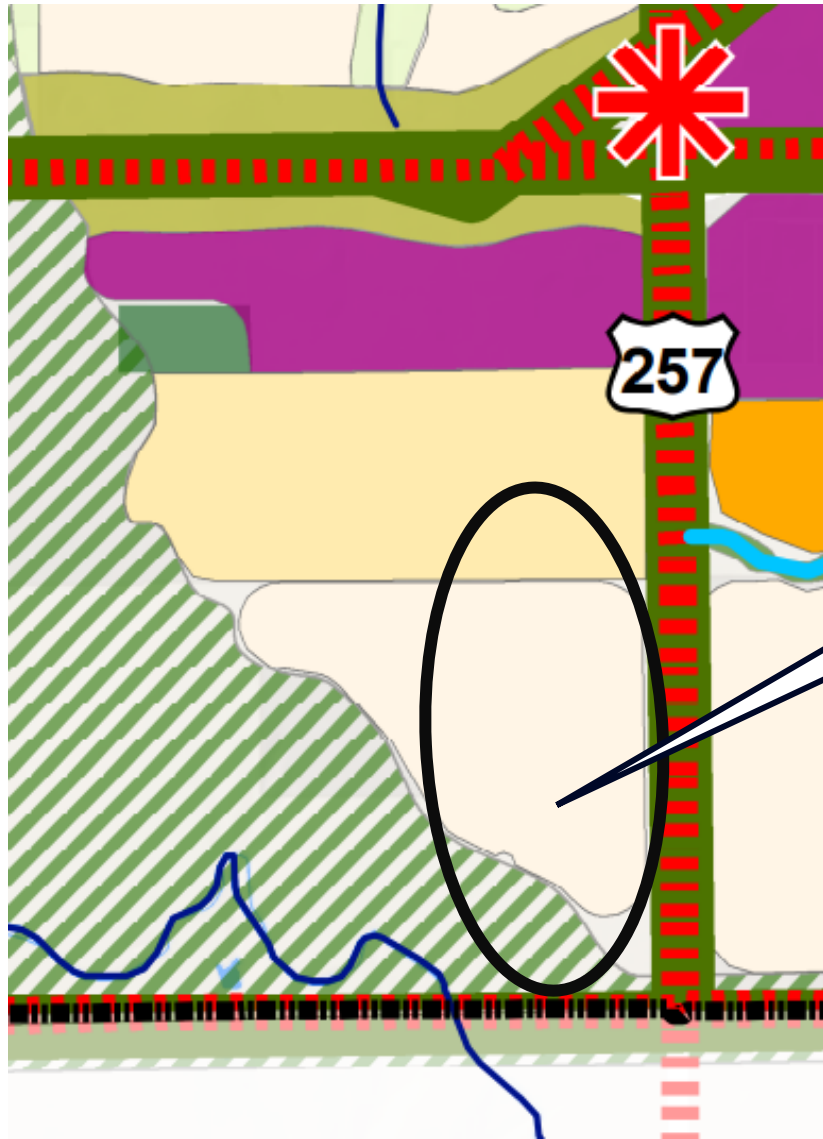
Location



Proposed Zoning

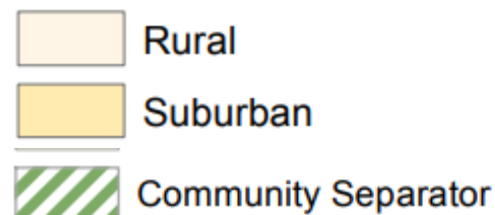


Annexation Considerations



Greeley Comprehensive Plan

- Rural Neighborhoods:
Up to 2 du per acre
- Suburban Neighborhoods:
Typically 2-5 du per acre, up to
10 du per acre
- Community Separators:
Less than 2 du per acre



Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b. (a–e) Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 22 notice letters to properties within 1000'
- Public hearing signs posted on the property
- One email received with questions; one email received in opposition

Recommendation

- Community Development and Planning Commission recommend approval

Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204
Nine Criteria Used to Evaluate Rezoning applications
- The proposed Rezoning is consistent with the criteria as outlined in your Summary

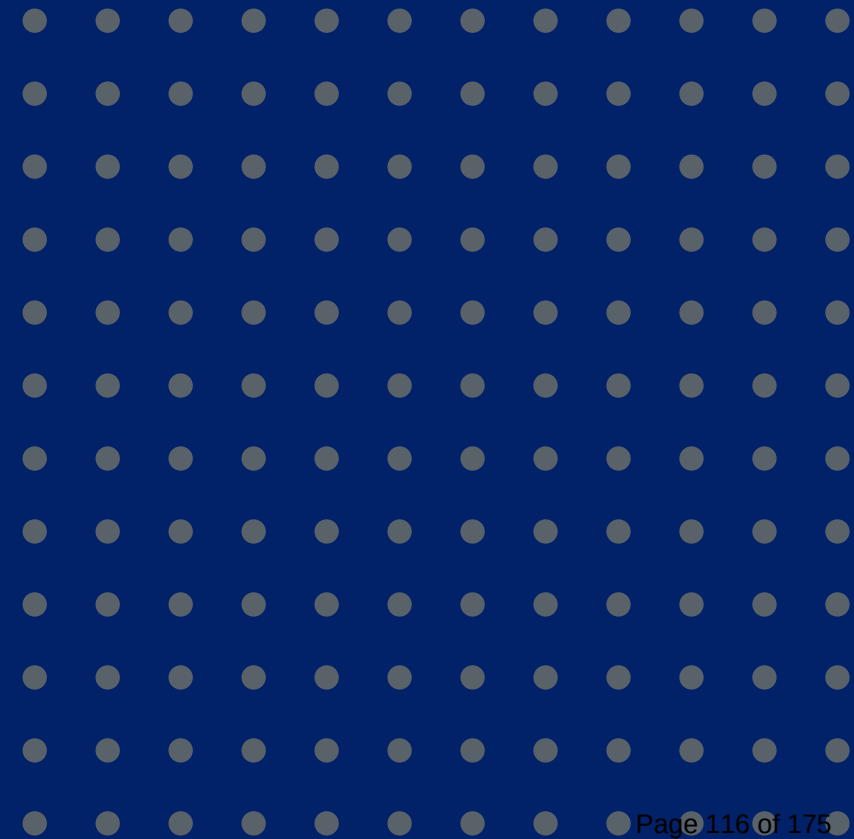
Notification

- 22 notice letters sent to properties within 1000'
- Public hearing signs posted on the property
- One email received with questions

Recommendation

- Community Development recommends approval of original request
- Planning Commission made a motion to zone the property H-A (Holding Agriculture)

Thank you



L&T LLC Annexation and Rezone

- ❖ **City Council Hearing**
- ❖ **November 19, 2024 – 1st Reading**
- ❖ **December 3, 2024 – 2nd Reading**





Stratus Companies

8480 E. Orchard Rd, Suite 1100

Greenwood Village, CO 80111



PLANNER / LANDSCAPE ARCHITECT

LAI Design Group

116 Inverness Drive East, Suite 340

Englewood, CO 80112



TRAFFIC ENGINEER

**LSC Transportation
Consultants, Inc.**

1889 York St.

Denver, CO 80206



CIVIL ENGINEER

CWC Consulting Group

9360 Teddy Lane, Suite 203

Lone Tree, CO 80124



WATER CONSULTANTS

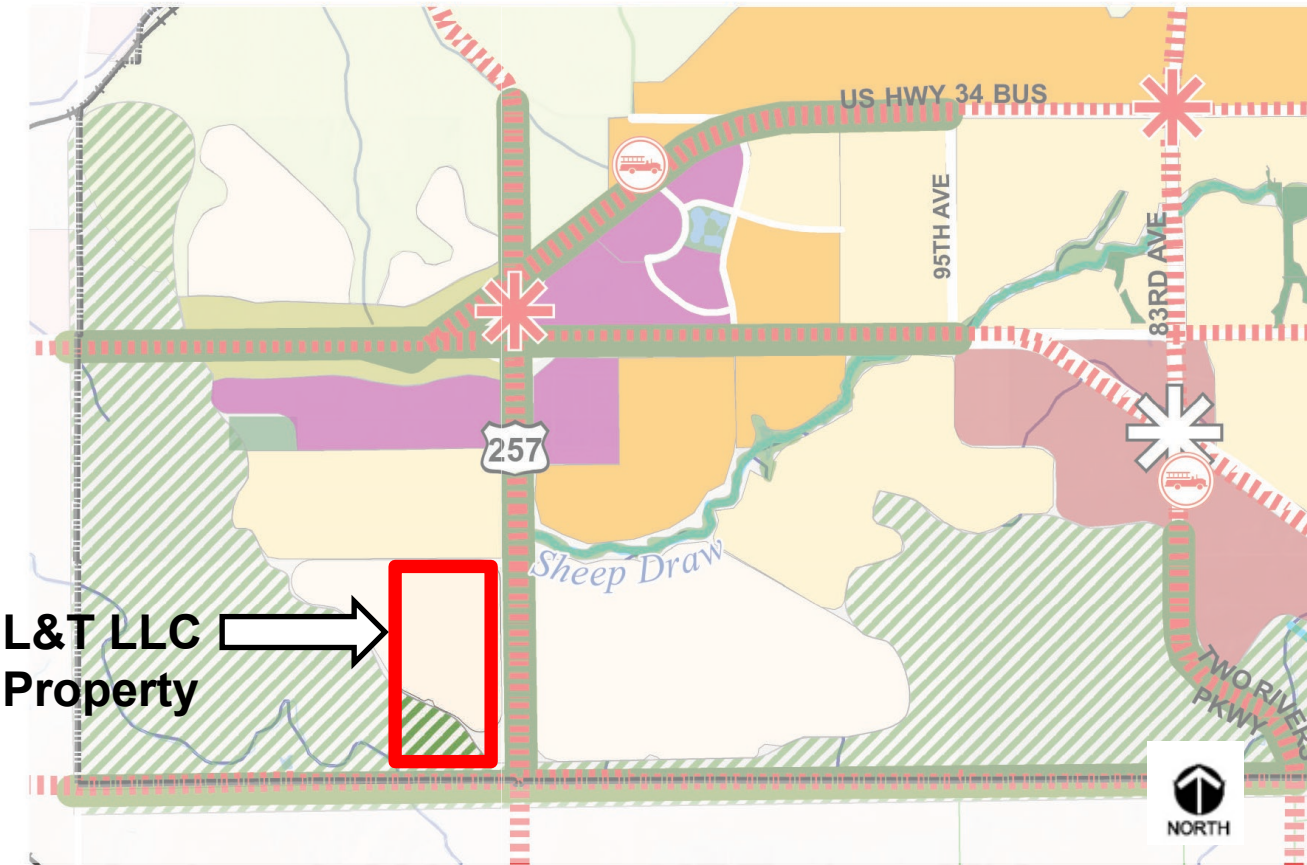
MSK Consulting, LLC

7157 S. Andes Circle

Centennial, CO 80006

PROPERTY ACREAGE: +/- 299 ACRES





AREAS

Employment, Industrial, and Commercial Areas

OPEN LANDS & NATURAL AREAS

Community Separator

Entryway Character Corridor

City Owned Natural Areas

NEIGHBORHOODS

Rural

Suburban

CENTERS

Neighborhood Center

CORRIDORS

Multi-Modal Corridor

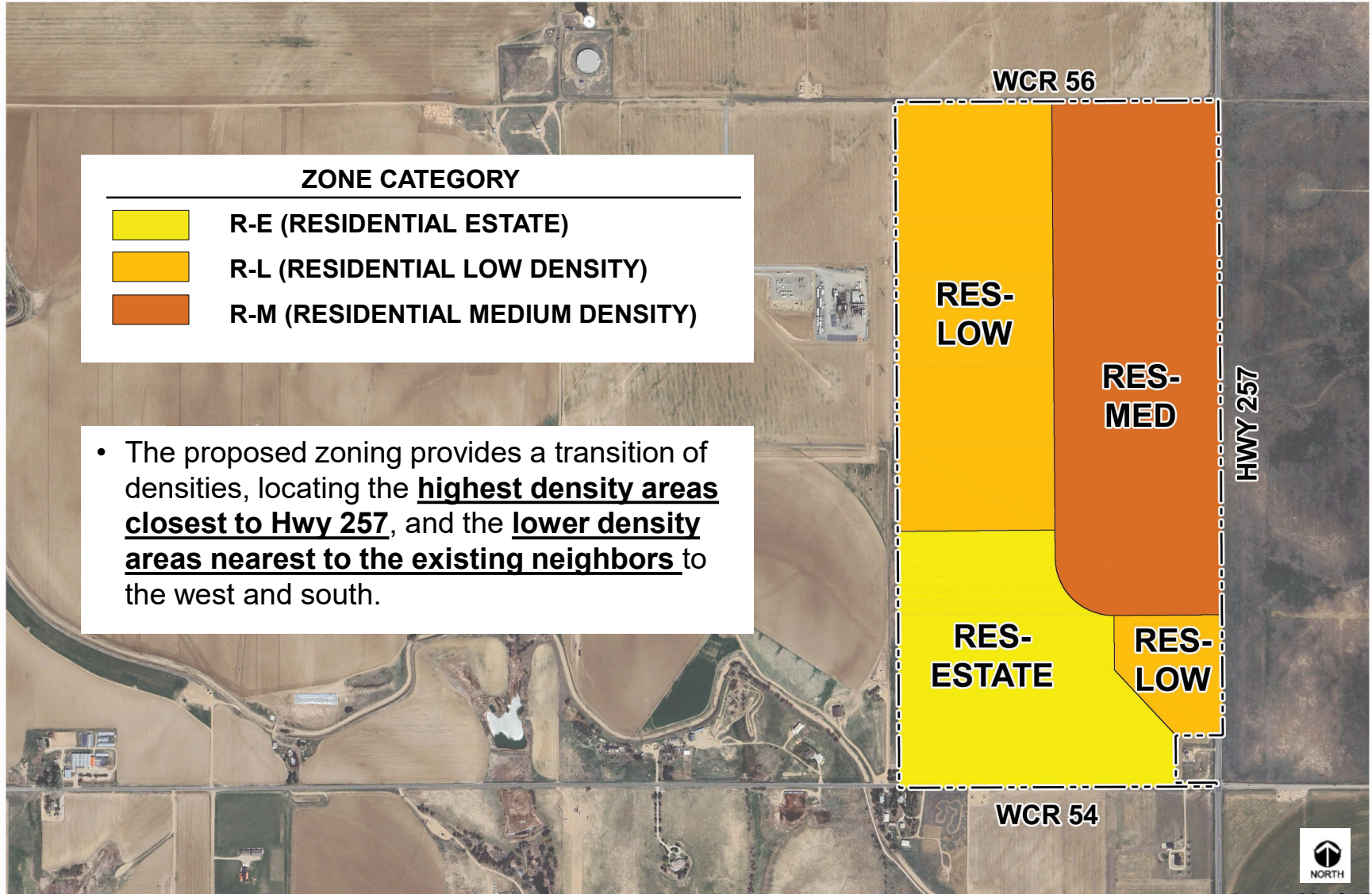
Special Multi-Modal Corridor Landscaping

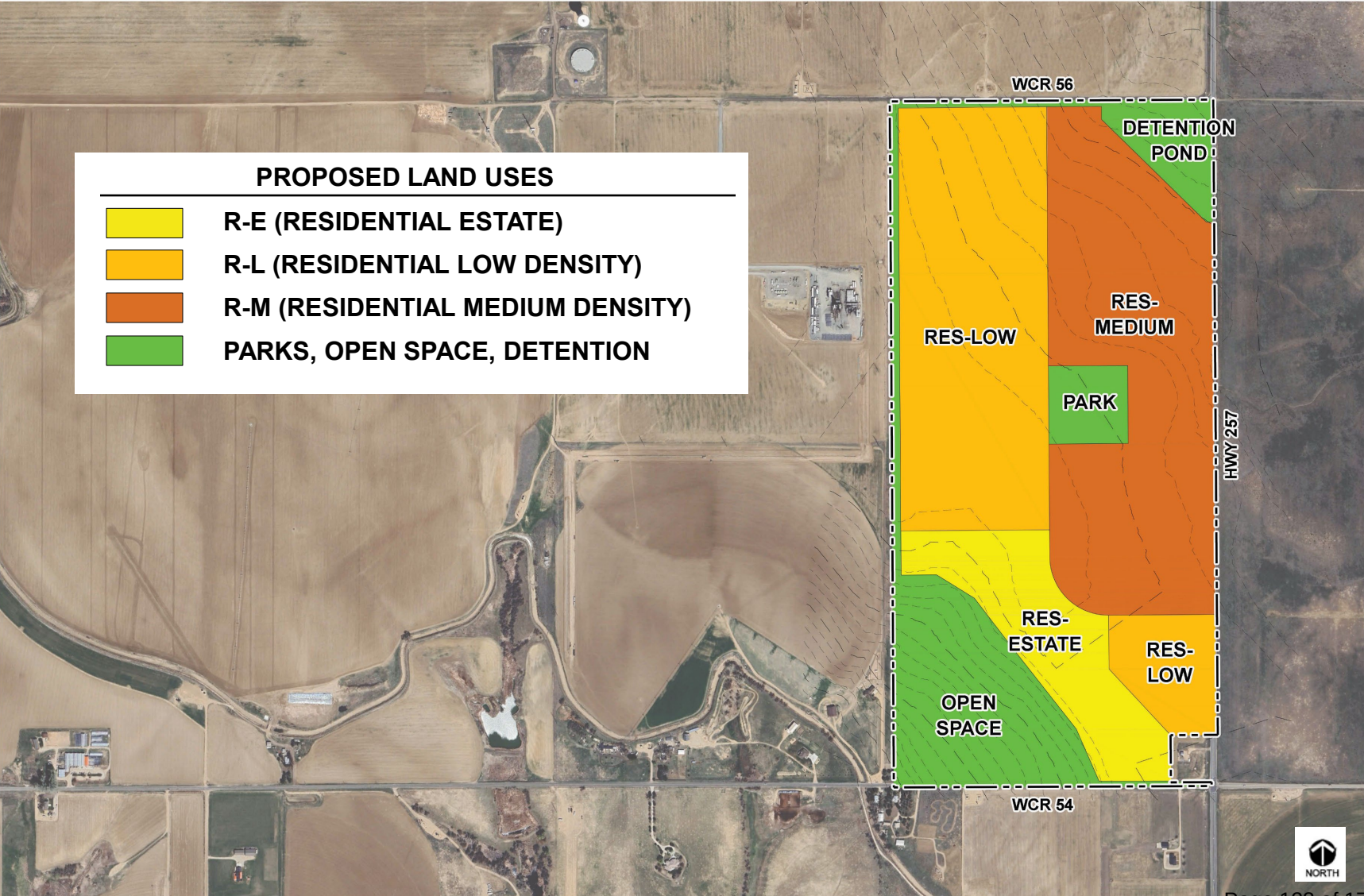
SPECIAL RECOMENDATIONS

Potential Fire Station Locations

IMAGINE
GREELEY

The Land Use Guidance Map in the 2018 Comprehensive Plan calls for a Neighborhood and Community Separator on this property.



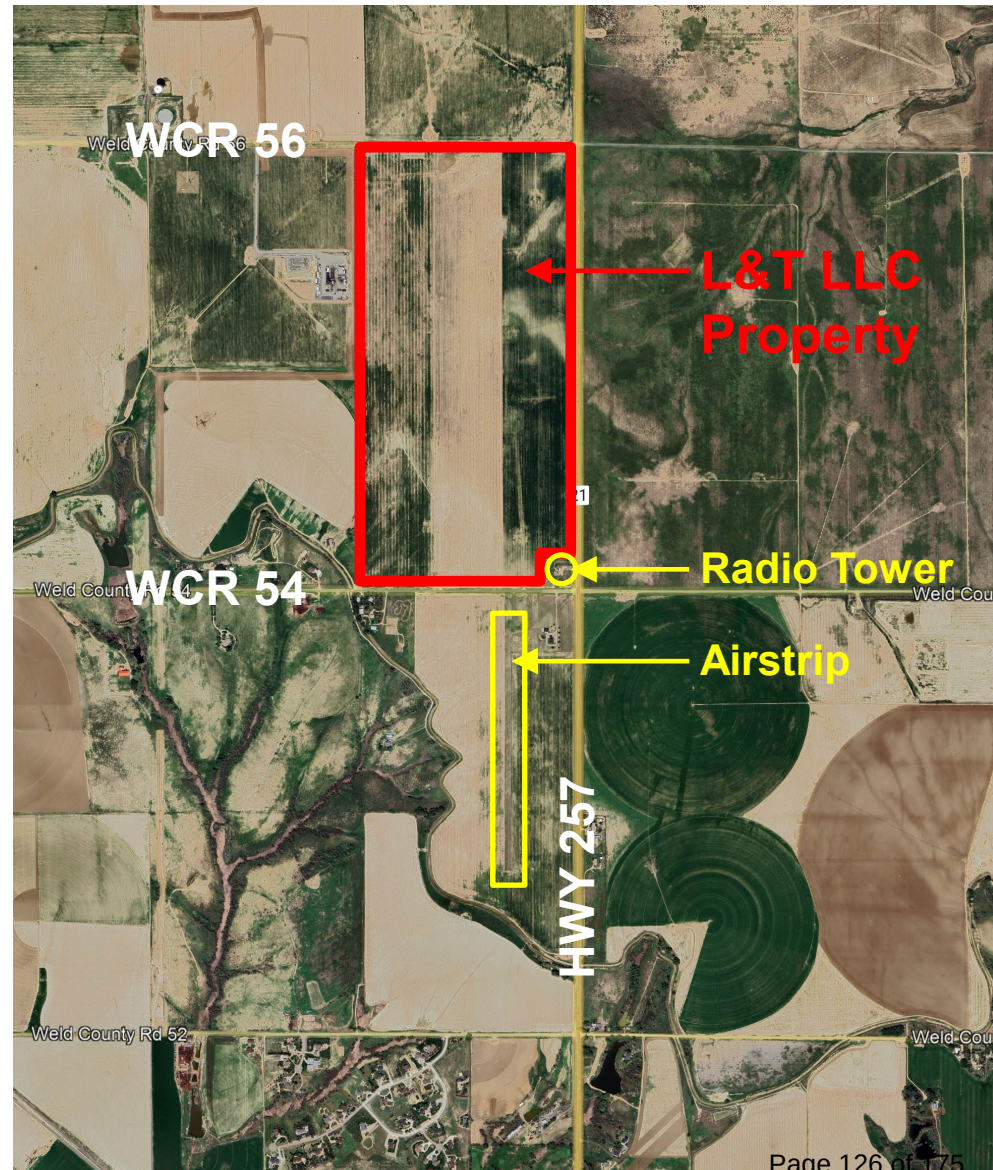


- RESIDENTIAL ESTATE ZONE (78.4 acres – 26% of the site)
 - Single Family Detached homes only
 - Lot Size minimum is 13,000 square feet (over ¼ acre)
 - Larger lots area allowed
- RESIDENTIAL LOW ZONE (106.6 acres – 35% of the site)
 - Single Family Detached homes only
 - Lot Size minimum is 4,500 square feet
 - Larger estate lots allowed in this zone
- RESIDENTIAL MEDIUM ZONE (115.7 acres – 39% of the site)
 - Single Family Detached homes
 - Townhomes, paired homes (duplexes)
- **Over 60% of the site is zoned in the two lowest density categories Greeley offers.**

- Zoning the property as Residential has 2 main benefits:
 1. It **provides clarity to the city and surrounding landowners** that certain housing types will be built.
 2. It **provides certainty to the developer** that their project is economically feasible, physically possible and legally permissible.
- All future Preliminary Subdivision Plans would be reviewed by city staff, then presented to Planning Commission (and the public) for approval.
- Zoning the property as Holding Agriculture (the Planning Commission recommendation) leaves property open to wide range of potential future uses, including less desirable options. **We are not in support of this recommendation.**
- **Planning Department Staff supports the Proposed Residential Zoning on this application.**

- Melvin Callen owns the property south of the L&T LLC site.
- Mr. Callen has a special use permit for an airstrip to accommodate small planes on his property.
- While there is no aviation easement on either the L&T LLC or Callen properties, the developer is willing to place a note on all future plats on the L&T LLC property notifying future homeowners of this special use permit on the neighboring property.

NEIGHBORING AIRSTRIP



THANK YOU



116 Inverness Drive East, Suite 340 - Englewood, CO 80112

T: 303.734.1777

E: info@LAIdesigngroup.com



Council Agenda Summary

December 3, 2024

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

Title:

Public hearing and second reading of an ordinance to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south (Case number ZON2023-0002, L&T Zoning)

Summary:

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property in a timely manner, as required by Colorado statute. The property is currently in the process of being annexed into the City of Greeley, with final reading of the annexation ordinance scheduled before City Council on December 3, 2024 (File No. ANX2023-0001). State law requires that zoning be established on all newly annexed parcels within 90 days. The final reading of the ordinance establishing the zoning for this property, as presented herein, is also scheduled before City Council on December 3, 2024. Planning Commission recommended approval on October 08, 2024.

The subject area, consisting of 300.627 acres, is composed of two parcels as well as the right-of-way for Weld County Road 54, along the southern end of the annexation area. Each parcel measures approximately 150 acres and are currently used for agriculture and largely undeveloped except for eleven plugged and abandoned oil and gas wells as well as a telecommunications tower at the southeast corner of the annexation area which is on a separate parcel and not part of the annexation or zoning request. The parcels are located within the Long-Range Expected Growth Area and are designated as Suburban Residential, Rural, and Community Separator.

The applicant is proposing to zone the land to a mix of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density). The R-E portion is proposed to be 78.4 acres and would consist of the southwest portion of the site. The R-L is proposed to be a total of 106.6 acres with 15 acres in the southeast corner and 91.6 acres in the west-northwest. The R-M portion is proposed to be 115.7 acres in the east-northeast portion of the site. No specific plans for the site are proposed at the time of annexation, but prior to development, a subdivision would need to occur to create developable parcels that align with the zoning boundaries. Water and/or sanitary sewer will be extended to the area to serve any development that occurs there. If the subject site develops in the future, subsequent plans will be required to comply with the City's Development Code and will be required to comply with APFA (Adequate Public Facilities Area) requirements.

The ordinance was introduced at the November 19, 2024, Council Meeting, and by majority vote from council the public hearing was set for December 3, 2024.

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 which includes the following public hearing steps:

1. City staff presentation
2. Council questions of staff
3. Applicant presentation
4. Council questions of applicant
5. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
6. Rebuttal, if requested
7. Council discussion
8. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. 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. 45, 2024 with Appendix A
2. PC Staff Report
3. Zoning Map
4. Project Narrative
5. Draft Planning Commission Minutes October 08, 2024

CITY OF GREELEY, COLORADO
ORDINANCE NO. 45, 2024
CASE NO. ZON2023-0002

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH R-E (RESIDENTIAL ESTATE), R-L (RESIDENTIAL LOW DENSITY), AND R-M (RESIDENTIAL MEDIUM DENSITY) LOCATED GENERALLY WEST OF STATE HIGHWAY 257 AND NORTH OF WELD COUNTY ROAD 54, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 298.988 ACRES

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 known as the L&T Annexation is hereby placed into R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zoning district in the City of Greeley, County of Weld, State of Colorado:

Legal Description

See Appendix A, attached hereto, and incorporated herein.

Section 2. The territories 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 take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

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

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
ORDINANCE NO. 45, 2024
CASE NO. ZON2023-0002

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOW AS THE “L&T LLC ANNEXATION,” LOCATED GENERALLY WEST OF STATE HIGHWAY 257 AND NORTH OF WELD COUNTY ROAD 54, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 298.988 ACRES.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

PLANNING COMMISSION SUMMARY

ITEM: L&T Establishment of Zoning

PROJECT: L&T Establishment of Zoning

CASE NO: ZON2023-0002

LOCATION: Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south

APPLICANT: LAI Design Group

CASE PLANNER: Doug May AICP, Interim Chief Planner

PLANNING COMMISSION HEARING DATE: October 8, 2024

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning for the annexation for compliance with Section 24-204 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Per Sec. 24-201.b.4. annexed areas shall be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been submitted in conjunction with two petitions to annex land to the City. The applicant proposes the establishment of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zone districts.

A. REQUEST

The applicant is seeking approval for the Establishment of Zoning R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zone districts for property known as the L&T Annexation.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

Current Zoning:	AG (Agricultural – County)
Proposed Zoning:	R-E (Residential Estate) – 78.4 acres R-L (Residential Low Density) – 106.6 acres R-M (Residential Medium Density) – 115.7 acres
Abutting Zoning:	North: PUD (Planned Unit Development – City) South: AG (Agricultural - County) East: H-A (Holding Agriculture – City) West: AG (Agricultural – County); H-A (Holding Agriculture – City)
Site Conditions:	The site is mostly undeveloped and used for agriculture. There is an existing telecommunications tower at the northwest corner of County Road 54 and State Highway 257 on a separate parcel which is not included in the proposed annexation. There are eleven plugged and abandoned oil and gas wells scattered across the two parcels.
Lot Size:	300.672 Acres
Abutting Land Uses:	North: Current: Agriculture; Approved: Mixed-use PUD South: Agriculture/Residential East: Agriculture West: Agriculture/Residential; Oil and gas operation

D. BACKGROUND

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property in a timely manner, as required by Colorado statute. The property is currently in the process of being annexed into the City of Greeley, with final reading of the annexation ordinance scheduled before City Council on December 3, 2024 (File No. ANX2023-0001). State law requires that zoning be established on all newly annexed parcels within 90 days. The final reading of the ordinance establishing the zoning for this property, as presented herein, is also scheduled before City Council on December 3, 2024.

The subject area, consisting of 300.627 acres, is composed of two parcels as well as the right-of-way for Weld County Road 54, along the southern end of the annexation area. Each parcel measures approximately 150 acres and are currently used for agriculture and largely undeveloped except for eleven plugged and abandoned oil and gas wells as well as a telecommunications tower at the southeast corner of the annexation area which is on a separate parcel and not part of the annexation or zoning request. The parcels are located within the Long-Range Expected Growth Area and are designated as Suburban Residential, Rural, and Community Separator.

The applicant is proposing to zone the land to a mix of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density). The R-E portion is proposed to be 78.4 acres and would consist of the southwest portion of the site. The R-L is proposed to be a total of 106.6 acres with 15 acres in the southeast corner and 91.6 acres in the west-northwest. The R-M portion is proposed to be 115.7 acres in the east-northeast portion of the site. No specific plans for the site are proposed at the time of annexation, but prior to development, a subdivision would need to occur to create developable parcels that align with the zoning boundaries. Water and/or sanitary sewer will be extended to the area to serve any development that occurs there. If the subject site develops in the future, subsequent plans will be required to comply with the City's Development Code and will be required to comply with APFA (Adequate Public Facilities Area) requirements.

E. 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.**

The site is within the Long-Range Expected Growth Area (LREGA) and the Land Use Guidance Map identifies this area for suburban and rural residential uses as well as "Community Separator" in the southwest corner of the subject property. The LREGA includes those lands anticipated to accommodate the City of Greeley's urban development typically beyond a five (5) year time frame. This typically means that full urban services are not currently available to the site. The properties can be fully serviced if needed in the future.

Staff Comment: The proposed zoning districts are appropriate for this area. The Land Use Guidance Map identifies this area as "suburban" and "rural" future land use categories. The proposed zone districts of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) allow for development that align with the Land Use Guidance Map.

The proposal complies with this criterion.

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

According to the Development Code, the proposed zoning districts of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zoning districts allow for a range of residential densities from very low to more compact walkable development.

Staff Comment: There is currently no development on the subject property, apart from agricultural uses and plugged and abandoned oil and gas wells. It is anticipated that this area will develop a mix of very low to medium densities, at which time further development applications would need to be submitted for further review.

The proposal complies with this criterion.

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

Staff Comment: The area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development Code requirements, zoning must be established within 90 days on newly annexed land.

The proposal complies with this criterion.

4. Whether 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 subject area is currently AG (Agricultural) in unincorporated Weld County. However, because the property is proposed to be annexed into the City of Greeley, City zoning must be established as discussed above.

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: The proposed establishment of zoning is consistent with the anticipated development of the area. The Delantaro development is just north of the

annexation site, which is a large mixed-use development. The proposed zoning would allow for development that is in character with surrounding development.

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: When water and sanitary sewer service is requested for this region as part of a development proposal, offsite extensions will be required unless other development has already made the extensions. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

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: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land.

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: There are no anticipated negative impacts from the proposed establishment of zoning. A proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The proposal complies with this criterion.

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

Staff Comment: City staff recommends approval of this establishment of zoning request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels are currently unsubdivided.

2. HAZARDS

The properties contain multiple plugged and abandoned oil and gas wells.

3. WILDLIFE

The northeast portion of the site is in an area of high ecological significance. An ecological report will be required at the time of any proposed development.

4. FLOODPLAIN

There are no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The site is bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

H. NOTIFICATION:

Mailed notice was sent on September 6, 2024 to 22 surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on September 9, 2024. As of September 24, 2024, one comment has been received with questions regarding the timeline for development and impact on surrounding properties. Because there is no development yet proposed, there is no timeline for development and in-depth analysis of impacts to surrounding properties would occur at the time of further development applications.

I. PLANNING COMMISSION RECOMMENDED MOTION:

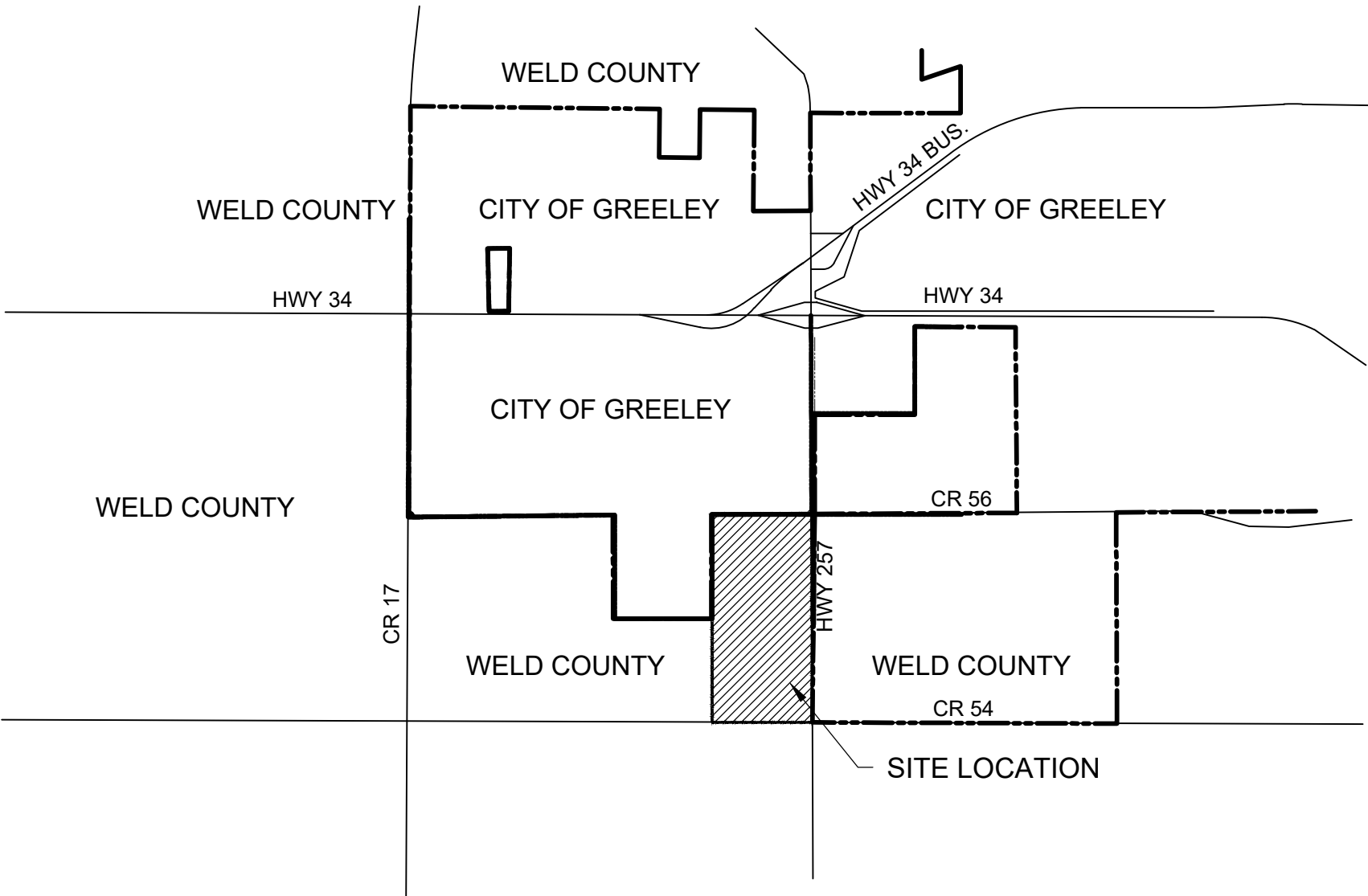
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the

required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the L&T Establishment of Zoning to the City Council.

L&T LLC ZONING

BEING A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
298.99 ACRES
ZON2023-0002

VICINITY MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

SAID PARCEL CONTAINS 13,023,916 SQUARE FEET OR 298.988 ACRES MORE OR LESS.

INTENT STATEMENT

THE SUBJECT SITE IS CURRENTLY ZONED IN THE WELD COUNTY "A" DISTRICT (AGRICULTURE) AND IS PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, ESTABLISHING THREE NEW ZONES IN 4 AREAS. THERE WILL BE ONE AREA ZONED R-E (RESIDENTIAL ESTATE), TWO AREAS ZONE R-L (RESIDENTIAL-LOW) AND ONE AREA ZONED R-M (RESIDENTIAL MEDIUM). THIS WILL ALLOW THE SUBJECT PROPERTY DEVELOP WITH COMPLIMENTARY USES TO NEARBY PROPERTIES. THIS ZONING DISTRICT IS INTENDED TO OPEN THE PARCEL UP TO DEVELOPMENT FOR A VARIETY OF RESIDENTIAL LOT TYPES.

STANDARD REZONE NOTES

- APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

PROJECT TEAM



OWNER:
L&T, LLC
27001 COUNTY ROAD 17
JOHNSTOWN, CO 80534-9606

DEVELOPER:
STRATUS COMPANIES
8480 E. ORCHARD RD, SUITE 1100
GREENWOOD VILLAGE, CO 80111
720.214.5000

PLANNER / ARCHITECT / LANDSCAPE ARCHITECT:
LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST
BUILDING J, SUITE 101
ENGLEWOOD, CO 80112
303.734.1777

CIVIL ENGINEER/SURVEYOR:
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE 203
LONE TREE, CO 80124
303.395.2700

HYDRAULIC ENGINEER:
MSK CONSULTING, LLC
7157 S. ANDES CIRCLE
CENTENNIAL, CO 80016
303.903.0918

TRAFFIC ENGINEER:
LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK ST.
DENVER, CO 80206
303.333.1105

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF
GREELEY PLANNING COMMISSION, THIS _____ DAY OF
_____, 2024.

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL, ON THIS
_____ DAY OF _____, 2024.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

REZONING CERTIFICATION BLOCK

THIS REZONE HAS BEEN REVIEWED AND FOUND TO BE
COMPLETE AND IN ACCORDANCE WITH THE CITY OF
GREELEY DEVELOPMENT CODE REGULATIONS.

SIGNATURE OF OWNER _____ DATE _____

SHEET INDEX

SHEET NAME	SHEET NUMBER
COVER SHEET	L1.0
SITE ANALYSIS MAP	L2.0
ZONING SUITABILITY MAP	L3.0
PROPERTY BOUNDARY MAP	L4.0

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



CIVIL ENGINEER



CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING
CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, CO 80124
PHONE 303.395.2700 - FAX 303.395.2701

CLIENT



STRATUS COMPANIES
8480 E. ORCHARD RD, STE 1100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 214-5000

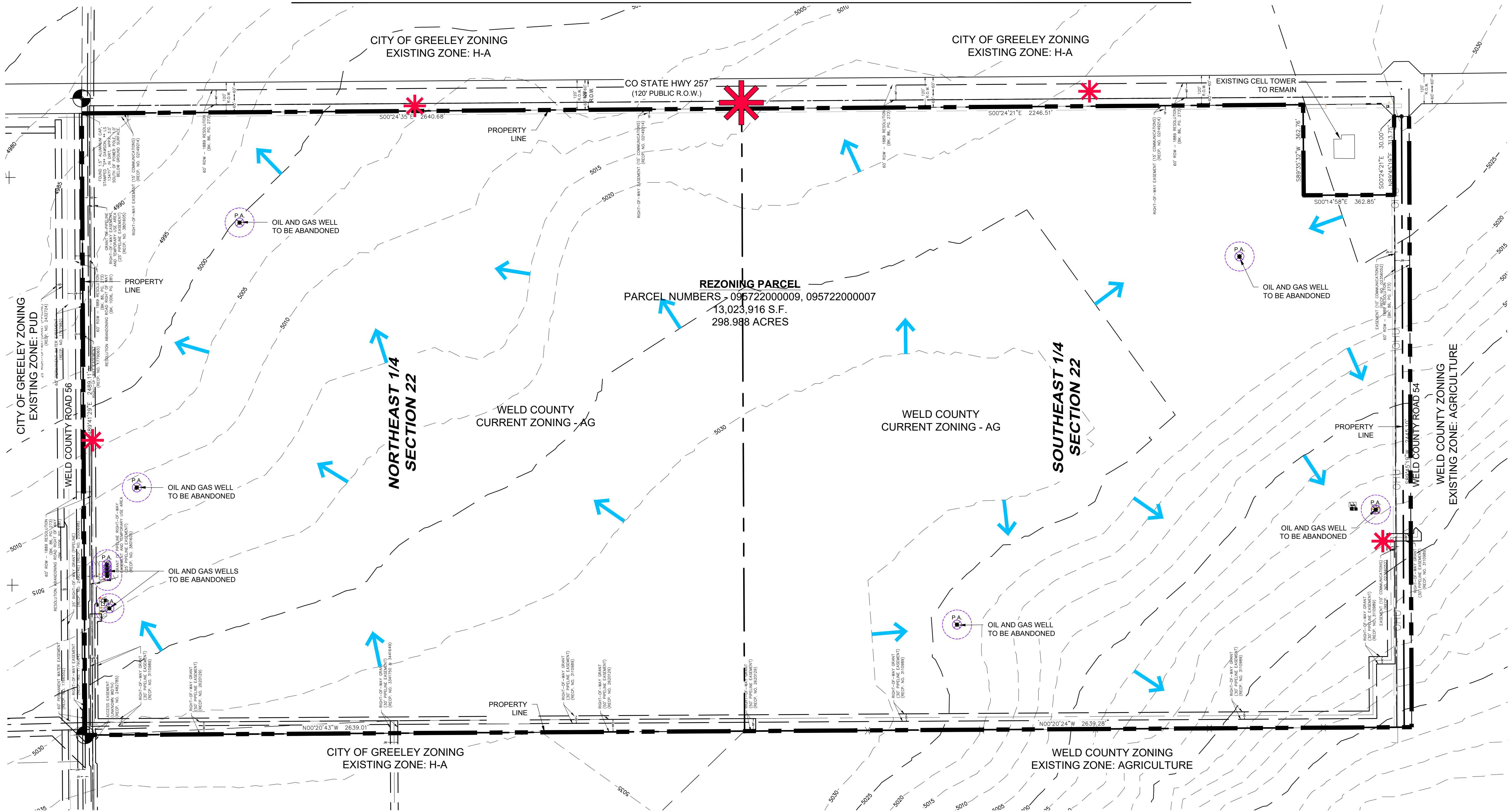
L&T LLC ZONING
GREELEY, CO
COVER SHEET

PROJECT #: 231004
DRAWN BY: AH
CHECKED BY: RH

ISSUE RECORD	
2nd SUBMITTAL	09/07/23
3rd SUBMITTAL	12/19/23
4th SUBMITTAL	02/09/24
5th SUBMITTAL	06/17/24
6th SUBMITTAL	08/07/24
SHEET NUMBER	
L1.0	
SHEET 1 OF 4	

L&T LLC ZONING

BEING A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
298.99 ACRES
ZON2023-0002



LEGEND

H-A CITY OF GREELEY, HOLDING AGRICULTURE
AG WELD COUNTY - AGRICULTURE
PUD PLANNED UNIT DEVELOPMENT
* PRIMARY SITE ACCESS POINT
* SECONDARY SITE ACCESS POINT

EXISTING CONTOURS
MUNICIPAL BOUNDARY
PROPERTY BOUNDARY
RIGHT-OF-WAY
EASEMENT

OIL & GAS TO BE ABANDONED
50' SETBACK
DRAINAGE

NOTES:
1. THERE ARE NO AREAS WITH SLOPES OVER 20% WITHIN THE PROJECT BOUNDARY.

0' 200' 400'
GRAPHIC SCALE: 1" = 200'
NORTH

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



CIVIL ENGINEER



CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING
CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LOVE TREE, CO 80124
PHONE 303.395.2700 - FAX 303.395.2701

CLIENT

STRATUS

STRATUS COMPANIES
8480 E. ORCHARD RD, STE 1100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 214-5000

L&T LLC ZONING
GREELEY, CO

EXISTING CONDITIONS MAP

PROJECT #: 231004
DRAWN BY: AH
CHECKED BY: RH

ISSUE RECORD

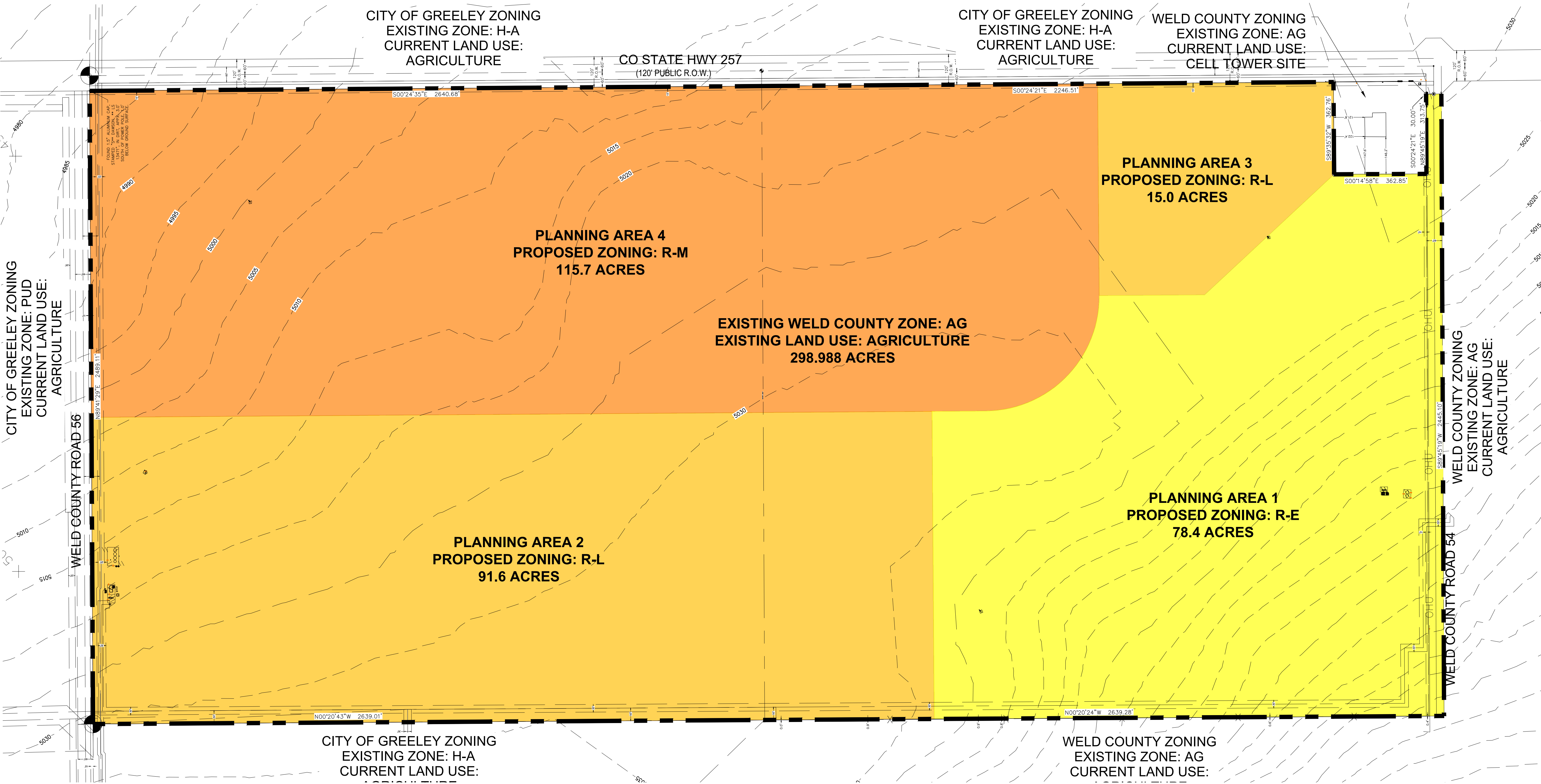
2nd SUBMITTAL 09/07/23
3rd SUBMITTAL 12/19/23
4th SUBMITTAL 02/09/24
5th SUBMITTAL 06/17/24
6th SUBMITTAL 08/07/24

SHEET NUMBER

L2.0
SHEET 2 OF 4

L&T LLC ZONING

BEING A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
298.99 ACRES
ZON2023-0002



ZONING LEGEND

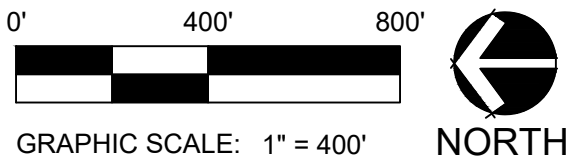
CODE	ZONE DESCRIPTION	MUNICIPALITY
AG	AGRICULTURE	WELD COUNTY
H-A	HOLDING AGRICULTURE	GREELEY
PUD	PLANNED UNIT DEVELOPMENT	GREELEY
R-E	RESIDENTIAL ESTATE	GREELEY
R-L	RESIDENTIAL LOW	GREELEY
R-M	RESIDENTIAL MEDIUM	GREELEY

ZONING SUMMARY

EXISTING ZONE:	PROPOSED ZONING:	AREA (AC.)
WELD COUNTY AG	GREELEY R-E, R-L, AND R-M	298.988 AC.
TOTAL:		100%

USE AREA	ALLOWED USES	AREA (AC.)
PLANNING AREA 1	RESIDENTIAL USES PER CITY CODE	±78.4 AC
PLANNING AREA 2	RESIDENTIAL USES PER CITY CODE	±91.6 AC
PLANNING AREA 3	RESIDENTIAL USES PER CITY CODE	±15.0 AC
PLANNING AREA 4	RESIDENTIAL USES PER CITY CODE	±115.7 AC

NOTE: PA-1 AREA INCLUDES APPROX. 1.7 ACRES OF R.O.W. IN WCR 54.



SURVEY INFORMATION TAKEN FROM THE ALTA SURVEY, PREPARED BY CWC CONSULTING, DECEMBER 2022.

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



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CLIENT

STRATUS
STRATUS COMPANIES
8480 E. ORCHARD RD, STE 1100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 214-5000

L&T LLC ZONING
GREELEY, CO

ZONING SUITABILITY

PROJECT #: 231004
DRAWN BY: AH
CHECKED BY: RH

ISSUE RECORD

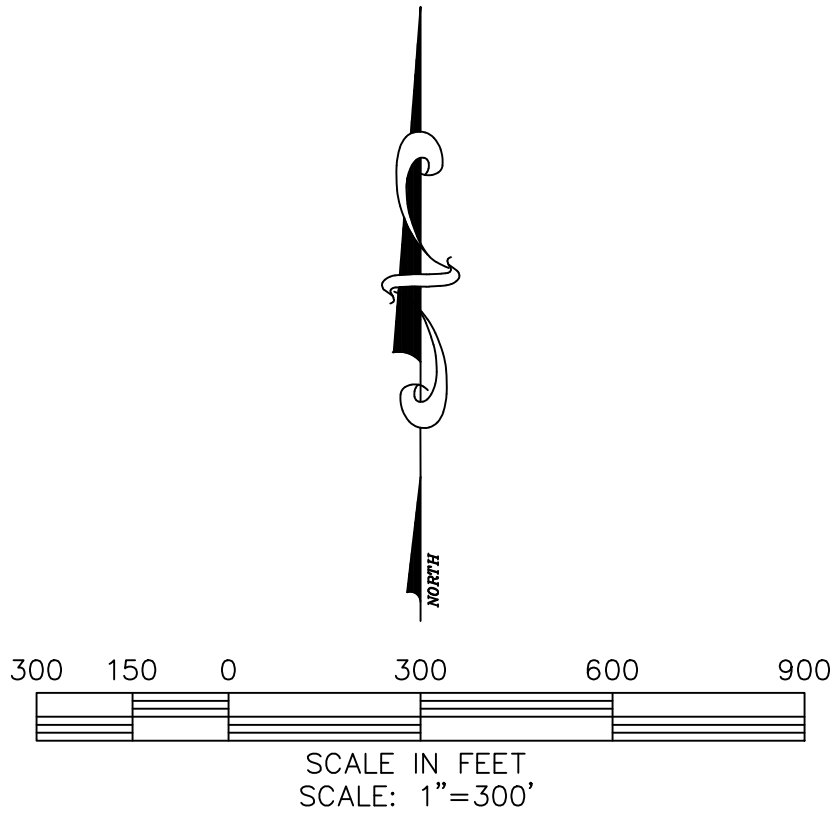
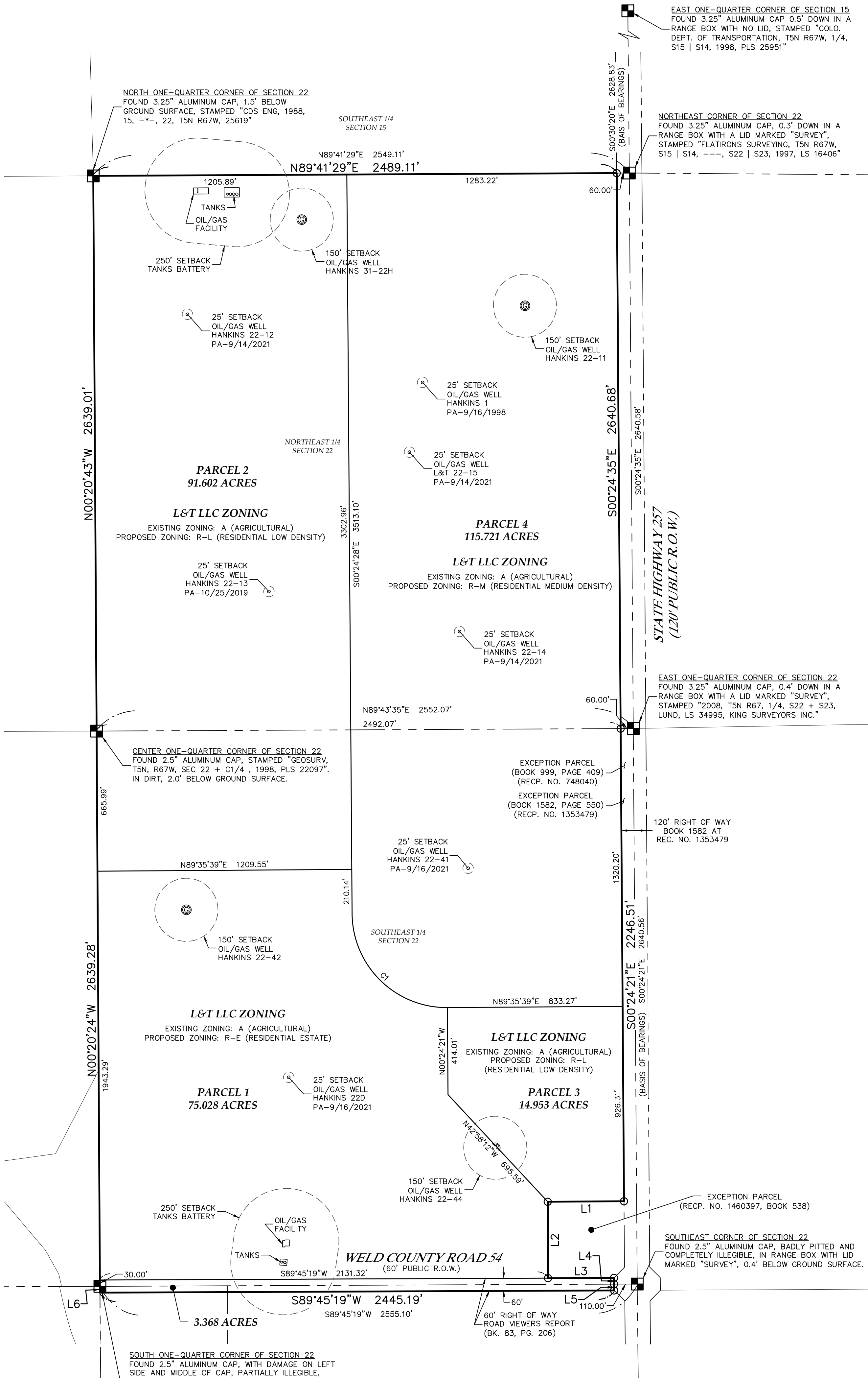
2nd SUBMITTAL 09/07/23
3rd SUBMITTAL 12/19/23
4th SUBMITTAL 02/09/24
5th SUBMITTAL 06/17/24
6th SUBMITTAL 08/07/24

SHEET NUMBER
L3.0
SHEET 3 OF 4

L&T LLC ZONING

Situate in the East Half of Section 22, Township 5 North, Range 67 West
of the 6th P.M., City of Greeley, County of Weld, State of Colorado

298.988 Acres
ZON2023-0002



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'32"W	362.76'
L2	S00°14'58"E	362.85'
L3	N89°45'19"E	313.75'
L4	S00°24'21"E	30.00'
L5	S00°37'21"E	30.00'
L6	N00°27'56"W	30.00'

LEGEND	
---	SECTION LINE
---	RIGHT OF WAY LINE
---	BOUNDARY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
○	CALCULATED POSITION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	706.81'	450.00'	89°59'40"	636.37'	S45°24'31"E

DATE:	6/1/2023
FILE NAME:	20230253B-ZON
SCALE:	1"=300'
DRAWN BY:	CSK
CHECKED BY:	PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:
REVISED SOUTH BOUNDARY LINE	CSK 8/6/24

L&T LLC ZONING
FOR
STRATUS INVESTMENT PARTNERS, LLC

PROJECT #:
20230253



June 17, 2023

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

Re: L&T LLC (Delantero South) – Annexation and Zoning Project Narrative

Mr. May,

On behalf of Stratus Companies, we respectfully submit our Annexation and Zoning applications for L&T LLC (Delantero South). We have provided the following narrative outlining the nature of the project.

Annexation

The L&T LLC property is approximately 299 acres located on the West side of Hwy 257, between Weld County Road 56 and Weld County Road 54. It is currently outside of the Greeley city limits in unincorporated Weld County.

By bringing the property into the City of Greeley, the property can be developed with a variety of residential home types in mind. Residential opportunities could include single-family dwellings, two-family dwellings, row houses and small lot homes that will appeal to many different types of homebuyers.

Primary access to the community is available at multiple locations along Highway 257, with secondary access available from Weld County Road 56 from the north. No access is anticipated for Weld County Road 54. Several oil & gas operations areas are in production on the property. Agreements are in place to plug and abandon all of these sites and move operations to the Blue Chip property to the west.

Establishment of Zoning

The L&T LLC property is currently zoned Agricultural (A) within Weld County. We are proposing to establish the property with a mix of residential zones to allow for the development of a variety of home types that will appeal to buyers at a variety of price points. This property will include R-E (Residential Estate), R-L (Residential Low), and R-M (Residential Medium) zones. This offers the city the potential for multiple income streams and

gives the developer flexibility to respond to market demands. The following table shows the breakdown for the different zone categories and a preliminary estimate of the number of homes that might be constructed within each zone. This breakdown is the basis for the utility studies and traffic impact study that are a part of this application.

Zoning	Acres	Homes
Residential Estate (R-E)	76.7	105
Residential Low (R-L)	106.6	501
Residential Medium (R-M)	115.7	944
Totals	299.0	1,550

Comprehensive Plan Compliance

Goal ED-1

L&T LLC will encourage a growing tax base that supports the well-being of the community and a high quality of life by providing a variety of residential use types and a network of open space and trails, in compliance with Objective ED-1.2.

Goal ED-3

L&T LLC can provide a diverse range of housing options to ensure that Greeley is attractive to and inclusive of a diverse workforce, in compliance with Objective ED-3.1.

Goal EH-2

L&T LLC will encourage residents to adopt active and healthy lifestyles to improve their general health and well-being, and provide amenities, such as trails and bike paths, that promote physical activity throughout the city by providing a diversity of open space amenities throughout the community, in compliance with Objective EH-2.3.

Goal GC-1

L&T LLC will manage growth to maintain or improve quality of life for Greeley's residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources through planned development phasing, and through development of open space buffers and corridors, in compliance with Objective GC-1.1.

L&T LLC will ensure that new development abutting land that is intended to remain undeveloped, such as parks, open lands, environmentally sensitive areas, and agricultural land with conservation easements,



provides for transitions in uses and intensity that mitigate impacts on these adjacent areas, in compliance with Objective GC-1.6.

Goal GC-2

L&T LLC supports zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa) by providing housing opportunities for the fast growing east side of Greeley, in compliance with Objective GC-2.2.

Goal GC-3

L&T LLC will work to define and identify desirable characteristics of its neighborhoods or areas of the city to create neighborhood and special area plans, and to reflect the community's character through the design of new developments, streetscapes, landscaping, and related features., in compliance with Objective GC-3.1.

L&T LLC will reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment through street tree requirements along collector and local roads throughout the community, in compliance with Objective GC-3.4.

Goal GC-6

L&T LLC will foster the development of "Complete Neighborhoods" that fosters multi-modal connectivity (pedestrians, bicyclists, drivers) through its widespread and diverse network of roads with bike lanes, sidewalks, paths and trails, in compliance with Objective GC-6.1.

L&T LLC will promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas through its network of roads with bike lanes, sidewalks, paths, and trails, in compliance with Objective GC-6.2.

Goal HO-1

L&T LLC will establish priorities for the types of housing, tenure types, and populations to be targeted through its implementation of a range of residential unit types (small lot, row house, single family detached, etc.) allowed within the various residential zones, in compliance with Objective HO-1.1.

Goal HO-2

L&T LLC will encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions through its diverse mix of housing types allowed within the various residential zone categories, in compliance with Objective HO-2.1.

Goal IN-1



L&T LLC will provide neighborhood park facilities within a half-mile of most residences. A community park (with additional amenities) in the adjacent Delantero development will also serve the residents of L&T LLC, in compliance with Objective IN-1.4.

Goal NR-3

L&T LLC will, where possible, work to restore native prairie/grassland habitats in natural areas, in compliance with Objective NR-3.8.

L&T LLC will encourage the co-location of oil and gas facilities, where possible, to minimize the overall footprint of affected areas and impacts on adjacent land uses and the environment, by plugging and abandoning existing wells and consolidating production activities on a neighboring parcel, in compliance with Objective NR-3.11.

Goal NR-4

L&T LLC will encourage the efficient use and conservation of energy, in compliance with Objective NR-4.2.

L&T LLC will promote the use of landscaping with species appropriate to the local climate conditions, in compliance with Objective NR-4.3.

Goal PR-1

L&T LLC will develop a system of parks and trails which includes trail connections going north to the regional trail planned in Delantero, in compliance with Objective PR-1.1.

Goal PR-2

L&T LLC will ensure that new parks support best practices in water conservation and irrigation efficiency including reducing irrigated bluegrass areas unless needed for a specific activity by requiring high-efficiency automatic irrigation systems that incorporate water conservation measures and by encouraging alternative sources of irrigation for all landscaped areas, in compliance with Objective PR-2.1.

L&T LLC will incorporate native vegetation, natural grasslands, and low water-use plants and landscaping approaches into the design of parks, trails, and recreational amenities by utilizing native plants and plants appropriate for the local climatic and soil conditions, in compliance with Objective PR-2.2.

Goal TM-1

L&T LLC will ensure pedestrian movement and accessibility is considered in the design and construction of private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided, in compliance with Objective TM-1.2.



L&T LLC will develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks, in compliance with Objective TM-1.3.

L&T LLC will support the use of traffic calming methods that prevent accidents and improve safety for all users, in compliance with Objective TM-1.4.

L&T LLC will provide a roadway system that encourages the use of collector streets to channel traffic from the neighborhoods to arterial streets, and discourages the use of local streets for through-traffic by providing connected collector streets through the community that serve each part of the community, in compliance with Objective TM-1.8.

We look forward to working with city staff to kick-off the planning process in order to bring a high-quality new community to the City of Greeley.

Sincerely,

A handwritten signature in black ink, reading 'Rick Haering'.

Rick Haering
Principal, LAI Design Group

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
October 08, 2024
[Greeley Planning Commission- October 08, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Vice Chair Erik Briscoe

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the September 24, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated September 24, 2024. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

5. A public hearing to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ANX2023-0001, L&T Annexation).

Chair Yeater introduced the item as published. He asked if there was request from the Commission or anyone in the audience to see the presentation, there was, and he invited staff to begin the presentation.

Doug May (Planner III) began by sharing that items #5 and #6 would be presented in one presentation, they are separate items but are the same parcel, item #5 is an Annexation and item #6 is the zoning to go with the Annexation if approved. Chair Yeater introduced item #6 as published.

Mr. May began his presentation sharing the location of the proposed applications and the history of them, as provided in the staff report. The Annexation consists of 2 parcels totaling 300.672 acres, the City Attorney's office has determined that the proposal meets statutory requirements per Colorado State Statute. City Council adopted a resolution on October 1, 2024, accepting that the proposal meets the requirements to proceed in the annexation process. Establishment of zoning requested in

the application includes: 78.4 acres R-E (Residential Estate), 106.6 acres R-L (Residential Low Density) and 115.7 acres R-M (Residential Medium Density). State statutes does require zoning to be completed within 90 days of annexation. The parcels are located within the Long-Range Expected Growth Area (LREGA) and the H-A (Holding Agriculture) zone district is generally used to hold undeveloped and agriculture land until other zoning is established. Mr. May shared an aerial view of the location of the proposed applications and a map showing the proposed zoning for the parcels. Annexation considerations related to the Greeley Comprehensive plan showed this proposal does align with the plan.

Continuing, Mr. May shared that the proposed annexation meets the approval criteria in the Greeley Municipal Code, section 24-214.b (a-e). Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed annexation area, public hearing signs were posted on the property. Staff received one email with questions regarding the proposed annexation and one letter in opposition of the annexation. Community Development recommends approval of the proposed annexation.

Regarding the zoning of the parcels, staff finds that the application meets the 9 criteria in Section 24-204 of the Greeley Municipal Code. Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed a zoning area public hearing signs were posted on the property. Staff received one email with questions and one letter in opposition of the application. Community Development recommends approval for the establishment of zoning. That concluded Mr. May's presentation and he offered to answer any questions.

Chair Yeater confirmed with Mr. May the next steps for these applications if approved included a Plat and returning to Planning Commission for any specific use of the land and the applications today only included the Annexation and Zoning of the parcels. Mr. May confirmed this and that no development would be permitted prior to several steps being completed and future Public Hearings. Discussion continued between the Commission and Mr. May regarding right of way for the proposed annexation and the letter received from the Town of Millikan including that city staff is currently working with Millikan to address the concerns and develop agreements between them and the city regarding the concerns with the right of way and who will maintain it.

Further discussion continued regarding what would and would not be allowed in the various zoning districts if approved. Chair Yeater asked if it made sense to move forward with zoning at this time or if it made more sense to establish H-A zoning for this parcel instead of the propose and Mr. May shared that applicant may be able to provide more information on this subject and that he believed they had a user ready to proceed so it was ideal to establish zoning with the annexation in this case. Additional discussion included information on why these parcels to not have any commercial zoning included and that there does not appear to be any mixed uses, taking away from encouraging a walkable, bikeable culture and how limited sewer flow and capacity are a factor in that. The applicant did work closely with other city departments to create a zoning plan that meets the capacity limits of the infrastructure.

With no further questions of staff, Chair Yeater invited the applicant to speak if they wished.

Ken Puncerelli with LAI Design Group (116 Inverness Drive East, Suite 340 Englewood, Colorado) introduced himself and included that he was there to represent the applicant. He shared he prepared a brief presentation that he would like to share and that he would be happy to answer any questions after that. He began by sharing the vicinity map, showing the proximity to the Delentaro development and that there is some walkability with this proposal in relation to other developments nearby. He shared the proposed zoning map and provided that although this version did not show parks and open space his team does intend to have them included in their future applications that will come before the commission. He addressed a question raised about there not being commercial zoning in the

proposed plan and shared that currently the Delentaro development has an extensive amount of commercial zoning and the need for more in this area is just not forecasted at this time, but there would be connectivity and walkability between the proposed parcels and Delentaro. He gave an overview of how this plan coincides with the Greeley Comprehensive Plan and includes separators between the zone districts. That concluded the information that he wanted to share with the Commission, and he provided opportunity for the commission to ask any questions they may have.

Some discussion took place between the Commission and Mr. Puncerelli addressing why his team was pursuing zoning at this time instead of addressing it with a later application, he shared that they have been working with the city staff, attorney's and engineers for a year or longer and that the proposed zoning seems to work with the comprehensive plan and city standards. Some discussion continued regard what a rezone would require in the future and different scenarios that could trigger different processes.

With no further questions of staff or the applicant, Chair Yeater opened the public hearing at 1:40 p.m. for items 5 and 6 on the agenda.

Tyler Throstle (owns property next to these parcels), he wanted to know what processes were taking place to ensure that this proposal adds value over just growth for the sake of growth, this property could work for a variety of different users, and it seems like there is no reason for this property to be the next part of Greeley's growth plan. The traffic flow is never considered, the impact to people in the community isn't at the forefront and its only driven by growth. There is a need for more housing but there is no real plan for how this adds value or how it is improving Greeley. He knows growth is going to happen and that it is inevitable, but it seems like it could be happening in a much more planned out way. He will be impacted by it directly, they farm the land and adding hundreds of houses next door is going to impact the traffic and change the culture of where they live and every other aspect of their life moving forward. He wants to know how the Commission is taking those things into consideration and he would like to hear from the applicant why the planning for the area seems very specific to why certain things are in certain areas. He is led to believe there is already a future idea for what will be going where. He would like to know why that is not included in the presentation today, the final version should have been shared.

Mel Kalen (9952 County Road 54, Milliken, Colorado), he and his wife have owned the property to the south of this one for 30 years. He is concerned about the north/south airstrip that he has on his property. It is 2500 feet in length, approved with a Weld County Special Use Permit and it is a registered FAA air strip. He wants to see that something is done that would stop any confrontations with future property owners. He has both a landing and departure from the north, the runway is only 700 feet from the development, he doesn't know if noise could be a problem. He asks the city and developer make it well know to any property owners of the activity that takes place on his property before they purchase. He also provided a written statement to the record.

Rose Marie Einling (9476 County Road 54, Milliken, Colorado), began by stating that her concern is the plan if annexing, they need to know what the plan looks like. They live in the county because they like the rural setting. They need to see urban farms over houses with giant yards. They need to see the plan before agreeing to annexing the parcels. Where is the sewer and water coming to this area from. The roadways are already busy, what is more development going to do to the traffic. What happens in this area tells the existing property owners what to do, if they should sell or stay. It should be agricultural estates not more big houses and yards.

Andrea Throstle (owns property directly next to this one), she strongly opposes this application. They love where they live, and this is her home. They love the scenic landscape and rural lifestyle.

Development of agricultural lands into housing and commercial spaces threatens the irreversibility and alters the very fabric of our neighborhoods leading to declining property values. It diminishes the quality of life for residents in the area. Weld County has an agricultural history dating back to the area's founding. Profit is coming at the expense of our local character by transforming these lands into housing and developed lots risks severing the vital connection to the past and diminishes the qualities that make Weld County special. As development is considered we must recognize the pressures that accompany rapid urbanization, increased housing and commercial uses often lead to overcrowding and creates strains on local resources and traffic congestion. She stated that if anyone had been on 402 during any part of the day, you would realize that this is a very busy and bad road to drive on. Adding additional people is unthinkable to consider how it could work. No long-term resident would agree that adding development here would be good or desirable. Growth and sustainability need to be balanced she asked the Planning Commission to consider any plans very closely and implored them to prioritize preservation of farmland culture and quality of life.

With no further requests for comment from the public, Chair Yeater asked the applicant if they wished to comment.

Ken Puncerelli returned to the podium to address the comments from the Public Hearing. He shared his team is following the correct process that is required. They do not have a subdivision layout just yet and have provided what they have shown today. Water and sewer will be coming from Delentaro to the north as part of that development and there is also a waterline on 257. Any traffic concerns will be addressed with future applications and will be the responsibility of the development to meet city standards. When they have a more developed plan, they will be happy to meet with neighbors to share it with them and be receptive to feedback.

Commissioner Franzen asked if the airstrip that was mentioned in one of the public comments was being taken into consideration and the applicant referred to Mr. May to respond. He provided that; it would be considered when the subdivision design was submitted in future applications.

With no further discussion needed, Chair Yeater closed the public hearing at 1:43 p.m.

Commissioner Andersen motioned that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed L&T Annexation, File number ANX2023-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council. Commissioner Carlson seconded the motion.

Motion carried 3-3 (Vice Chair Briscoe absent).

6. A public hearing to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ZON2023-0002, L&T Zoning).

Presentation and public hearing took place with item number 5.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of Zoning to the City Council. Commissioner Franzen seconded the motion.

Commissioner Schulte recommended that the zoning be postponed at this time so that some of the

concerns brought up during public hearing can be examined.

Chair Yeater supports the zoning proposed and would like to see the future plans as well as concerns that were brought up during the public hearing addressed.

Commissioner Modlin shared he is in support with this zoning.

Commissioners Andersen and Carlson shared they agreed with Commissioner Schulte and that the zoning should be decided later with more information being provided and some of the concerns have been addressed further.

Michael Axelrad (City Attorney) clarified rules on alternative motions being recommended on the zoning. With no further discussion needed, Chair Yeater asked the Commission if there was an alternate motion.

Commissioner Schulte moved that based on the application received in the proceeding analysis the Planning Commission find that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of H-A (Holding Agriculture) Zoning with subsequent application in conjunction with a subdivision plan to the City Council. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

7. Staff Report

Brian McBroom (Community Development Director) shared it was a great week for the planning department last week. They took part in helping organize the Colorado Chapter of the American Planning Association conference in Loveland. They assisted in two mobile tours, and it was a great opportunity for the city to shine amongst the professional planning community. He thanked Commissioners Andersen and Briscoe for attending. At the conference, the City of Greeley received a State Planning Excellence Merit award for work on 10th Street area plan showing how higher density affordable housing could occur as part of redevelopment and for work on the Housing Needs Assessment.

Additionally, staff hosted an event last Friday evening for the Sunrise neighborhood as work begins on the East Subarea plan. It had high attendance and was well received. Kudos to the planning team for organizing and facilitating a great meeting.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:11 p.m.

Erik Briscoe, Vice Chair

Brian McBroom, Community Development Director



Council Agenda Summary

December 3, 2024

Key Staff Contact: Rebecca Andrus - Deputy Director of Water and Wastewater Operations

Title:

Public hearing and second reading of an ordinance amending Title 20, Chapter 3, Article III of the Municipal Code of the City of Greeley Concerning Regulation of Cross Connections in the Public Water System

Summary:

The purpose of this ordinance is to update city code Section 20-191 to reflect recent changes to the Colorado Department of Public Health and Environment (CDPHE) Regulation 11.39 Backflow Prevention and Cross-Connection Rule. Updating the city code to meet state regulatory requirements will ensure that the City of Greeley has the necessary tools for compliance and enforcement. A backflow prevention device (backflow assembly) protects the public water supply from potential contamination due to backflow from commercial, industrial, or multi-family users. State drinking water regulations require annual testing by certified testers on behalf of the device owners and require reporting and record keeping with the city to ensure the protection of the municipal water system. To be in compliance and protect public health, the city is required to ensure that these tests are performed regularly and in accordance with state regulations.

The ordinance was introduced at the November 19, 2024, Council Meeting, and by majority vote from council the public hearing was set for December 3, 2024.

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:

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. 46, 2024 with Exhibit A
2. Item 18 - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 46, 2024**

**AN ORDINANCE AMENDING TITLE 20, CHAPTER 3, ARTICLE III
OF THE MUNICIPAL CODE OF THE CITY OF GREELEY
(CONCERNING REGULATION OF CROSS CONNECTIONS IN THE PUBLIC WATER
SYSTEM)**

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 therefore, 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, Section 17-4(c) of the Greeley City Charter and Section 20-30 of the Greeley Municipal Code authorize the Board to acquire, develop, convey, lease and protect the water and sewer assets, supplies and facilities needed to fully use the water supplies decreed, adjudicated or contracted for the City; and

WHEREAS, Section 20-191 of the Greeley Municipal Code sets forth the requirements and regulations related to cross connections and backflow prevention in the City's public water system; and

WHEREAS, City staff and the Board have recommended amending Section 20-191 of the Greeley Municipal Code as set forth on Appendix A, attached hereto and incorporated herein, to ensure compliance with applicable state and federal regulations and for the health and safety of the general public; and

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

Section 1. That Section 20-191 be amended as set forth on Appendix A, attached hereto and incorporated herein.

Section 2. Except as explicitly modified as set forth on Appendix A, all other provisions contained within Title 20 of the Greeley Municipal Code shall remain in full force and effect.

Section 3. This Ordinance shall take effect immediately following its final publication.

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

ATTEST

CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
ORDINANCE No. 46, 2024
AMENDING TITLE 20, CHAPTER 3, ARTICLE III
OF THE GREELEY MUNICIPAL CODE

Sec. 20-191. Cross connection control.

(a) *Purpose.* This section is intended to protect the city's ~~potable waterworks~~ PUBLIC WATER SYSTEM from contamination by backflow from a property owner's internal plumbing system or private water SUPPLY system through an ongoing program of cross connection control (also known as containment). Nothing in this section relieves a property owner from the cross connection control requirements of the plumbing code contained in chapter 9 of title 22 of this Code, which protects against backflow within a property owner's system (also known as isolation).

(b) *Definitions.* ~~As used in this section, unless the context otherwise requires~~ THE FOLLOWING WORDS, TERMS, AND PHRASES, WHEN USED IN THIS SECTION, SHALL HAVE THE MEANINGS ASCRIBED TO THEM BELOW, EXCEPT WHERE OTHERWISE DEFINED OR THE CONTEXT CLEARLY INDICATES A DIFFERENT MEANING:

AIR GAP MEANS A PHYSICAL SEPARATION BETWEEN THE FREE-FLOWING DISCHARGE END OF A POTABLE WATER SUPPLY PIPELINE AND AN OPEN OR NON-PRESSURE RECEIVING VESSEL INSTALLED IN ACCORDANCE WITH STANDARD ASME A112.1.2.

Backflow means THE UNDESIRABLE reversal of the normal direction of flow OF WATER OR MIXTURES OF WATER AND OTHER LIQUIDS, GASES, OR OTHER SUBSTANCES INTO ~~in the city's potable waterworks~~ PUBLIC WATER SYSTEM that can occur when pressure within a ANY UNINTENDED source connected to the city's PUBLIC WATER system is greater than the water pressure within the city's ~~potable waterworks~~ PUBLIC WATER SYSTEM.

BACKFLOW CONTAMINATION EVENT MEANS BACKFLOW INTO THE CITY'S PUBLIC WATER SYSTEM FROM AN UNCONTROLLED CROSS CONNECTION SUCH THAT THE WATER QUALITY NO LONGER MEETS THE COLORADO PRIMARY DRINKING WATER REGULATIONS OR PRESENTS AN IMMEDIATE HEALTH OR SAFETY RISK TO THE PUBLIC.

Backflow preventer means a ~~device~~, BACKFLOW PREVENTION assembly OR BACKFLOW PREVENTION method ~~or type of construction~~ designed to prevent backflow into the city's ~~potable waterworks~~ PUBLIC WATER SYSTEM by separating the property owner's water SUPPLY system from the city's PUBLIC water system.

BACKFLOW PREVENTION ASSEMBLY MEANS ANY MECHANICAL ASSEMBLY INSTALLED AT A WATER SERVICE LINE OR AT A PLUMBING FIXTURE TO PREVENT A BACKFLOW

CONTAMINATION EVENT, PROVIDED THAT THE MECHANICAL ASSEMBLY IS APPROPRIATE FOR THE IDENTIFIED CONTAMINANT AT THE CROSS CONNECTION AND IS AN IN-LINE FIELD-TESTABLE ASSEMBLY.

BACKFLOW PREVENTION METHOD MEANS ANY METHOD AND/OR NON-TESTABLE DEVICE INSTALLED AT A WATER SERVICE LINE OR AT A PLUMBING FIXTURE TO PREVENT A BACKFLOW CONTAMINATION EVENT, PROVIDED THAT THE METHOD OR NON-TESTABLE DEVICE IS APPROPRIATE FOR THE IDENTIFIED CONTAMINANT AT THE CROSS CONNECTION.

~~Certified cross connection technician means a person who meets the requirements of article 12.2 of the Colorado Primary Drinking Water Regulations (as effective on March 30, 2004)~~ MEANS A PERSON WHO POSSESSES A CURRENT AND VALID BACKFLOW PREVENTION ASSEMBLY TESTER CERTIFICATION FROM ONE OF THE FOLLOWING APPROVED ORGANIZATIONS: AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) OR THE AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA).

CONTAINMENT MEANS THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY OR A BACKFLOW PREVENTION METHOD AT ANY CONNECTION TO THE CITY'S PUBLIC WATER SYSTEM THAT SUPPLIES AN AUXILIARY WATER SUPPLY SYSTEM, LOCATION, FACILITY, OR AREA SUCH THAT BACKFLOW FROM A CROSS CONNECTION INTO THE CITY'S PUBLIC WATER SYSTEM IS PREVENTED.

CONTAINMENT BY ISOLATION MEANS THE INSTALLATION OF BACKFLOW PREVENTION ASSEMBLIES OR BACKFLOW PREVENTION METHODS AT ALL CROSS CONNECTIONS IDENTIFIED WITHIN A CUSTOMER'S WATER SUPPLY SYSTEM SUCH THAT BACKFLOW FROM A CROSS CONNECTION INTO THE CITY'S PUBLIC WATER SYSTEM IS PREVENTED.

CONTROLLED MEANS HAVING A PROPERLY INSTALLED, MAINTAINED, AND TESTED OR INSPECTED BACKFLOW PREVENTION ASSEMBLY OR BACKFLOW PREVENTION METHOD THAT PREVENTS BACKFLOW THROUGH A CROSS CONNECTION.

~~Cross connection means a link between the city's potable waterworks and a potential source of contamination, which could allow such contamination to backflow into the city's system~~ MEANS A CONNECTION THAT COULD ALLOW ANY WATER, FLUID, GAS, OR OTHER SOURCE OF CONTAMINATION TO FLOW FROM ANY PIPE, PLUMBING FIXTURE, OR CUSTOMER WATER SUPPLY SYSTEM INTO ANY PART OF THE CITY'S PUBLIC WATER SYSTEM THROUGH BACKFLOW, SUCH THAT THE RESULTING WATER QUALITY COULD PRESENT AN UNACCEPTABLE HEALTH OR SAFETY RISK TO THE GENERAL PUBLIC.

Industrial and commercial operations means any property or account whose operations are WATER USE IS not strictly domestic residential.

PUBLIC WATER SYSTEM MEANS THE PUBLICLY OWNED TRANSMISSION AND DISTRIBUTION SYSTEM, AND ALL ASSOCIATED FACILITIES AND APPURTENANCES, THERETO THROUGH WHICH THE CITY DELIVERS WATER TO ITS CUSTOMERS FOR HUMAN CONSUMPTION.

UNCONTROLLED MEANS NOT HAVING A PROPERLY INSTALLED AND MAINTAINED AND TESTED OR INSPECTED BACKFLOW PREVENTION ASSEMBLY OR BACKFLOW PREVENTION METHOD, OR THE BACKFLOW PREVENTION ASSEMBLY OR BACKFLOW PREVENTION METHOD DOES NOT PREVENT BACKFLOW THROUGH A CROSS CONNECTION.

WATER SUPPLY SYSTEM MEANS A PRIVATELY OWNED WATER DISTRIBUTION SYSTEM, PIPING, CONNECTION FITTINGS, VALVES AND APPURTENANCES WITHIN A BUILDING, STRUCTURE, OR PREMISES.

(C) APPLICABILITY. THE PROVISIONS OF THIS SECTION APPLY TO ALL PERSONS WITH COMMERCIAL, INDUSTRIAL, AND MULTI-UNIT RESIDENTIAL SERVICE CONNECTIONS TO THE CITY'S PUBLIC WATER SYSTEM, INCLUDING, WITHOUT LIMITATION, ANY PERSONS OUTSIDE THE CITY WHO ARE USERS OF THE PUBLIC WATER SYSTEM BY AGREEMENT WITH THE CITY.

(e)-(D) ~~Illegal e~~ Cross connections AND BACKFLOW PROHIBITED. It is unlawful for any person to make, install, maintain, or permit any cross connection to the city's ~~potable waterworks~~ PUBLIC WATER SYSTEM, except in accordance with the provisions of this section, OR FOR ANY PERSON TO CAUSE OR PERMIT ANY BACKFLOW FROM THEIR WATER SUPPLY SYSTEM INTO THE CITY'S PUBLIC WATER SYSTEM.

(1) THE DIRECTOR SHALL IDENTIFY THOSE CROSS CONNECTIONS REQUIRING A BACKFLOW PREVENTER BASED UPON THE DEGREE OF HAZARD PRESENTED BY SUCH CROSS CONNECTION, AS DETERMINED BY THE DIRECTOR IN THEIR SOLE DISCRETION, AND NOTIFY THE RESPONSIBLE PROPERTY OWNER THAT A BACKFLOW PREVENTER MUST BE INSTALLED. UPON RECEIPT OF NOTICE THAT THE DIRECTOR HAS IDENTIFIED SUCH A CROSS CONNECTION, THE SUBJECT PROPERTY OWNER SHALL INSTALL A BACKFLOW PREVENTOR AT THE WATER SERVICE CONNECTION WITHIN 120 DAYS OF SUCH NOTICE.

(2) IF ANY SUBJECT PROPERTY OWNER FAILS TO INSTALL A BACKFLOW PREVENTER WITHIN 120 DAYS OF SUCH NOTICE, THE DIRECTOR SHALL (A) CONTROL THE CROSS CONNECTION, (B) REMOVE THE CROSS CONNECTION, OR (C) SUSPEND WATER SERVICE TO THE SUBJECT PROPERTY.

(3) ANY PERSON WHO BECOMES AWARE OF AN UNCONTROLLED CROSS CONNECTION THAT MAY REQUIRE INSTALLATION OF A BACKFLOW PREVENTER

PURSUANT TO THIS SECTION SHALL PROMPTLY REPORT SUCH CONNECTION TO THE DIRECTOR.

(d) *Backflow prohibited.* Any backflow into the city's potable waterworks is strictly prohibited.

(e) *Backflow preventers*; TESTING, REPORTING, AND inspection requirements.

(1) ~~The director of water and sewer shall identify those cross connections requiring a backflow preventer based on the degree of hazard presented by such cross connection, as determined by the director of water and sewer. Such cross connections shall at least include all industrial and commercial operations connected to the city's potable waterworks. All backflow preventers must be approved by and installed in accordance with the standards and specifications established or adopted by the director of water and sewer.~~ ALL BACKFLOW PREVENTERS INSTALLED PURSUANT TO THIS SECTION SHALL BE OF A TYPE, SIZE AND DESIGN THAT IS APPROVED BY THE DIRECTOR AND INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE WATER AND SEWER DEPARTMENT IN A LOCATION WITH ADEQUATE ACCESS FOR MAINTENANCE, TESTING AND REPAIRS.

(2) ~~The property owner shall install, operate, test and maintain backflow preventers at the property owner's expense to protect the city's potable waterworks. The property owner shall have the backflow preventer tested upon installation by a certified cross connection control technician, and annually thereafter, unless, due to the hazard presented by the connection, the director of water and sewer requires more frequent testing. The property owner shall immediately repair or replace any backflow preventer found to be defective.~~ ALL PERSONS REQUIRED TO INSTALL A BACKFLOW PREVENTER PURSUANT TO THIS SECTION SHALL INSTALL, OPERATE, TEST, AND MAINTAIN THE BACKFLOW PREVENTER AT THEIR SOLE EXPENSE. ANY PERSON THAT FINDS A BACKFLOW PREVENTER ON THEIR PROPERTY TO BE DEFECTIVE SHALL IMMEDIATELY REPAIR OR REPLACE THE BACKFLOW PREVENTER AT THEIR SOLE EXPENSE.

(3) ~~The property owner shall submit records of testing, maintenance and repairs to the water and sewer department within five days of completing such activities. The property owner and the water and sewer department shall retain such records for at least three years.~~ ALL PERSONS REQUIRED TO INSTALL A BACKFLOW PREVENTER PURSUANT TO THIS SECTION SHALL HAVE THE BACKFLOW PREVENTER TESTED BY A CERTIFIED CROSS CONNECTION CONTROL TECHNICIAN UPON INSTALLATION AND THEN ANNUALLY THEREAFTER, UNLESS, DUE TO THE HAZARD PRESENTED BY THE CONNECTION, THE DIRECTOR REQUIRES MORE FREQUENT TESTING.

(4) ~~The director of water and sewer retains the right to test or otherwise check the installation and operation of any backflow preventer to ensure proper installation and operation.~~ ALL PERSONS REQUIRED TO INSTALL A BACKFLOW PREVENTER PURSUANT TO

THIS SECTION SHALL SUBMIT TO THE DIRECTOR RECORDS CONCERNING THE TESTING, MAINTENANCE, AND REPAIR OF THE BACKFLOW PREVENTER WITHIN FIVE (5) DAYS OF COMPLETING SUCH ACTIVITIES AND SHALL RETAIN COPIES OF SUCH RECORDS FOR NO LESS THAN THREE (3) YEARS.

(5) RECORDS CONCERNING THE TESTING, MAINTENANCE AND REPAIR OF BACKFLOW PREVENTERS TO BE SUBMITTED TO THE DIRECTOR PURSUANT TO THIS SECTION SHALL INCLUDE, WITHOUT LIMITATION: (A) BACKFLOW PREVENTION ASSEMBLY OR METHOD TYPE AND LOCATION, (B) BACKFLOW PREVENTION ASSEMBLY OR METHOD MAKE, MODEL AND SERIAL NUMBER, (C) BACKFLOW PREVENTION ASSEMBLY OR METHOD SIZE, (D) TESTING DATES AND TESTING RESULTS, INCLUDING ALL RESULTS THAT WOULD JUSTIFY A PASS OR FAIL OUTCOME, (E) CERTIFIED CROSS-CONNECTION CONTROL TECHNICIAN CERTIFICATION AGENCY, (F) CERTIFIED CROSS-CONNECTION CONTROL TECHNICIAN'S CERTIFICATION NUMBER AND EXPIRATION DATE, (G) TEST KIT MANUFACTURER, MODEL AND SERIAL NUMBER, AND (H) TEST KIT CALIBRATION DATE.

(6) WITHOUT LIMITING ANY OTHER PROVISION OF THIS SECTION, THE DIRECTOR MAY INDEPENDENTLY TEST OR OTHERWISE INSPECT THE INSTALLATION AND OPERATION OF ANY BACKFLOW PREVENTER AT ANY TIME TO ENSURE PROPER INSTALLATION, OPERATION, AND PROTECTION OF THE CITY'S PUBLIC WATER SYSTEM.

~~(f) Survey and prevention. The director of water and sewer is authorized to conduct SUCH surveys AS ARE NECESSARY to identify hazardous cross connections AND verify the existence of backflow preventers, and to otherwise UNDERTAKE ANY OTHER NECESSARY ACTION support a program to eliminate~~ TO PROTECT THE CITY'S PUBLIC WATER SYSTEM AND ITS CUSTOMERS FROM CROSS connection hazards. THE DIRECTOR MAY CONTROL ANY SERVICE CONNECTIONS WITHIN THE PUBLIC WATER SYSTEM IN LIEU OF A SURVEY AS LONG AS THE SERVICE CONNECTION IS CONTROLLED WITH AN AIR GAP OR REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY.

~~(g) Reporting of uncontrolled cross connections. Any person who becomes aware of an uncontrolled cross connection that may require a backflow preventer pursuant to this section shall promptly report such connection to the water and sewer department. PENALTIES. ANY PERSON THAT FAILS TO COMPLY WITH THE PROVISIONS OF THIS SECTION, OR FAILS TO COOPERATE WITH THE INSTALLATION, INSPECTION, TESTING, MAINTENANCE, OR AS NEEDED REPAIR AND REPLACEMENT OF BACKFLOW PREVENTERS, IS PUNISHABLE UNDER CHAPTER 9 OF TITLE 1 OF THIS CODE.~~

~~(h) Discontinuing water service. The director of water and sewer may discontinue water service to any premises for which the owner fails to comply with the requirements of this section, or to which~~

~~the owner denies reasonable access to the director of water and sewer as authorized by section 20-85 to determine compliance with this section. Such discontinuance of water service may be summary, immediate and without written notice whenever the director of water and sewer determines that such action is necessary to address an imminent threat to the city's waterworks or its water customers.~~

SUSPENSION OF WATER SERVICE. IN ADDITION TO ANY PENALTIES IMPOSED UNDER CHAPTER 9 OF TITLE 1 OF THIS CODE, THE DIRECTOR MAY SUSPEND WATER SERVICE TO ANY PERSON WHO FAILS TO COMPLY WITH THE PROVISIONS OF THIS SECTION, OR TO ANY PROPERTY UPON WHICH THE OWNER DENIES THE DIRECTOR REASONABLE ACCESS TO DETERMINE COMPLIANCE WITH THIS SECTION, AS AUTHORIZED BY SECTION 20-85. THE DIRECTOR MAY SUSPEND WATER SERVICE AS DESCRIBED IN THIS SECTION IMMEDIATELY AND WITHOUT NOTICE IF THE DIRECTOR DETERMINES THAT SUCH ACTION IS NECESSARY TO PROTECT THE CITY'S PUBLIC WATER SYSTEM AND ITS CUSTOMERS FROM CROSS CONNECTION HAZARDS.



Backflow Prevention and Cross Connection Control Program Ordinance Update Sec. 20-191

Rebecca Andrus, PE

Deputy Director Water and Wastewater Operations

City Council Meeting – December 3, 2024



Infrastructure and Mobility

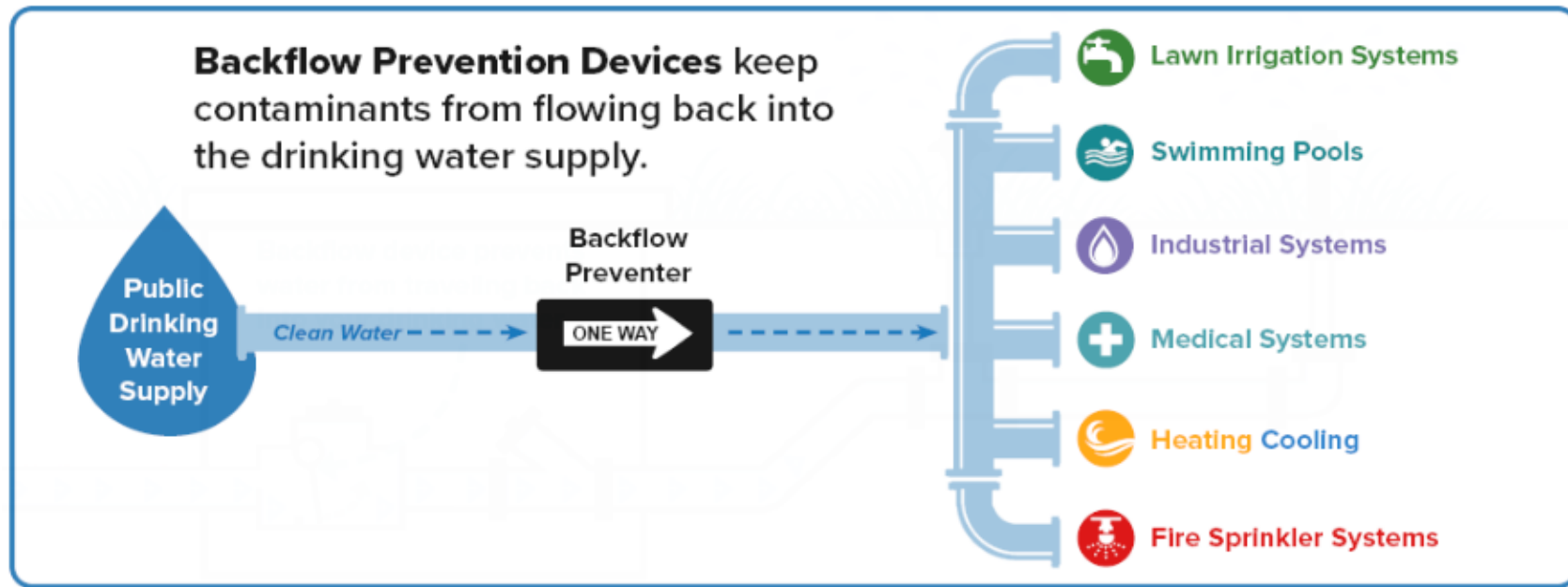
Agenda



- Overview of Backflow Prevention & Cross-Connection Control (BP-CC) Program
- BP-CC Program Ordinance and Applicability
- Overview of Revisions to Section 20-191
- Enforcement and Service Termination Process
- Questions
- Purpose: Update City Code Section 20-191 to reflect recent changes to Colorado Department of Public Health and Environment (CDPHE) and ensure that Greeley has necessary tools for enforcement and compliance

Background

Backflow Prevention and Cross-Connection Control Program (BPCCC)



- A backflow prevention device (backflow assembly) protects the public water supply from potential contamination due to backflow
- Backflow assemblies are an added line of public health defense: Ensure that water only flows one way through water line
- State drinking water regulations require **annual testing** by certified testers to ensure proper function.
- The City is required to ensure that these tests are performed regularly and in accordance with state regulations

Applicability



Commercial



Industrial



Multi-Unit Residential
(more than two units on a single service)

Section 20-191 Revision Summary



CDPHE Revised 11.39 and Guidance Policy, DW007, in October 2023

Sec. 20-191 Revisions:

- Added and revised definitions
- Cross Connections and Backflow Prohibited
- Testing, Reporting, and Inspection
- Identification and Enforcement

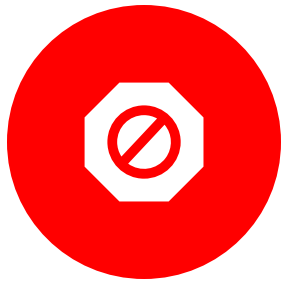
Enforcement and Service Termination Process



First and second notices mailed to customers requiring them to test backflow assemblies 60 and 30 days before due date



Third notices are mailed after due date.



Termination notice is hand delivered giving 15 days prior to water service termination and notices are put on doors at least 48 hours before termination



Before water service can be restored, the customer must bring the backflow prevention assembly into **Compliance**

Questions?





Council Agenda Summary

Title:

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

Item: 20.

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

December 1 – December 28, 2024

Tuesday, December 3, 2024

- City Council Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Tuesday, December 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, December 10, 2024

- City Council Work Session Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Thursday, December 12, 2024

- City of Greeley Holiday Party 11 a.m. Zoe's Cafe & Events (715 10th St, Greeley, CO 80631)

Tuesday, December 17, 2024

- City Council Meeting 6 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Wednesday, December 18, 2024

- Water & Sewer Board Meeting 2 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers
- Police Officer Swearing in Ceremony 3 p.m. Greeley Police Department (2875 W 10th St, Greeley, CO 80634); Donahue Room

Thursday, December 19, 2024

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
 - Airport Authority 3:30 p.m. (600 Airport Road, Greeley CO 80631) Greeley-Weld Airport
-

Monday, December 23, 2024

- Greeley Chamber of Commerce 11:30 a.m.

Thursday, December 26, 2024

- Poudre River Trail Meeting 7:30 a.m. Poudre Learning Center (8813 W. F Street Greeley CO 80631)

City Council Meeting Scheduling 2024			
	11/26/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
December 10, 2024 Council Work Session	Xcel Energy Update	Will Jones/Paul Trombino	WS
	Alquist 3D Printing Update	John Hall	WS
	Five Year Housing for All Strategic Plan Update	Deb Callies	WS
December 17, 2024 Council Meeting	Minutes - Nov 19 and Dec 3 CC; Dec 10 WS	Heidi Leatherwood	Consent
	Resolution - Change Order Plante Moran	Robert Miller/Tyra Litzau	Consent
	Q3 Financial Report	Robert Miller/Tyra Litzau	Regular (Informational)
	Eminent Domain Discussion	John Hall	Regular (Informational)
	Sidewalk Funding Projects	Steven Younkin/Paul Trombino	Regular (Informational)
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
December 24, 2024 Council Work Session	Cancelled due to Holiday		
January 07, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	Resolution - Council Policies and Protocol (Tentative)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Boomerang PUD	Brian McBroom	Consent
	Intro & 1st Rdg Ord - Code amendment to retention period -Administrative Hearing Officer Records	Tasha Reynolds/ Heidi Leatherwood	Consent
	Safe Streets for All City of Greeley Vision Zero Action Plan	Steven Younkin/Paul Trombino	Regular (Informational)
	Economic Development Strategic Plan Update	John Hall	Regular (Informational)
January 14, 2025 Council Work Session	Amendments to Landscaping Codes Artificial Turf	Don Threewitt/Brian McBroom	WS
	Downtown Zoning Phase 1	Don Threewitt/Brian McBroom	WS
	Overview and Discussion of the Residential Code Compliance Program	Brian McBroom	WS
January 21, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	Resolution - 3 Mile Annexation Boundary	Doug May/Brian McBroom	Consent
	Resolution - Approval of Safe Streets for All COG Vision Zero Action Plan	Steven Younkin/Paul Trombino	Consent
	Intro & 1st Rdg Ord - Amendments to Landscape Code - Artificial Turf	Don Threewitt/Brian McBroom	Consent
	PH & 2nd Rdg Ord - Boomerang PUD	Brian McBroom	Regualr
	PH & 2nd Rdg Ord - Code amendment to change the retention period for Administrative Hearing Records	Tasha Reynolds/ Heidi Leatherwood	Regular
	B&C Appointments	Heidi Leatherwood	Regular



Council Agenda Summary

Item: 21.

Title

Adjournment