Greeley City Council Agenda

Work Session

Tuesday, February 11, 2025 at 6:00 PM

City Council Chambers at City Center South

1001 11th Avenue, Greeley, CO 80631

NOTICE:

City Council Meetings are held on the 2nd and 4th 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 view Council work sessions in person or remotely. **Work Sessions do not include public input in any format. Public comment is only permitted at regular Council meetings on the 1st and 3rd Tuesdays of each month.**

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.
Meetings are livestreamed on the City's Meeting Portal https://greeleyco.portal.civicclerk.com/as well as over Zoom webinar.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, 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

City Council
Work Session Agenda
Tuesday, February 11, 2025 at 6:00 PM
City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Greeley Trails Master Plan Update
6. Poudre River Restoration Initiative (PRRI) Master Plan Update
7. Code Compliance Overview and Landscaping Standards
8. Scheduling of Meetings, Other Events
9. Adjournment

Work Session Agenda Summary

Title:

Reports from Mayor and Councilmembers

Background:

Board/Committee	Meeting Day/Time	Assignment
Airport Authority	3rd Thu, 3:30 p.m.	Payton/Gates
Board/Commission Interviews (Team of 2)	monthly as needed	Council Rotation
CML Executive Board Opportunity	as needed	Hall
CML Other Opportunities	as available/desired	
CML Policy Committee (Council or Staff)	as needed	Hall/Lee Gates alternate
Downtown Development Authority	3rd Thu, 7:30 a.m.	Butler/DeBoutez
Employee Health Board	as needed	DeBoutez
Highway 34 Coalition	as needed	Olson
Highway 85 Coalition	as needed	Gates
Historic Preservation Loan Committee	as needed	DeBoutez
Human Relations Commission	2nd Monday, 5 p.m.	DeBoutez
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1st Thu, 3:30 p.m.	Butler
National League of Cities Transportation and Infrastructure Services Committee	as needed	Olson
Parks & Recreation Board	1st Friday, 7 a.m.	DeBoutez
Police Pension Board	quarterly	McDonald
Poudre River Trail	1st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Gates
Transportation/Air Quality MPO	1st Thu, 6 p.m.	Olson/Payton
Upstate Colorado Economic Development	last Wed, 7 a.m.	Gates
Water & Sewer Board	3rd Wed, 2 p.m.	Gates
Weld Project Connect Committee (United Way)	as needed	Olson
Youth Commission Liaison	4th Mon, 6 p.m.	McDonald

Work Session Agenda Summary

Item: 5.

February 11, 2025
Key Staff Contact: Diana Frick, Cultural Parks and Recreation Director, Justin Scharton, Natural Areas & Trails Manager

Title:
Greeley Trails Master Plan Update

Background:
Greeley is one of the fastest growing cities in Colorado, and with growth comes the need for thoughtful planning to create a thriving quality of life. One major component of a community's quality of life is walkable neighborhoods through a comprehensive off-street trail system. The Greeley community has changed significantly since the original Trails Master Plan (TMP) was adopted in 2002.

In 2023, the City of Greeley Natural Areas & Trails Division (NAT) retained the professional services of Logan Simpson Design to prepare an updated TMP. This plan provides a strategy to develop a comprehensive trail system over the coming years.

The TMP builds on past plans, integrates community desires discovered during public outreach, and is informed by expert guidance from a Technical Advisory Committee (TAC) of diverse City departments and regional agency partners (see list on slide 5 of the presentation). In line with long-range planning best practices, this Master Plan will be reviewed annually, with a comprehensive update scheduled approximately every ten years.

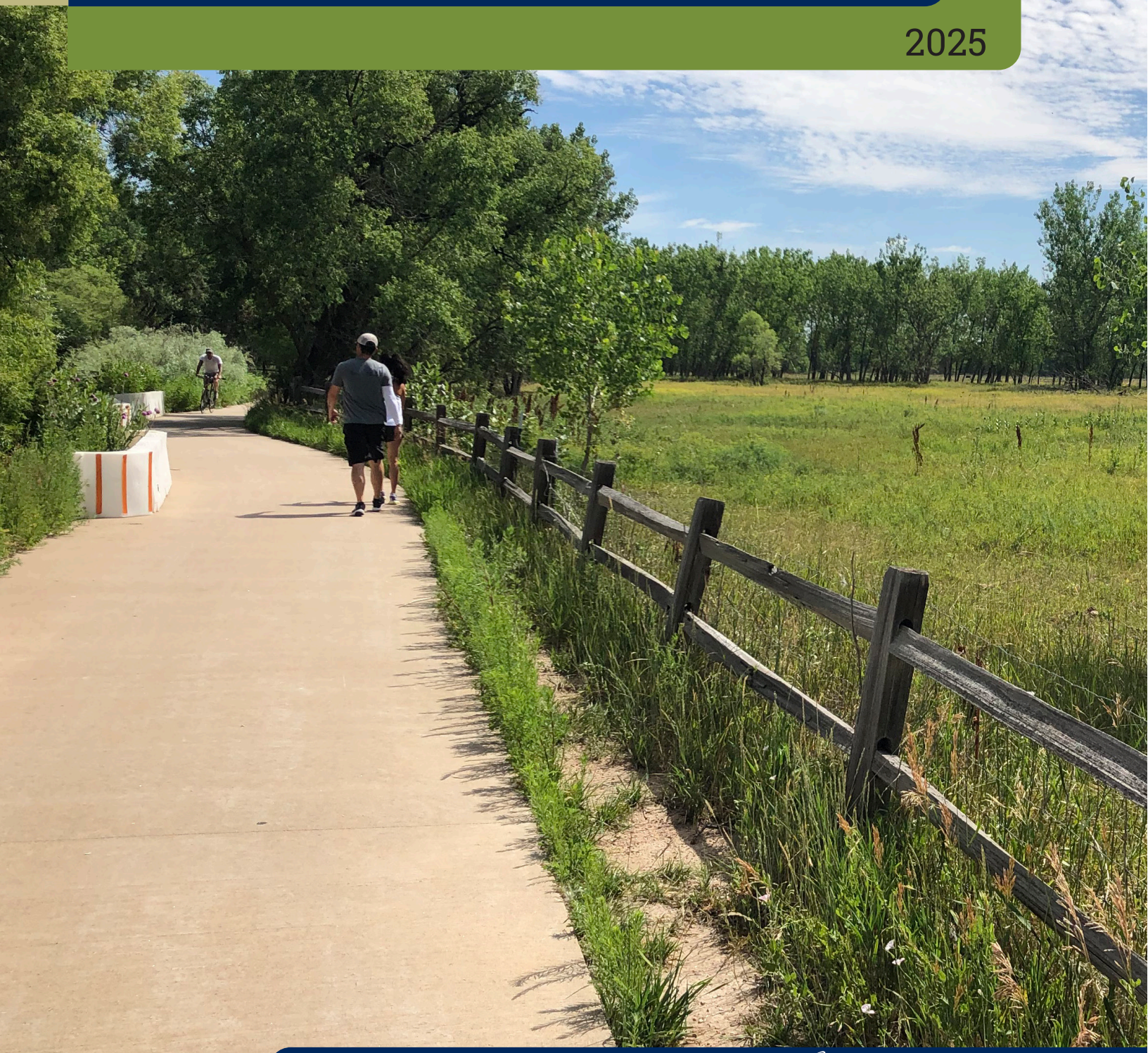
Strategic Focus Area:
Community Vitality
Quality of Life

Attachments:
1. Greeley Trails Master Plan Executive Summary
2. Item 5 - Presentation

Greeley Trails Master Plan

Executive Summary

2025



To view the full plan, visit the Project Website.

City of Greeley Colorado
NATURAL AREAS & TRAILS

LOGAN SIMPSON

Project Overview

Greeley is one of the fastest growing cities in Colorado, and with growth comes the need for thoughtful planning to create a thriving quality of life. One major component of a community's quality of life is walkable neighborhoods through a comprehensive off-street trail system. The Greeley community has changed significantly since the original Trails Master Plan (TMP) was adopted in 2002. In 2023, the City of Greeley Natural Areas & Trails Division (NAT) retained the professional services of Logan Simpson Design to prepare an updated TMP. This plan provides a strategy to develop a comprehensive trail system over the coming years.

The TMP builds on past plans, integrates community desires discovered during public outreach, and is informed by expert guidance from a Technical Advisory Committee (TAC) of diverse City departments and regional agency partners (see list on page 6). In line with long-range planning best practices, this Master Plan will be reviewed annually, with a comprehensive update scheduled approximately every ten years.

What's in this Plan?

The full TMP contains seven sections detailing different aspects of the TMP, summarized below:

1. Plan Process – The process for updating the TMP involved multiple outreach opportunities with the public and stakeholders throughout 2023 and early 2024. This TMP also builds off existing plans and policies. Together, these plans offer stepping stones for the TMP update. For more details on the project timeline, planning objectives, and other process details, see the Plan Process section of the TMP.

2. Community Feedback – The TMP reflects feedback received from the public during the public engagement process and responses from local experts based on discussions during two TAC meetings. See page 6 for a list of TAC members. The outreach phases focused on: 1) Needs and Perceptions: Existing Off-Street Trails System, and 2) Preliminary Trails Master Plan Draft Feedback. For an interactive map of public comments and more details on how feedback was collected, see the Community Feedback section of the TMP.

3. Explore the Trail System – Greeley currently has a foundational system of trails for non-motorized users. Within Greeley, there are approximately 27 miles of sidepaths (shared use paths), 10 miles of subdivision trails, and dozens of miles of on-street bikeways. NAT connects this network of publicly and privately managed connections with the City's off-street trail system, with 30 miles of concrete and soft-surface off-street trails. The TMP focuses on current and future off-street trails. For trail type definitions, trail management details, and other information about the existing off-street trail system, see the Explore the Trail System section of the TMP.

4. Opportunities and Constraints – While off-street trails are essential for connecting the community to nature, it is also necessary to balance public access with conservation and restoration of sensitive habitats and resources for the integrity of the natural area. This plan considers both. For interactive maps displaying current ecological and transportation conditions, as well as an overview of current trail equity issues, funding, and operations, see the Opportunities and Constraints section of the TMP.

5. Trails Master Plan – Guided by the on-the-ground expertise of City staff and rankings from the public benefit and implementation analyses, the TMP outlines top priorities for future trail connections, presenting a ten-year vision for implementation with a glimpse into a full build-out of the trail system. The identified corridors represent general corridors rather than specific trail alignments. For details on the prioritization methodology and access to interactive maps showcasing prioritization criteria and prioritized trail corridors, see the Trails Master Plan section of the TMP.

6. Implementation – Implementation of the TMP will involve careful consideration of priorities to be effective in meeting the established goals and identified community desires. This plan update provides both near-term priorities and costs, while also laying out the framework for a full build-out of the trail system. This provides guidance when reviewing development applications that include Priority 2 and 3 trail corridors to assure that trail connectivity is provided. For proposed trail policies, trail and trailhead standards and estimated costs, operational costs and steps for plan implementation, see the Implementation section of the TMP.

7. Operational Costs – Adding new miles of trails and additional trailhead infrastructure will increase annual maintenance costs. As new trails are built staffing should be increased proportionally. The following table summarizes estimated annual maintenance costs per typical trail type.

Trail Type	Estimated Maintenance Cost per Mile per Year (in 2023 dollars)
Regional Connector and Secondary	$5,000
Soft Surface and Single Track	$1,000

For more details, see the Implementation section of the TMP.

Trails Master Plan Strategic Goals

The TMP is informed by six strategic goals:

Connections to Nature

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

Multi-Modal Transportation

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

Regional Connections

Identify and prioritize trails that provide region-wide connections and incorporate areas of Greeley that have previously had limited recreational development.

Proactive Community Growth Strategies

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

Operational Excellence

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

Funding and Capital Replacement

Identify and provide high-level cost estimates for complete trail system build-out, on-going operations and maintenance, and future trail replacement.

Trail Corridor Prioritization

Identified trail corridors were prioritized based on public input, expert knowledge, and informed by a spatial analysis of the potential public benefit provided by the construction of each trail corridor. Trail corridors are also prioritized based on equitable connections to **under-served communities**, **geographically equitable** connections to communities on the east and west sides of the city and **expanded connectivity** with existing corridors to provide access to existing natural areas and future developments.

Trail corridor prioritization considered two spatial analyses:

1. Public Benefit - This analysis considered the following criteria:

- **Public Safety**
  - » High conflict areas between cars, pedestrians, and bicyclists
  - » Barriers created by highways
- **Regional Connectivity**
- **Equitable Access to Quality Nature Experiences**
  - » Nature deficit areas (> 10-minute walk)
  - » Environmental justice indicators

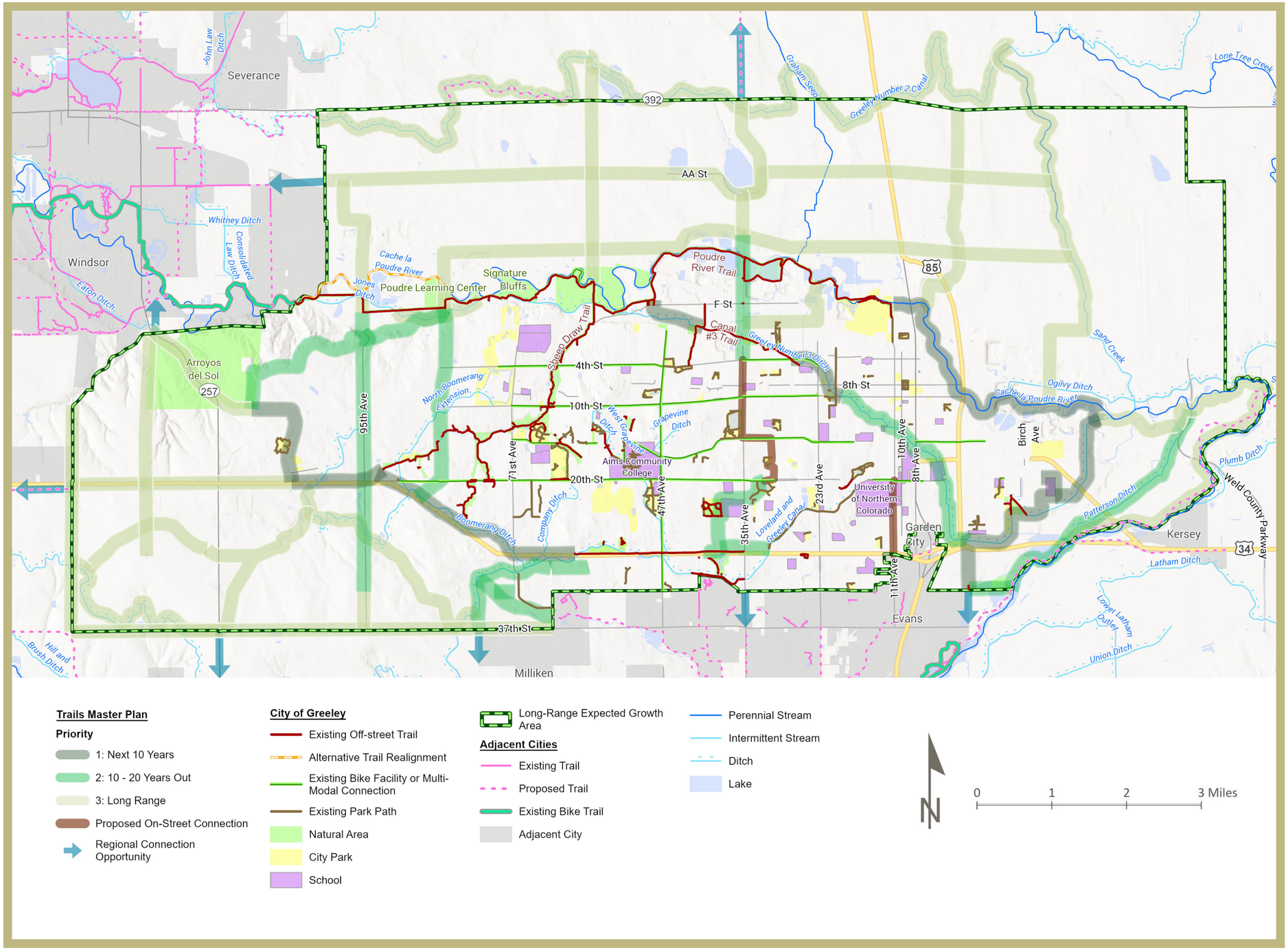
2. Opportunities and Constraints - Inputs include:

- **Feasibility**
  - » Cost (length)
  - » Major highway crossings
  - » Local street and road crossings
  - » River, stream, and ditch crossings
  - » Land ownership (number of private parcels)
- **Natural Hazards**
  - » Floodplains
  - » Steep slopes
- **Ecological Resiliency**
  - » Areas of ecological significance, including floodplains and drainages, wildlife movement corridors, and key habitat areas (raptor nests, winter ranges,etc.)
  - » Wetlands and riparian areas
  - » Bald eagle and great blue heron sites

3. Prioritization

- Priority 1 - Next 10 years
- Priority 2 - 10 to 20 years (could be built sooner as part of a residential development)
- Priority 3 - Long range

To see each of the prioritization maps, see the full plan.



Community Feedback Highlights

Public Outreach Phase 1 - Needs and Perceptions: Existing Off-Street Trails

To understand community members' perceptions about current trail conditions and connections, how they currently use trails, and how they would like to use the trail system in the future, public comments on the current city trail system were collected early in the update process. Nearly 200 responses were received to the questionnaire, presented on Speak Up Greeley, on how the existing trail system is serving the public and opportunities to address safety and maintenance concerns. Community members were also able to suggest future trail corridors through an interactive map online and at in-person events.

Major Takeaways:

- The top three trails that respondents spend time on are the Poudre River Trail (86%), the Sheep Draw Trail (53%), and the Signature Bluffs Nature Trail (32%).
- Of the nearly 200 responses, 12% of respondents identified as Hispanic or Latino or Spanish origin as compared to the 40% of Greeley's overall Hispanic and Latino population. This discrepancy highlights the need to continue engaging with Spanish-speaking communities and those that identify as Hispanic, Latino, or Spanish in the community.
- When asked, "What changes, if any, would increase your usage of Greeley off-street trails?" the most frequent themes mentioned were increased connectivity, improved amenities, and more soft surface trails.

Public Outreach Phase 2 - Preliminary Trails Master Plan Draft Feedback

Over 200 people commented on how the preliminary TMP would help meet their connectivity needs. Due to the complex nature of requesting feedback on the draft map, in person outreach was prioritized over online promotion.

When asked if the proposed trail corridors will get them where they want to go, 77% said yes. The most frequent comment was an interest in more regional connections, especially to Evans.

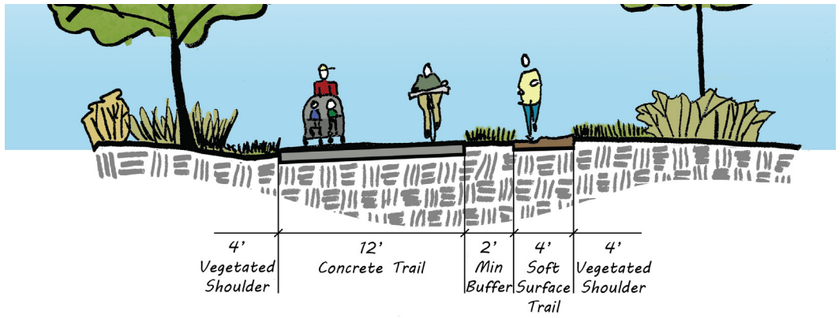
Technical Advisory Committee Members

Organization	Name
City of Greeley - Culture, Parks, and Recreation (CPRD)	Karen Scopel, Kristen Wilkinson, Justin Scharton
City of Greeley - Parks & Recreation Advisory Board	Greg McIntosh, Adam Michaels
City of Greeley - Engineering Development Review	Dylan Belanger
City of Greeley - Community Development	April Medeiros, Don Threewitt, Doug May, Meg Oren, Paulina Samosa
City of Greeley - Public Works	Hanna Johnson, Steven Younkin
Town of Eaton, Administration	Greg Brinck
City of Evans, Community Development Department	Angela Snyder, Heather Utrata
Town of Johnstown, Planning Department	Kim Meyer
Town of Milliken, Community Development Department	Pepper McClenahan
Town of Windsor, Open Space and Trails Division	Wade Willis
Colorado Parks and Wildlife	Chrystal Read, Fletcher Jacobs, Jackson Davis, Luke Svare
Great Western Trail Authority	Tom Jones
North Front Range Metropolitan Planning Organization	Jerome Rouser
Poudre River Trail Corridor, Inc.	Barry Wilson, Bob Hinderaker, Fred Otis
University of Northern Colorado	Sarah Boyd
Weld County Department of Public Health and Environment	Olga Gonzalez

For an interactive map of community responses and additional summaries Phase 1 and 2 feedback, see the TMP.

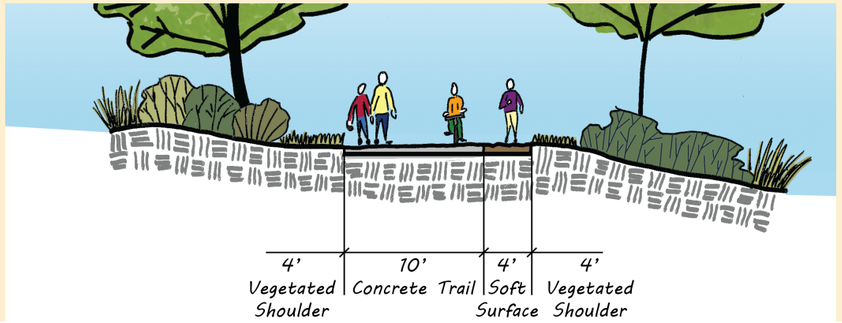
Trail Design Standards

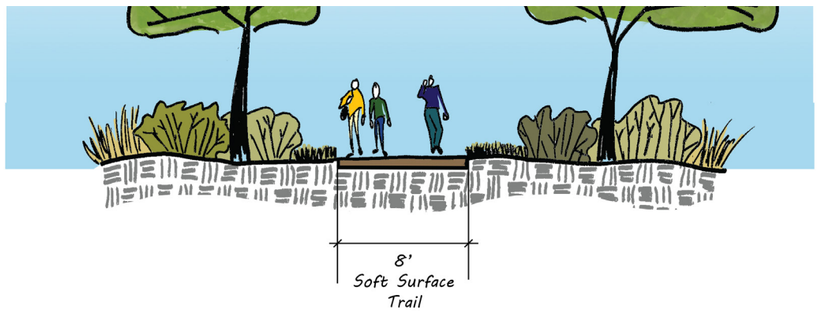
The TMP describes trail standards for four trail types, as depicted below. Trailhead standards are also described in the TMP.



REGIONAL CONNECTOR TRAIL: Connection to community destinations, parks and natural areas. Walking, cycling, running, wildlife viewing, commuting. Recreation destination for residents and visitors.

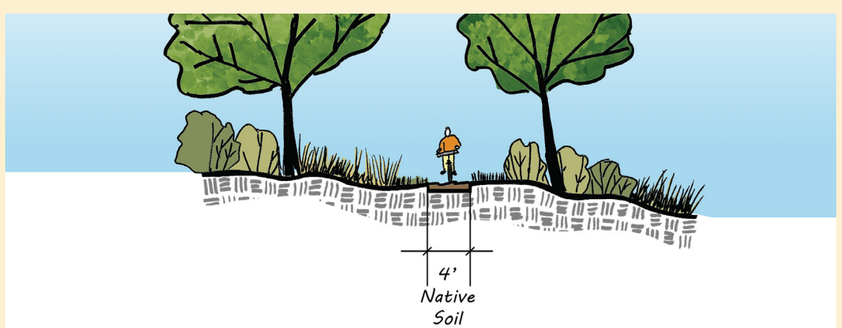
SECONDARY TRAIL: Local connection. Ties neighborhoods to larger connections for commuting or recreation.





SOFT SURFACE TRAIL: Running, walking, wildlife viewing.

SINGLE TRACK TRAIL: Running, walking, mountain biking. Recreation destination for residents and visitors.





Implementation

Photo Credit: Pace Clyncke

Trail corridors as identified in the TMP are conceptual. Final trail routes are negotiated with landowners or developers and take into account technical feasibility of the alignment. Criteria that will be used to determine a final trail corridor will include natural features, ecosystem impacts, environmental sustainability, connectivity with existing or planned trails, and user safety and experience. Once the final alignment is secured, design and engineering will need to be completed prior to construction.

Implementation Process:

Project Costs and Funding.
Currently, trails are designed and constructed with funding from the Trail Development Fund (TDF), leveraged with grants. As of 2024, the TDF provides $700,000 - $900,000 annually for trail design and construction. With costs to design and construct a typical concrete trail averaging $1.5 million per mile, at these funding levels it would take over 30 years to build the 16 miles of Priority 1 trails in the TMP, with an additional 75 miles of trail remaining to complete. Funding trail development at $2.5 - $3.0 million annually will build the Priority 1 trails within the TMP's ten-year goal.

Timeframe to Build Priority 1 Trails

	Current Funding Level	Increased Funding Level
Annual Funding Level	$700,000 - $900,000	$2.5 - $3.0 million
Timeframe	30+ years	10 years

Feasibility Studies and Outreach.
Prior to site design for trails, further outreach and analysis is needed. Feasibility studies identify preliminary routes, examine engineering challenges, and provide cost estimates for design, construction, and operations and maintenance. Public input will be gathered on preferred locations for trail alignments and desired connections to transit, on-street bicycle/pedestrian facilities, and other amenities.

Design.
Following the feasibility study, land may need to be acquired ahead of final design and construction. Trail corridors in this plan are not absolute and the alignment of each future trail project will be assessed to ensure sustainability throughout the trail's lifespan, including sufficient land for a corridor that is wide enough to be resilient to river migration and other environmental changes. Quality user experience is also an essential consideration for trail siting. Trail design is a multi-step process in which public input and professional expertise are incorporated early on.

Construction.
The Plan includes design specifications for regional trails, secondary trails, soft surface trails and various sizes of trailheads. The most appropriate trail type and trailhead for each corridor will be identified during the design process. There are approximately 16 miles of Priority 1 trails identified in the Plan; these will be the first corridors prioritized for design and construction.

Greeley Trails Master Plan Update

Diana Frick, CPRD Director
Kristina Kachur Webb, Logan Simpson
Justin Scharton, Natural Areas & Trails
City Council Work Session – February 11, 2025

City of Greeley Colorado

Agenda



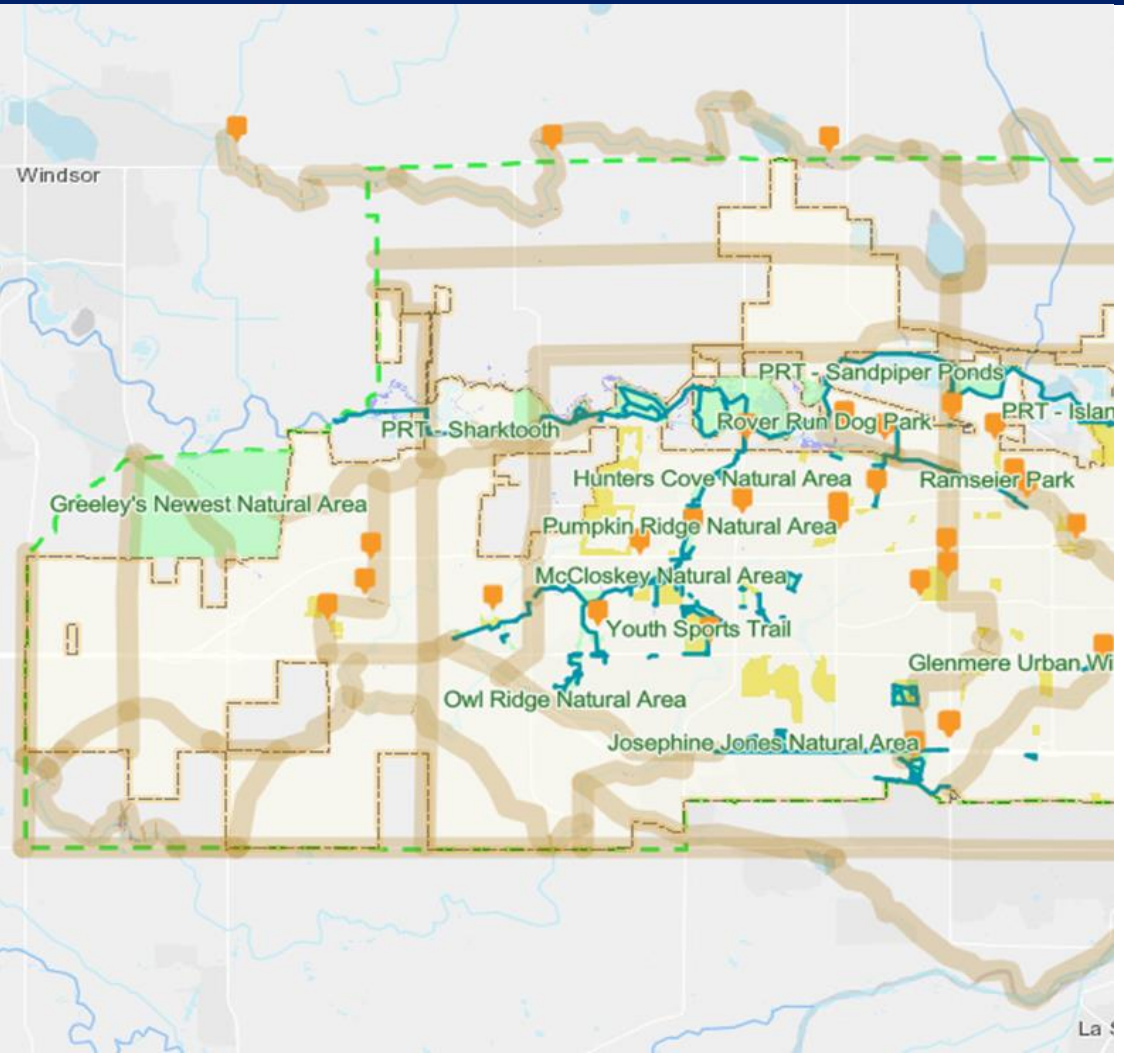
- Project Overview
- Public Engagement
- Priority Trail Corridors
- Implementation Process
- Operational Costs
- Purpose: Council feedback

Project Overview



- Emphasizes **off-street recreation trails** and **regional connections**
- Builds upon lessons and foundations from **prior plans**
- **Strategic Goals**
- Reflects **community input** gathered through robust public engagement
- Developed with insights from a **Technical Advisory Committee (TAC)**
- Final Plan presented as an **interactive Story Map** for accessibility

Public Engagement Highlights



- Phase 1: Gathered feedback on trail connections and alignments
- Phase 2: Refined the draft network based on community input

Technical Advisory Committee (TAC)



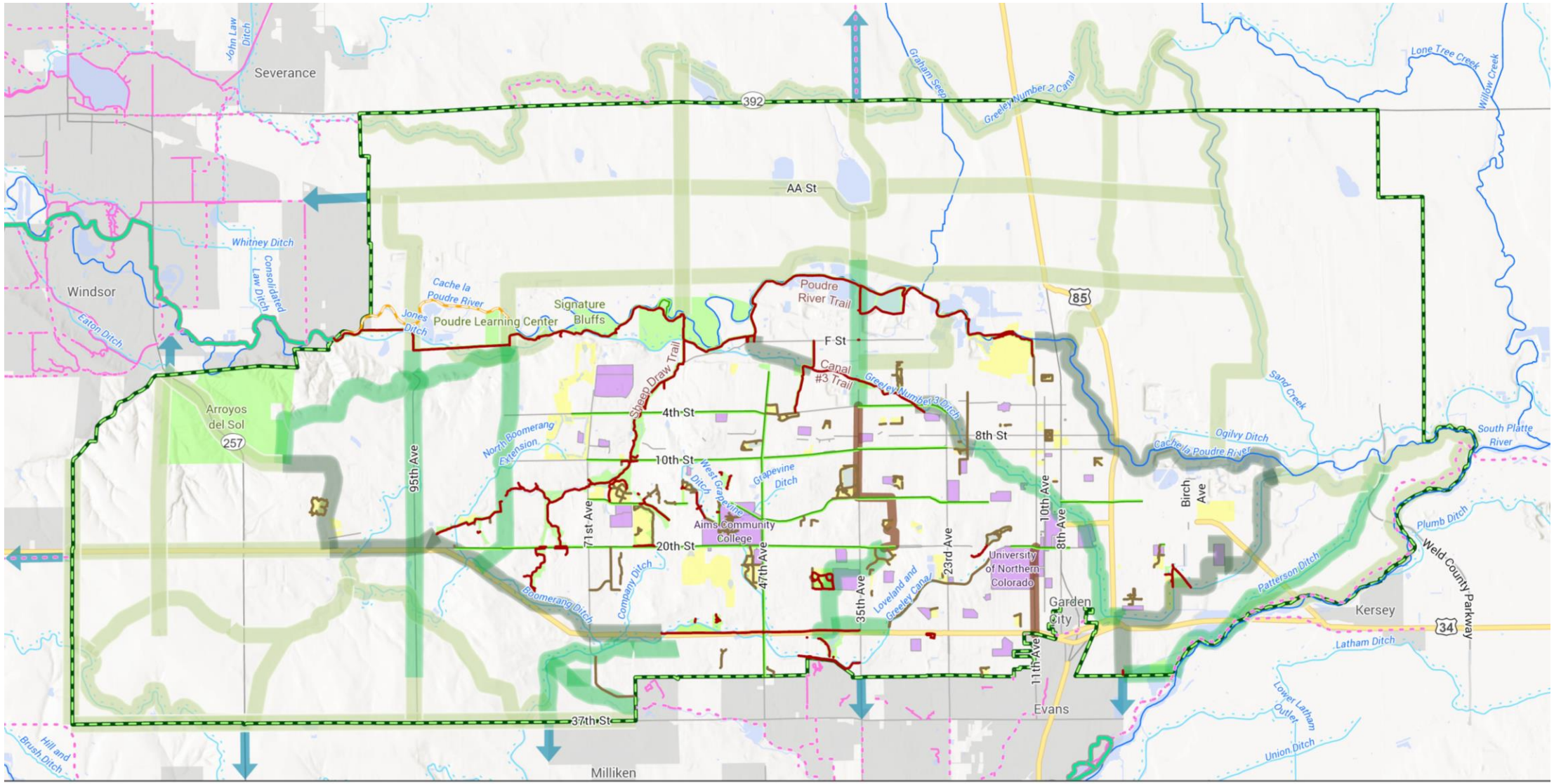
- Comprised of experts from **government agencies**, **boards**, **non-profits**, and **UNC**
- Reviewed Phase 1 public comments and contributed to identifying future trail corridors
- Evaluated the refined trail corridor map and provided input on trail prioritization criteria and processes
- Reviewed the draft Implementation section and offered final feedback

Priority Trail Corridors



Photo credit: Pace Clyncke

- Trails are prioritized based on:
  - Public benefit (e.g., recreation, transportation)
  - Equitable access for underserved communities
  - Connectivity to existing and planned developments
- Priority areas:
  - Regional connections, trail gaps, and underserved neighborhoods



Trails Master Plan

Priority

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

City of Greeley

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

- Long-Range Expected Growth Area

Adjacent Cities

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

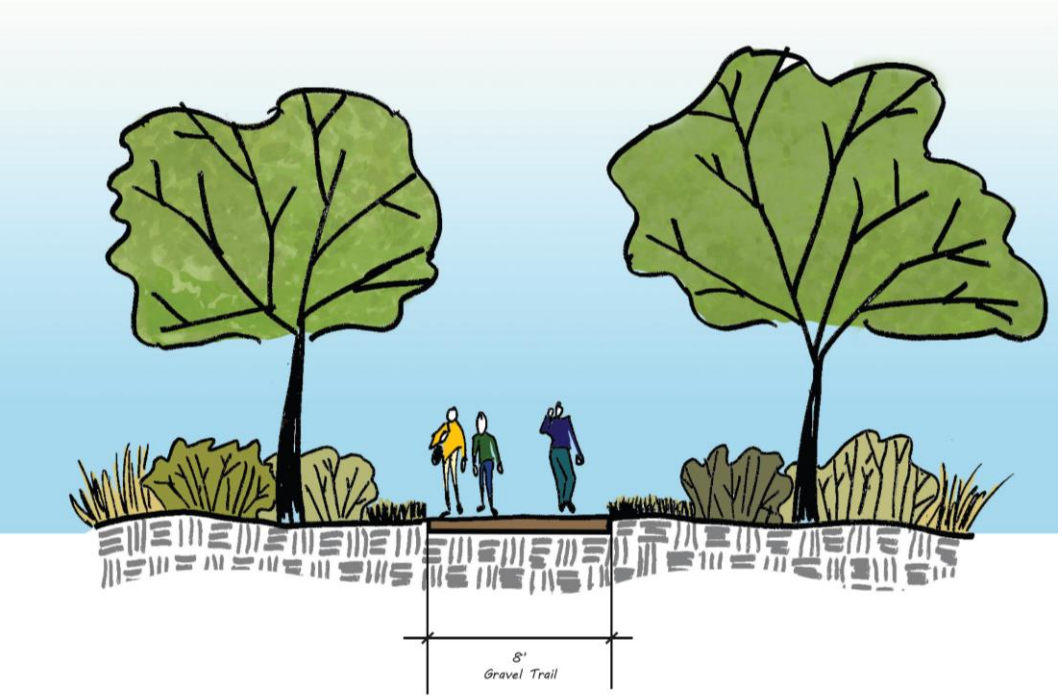
- Perennial Stream
- Intermittent Stream
- Ditch
- Lake
- County Boundary

N

0 1 2 3 Miles

Priority Trail Corridors

Trail Design



Example: Soft Surface Trail

- Plan includes design specifications for:
  - Regional trails
  - Secondary trails
  - Soft surface trails
  - Trailheads
- Appropriate trail type and trailhead identified during design process

Implementation Process



- The TMP highlights immediate priorities and presents a long-term vision for a fully developed trail system.
- 17 miles of priority one trails
- Trail Development Impact Fees$700-900k annually
- Current construction cost $2.5-3M per mile



Operational Costs

- Current trail funding provides:
  - Baseline operations and maintenance of the existing City trail system
  - Modest annual repairs to the existing trail system

- New trails and trailheads increase yearly maintenance costs

Trail Type	Estimated Annual Maintenance per Mile per Year
Regional Connector	$5,000
Secondary	$2,500
Soft Surface	$1,000

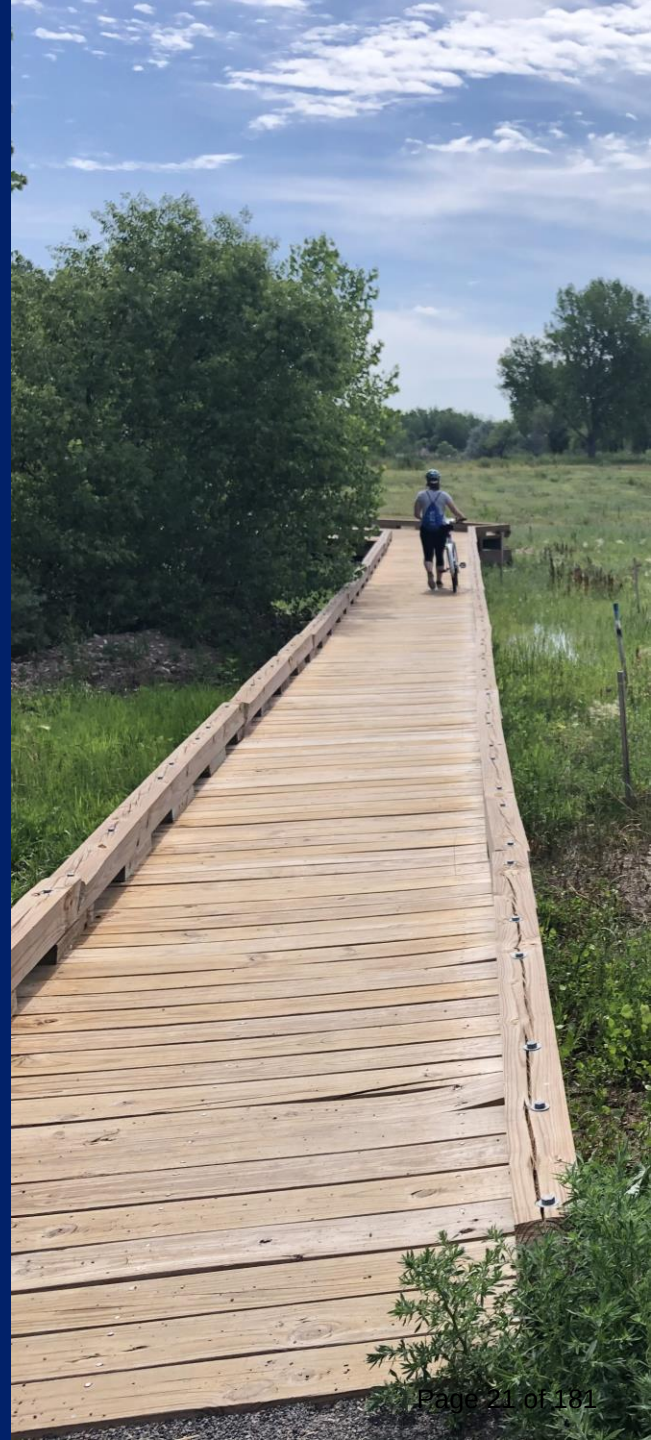
Next Steps and Closing



- Trails Master Plan is a guiding strategy
- Identify opportunities for partnerships and grants to support implementation
- Promote future community engagement
- Monitor and evaluate progress
- Encourage Multi-Modal Connections
- Council adoption of the plan

Thank you

City of Greeley Colorado



Work Session Agenda Summary

February 11, 2025
Key Staff Contact: Victoria Leonhardt, Senior Urban Transportation Planner, Paul Trombino, Public Works Director

Title:

Poudre River Restoration Initiative (PRRI) Master Plan Update

Background:

Public Works applied and received City of Greeley ARPA funding for the project in 2023. The PRRI Project is a partnership project for internal departments which includes the Culture, Parks & Recreation Department and the Water and Sewer Department. The PRRI initiative will complement and expand the various studies and master plans that have been developed by the City to date by focusing on the river within the City limits as an opportunity to make the river healthy while at the same time developing the river as an economic driver. Staff provided an overview of the Poudre River Restoration Initiative (PRRI) Project at the August 27, 2024 Work Session Meeting.

The Poudre River Restoration Initiative seeks to develop a master plan to:

- Develop the Poudre River as a community anchor and economic driver for the City.
- Increase recreational opportunities so that everyone feels invited, welcome and safe.
- Enhance multimodal circulation to and along the Poudre River.
- Protect the City's infrastructure and reconnect the river to its historic floodplains.
- Reestablish river meanders, lengthening the river channel and recreating pool/riffle sequences.
- Create habitat features like spawning beds, wetland ponds, boulder clusters, and gravel bars.
- These initiatives will create a plan to enhance the daily lives of Greeley residents and restore the ecological balance of our river.

This informational update will provide a summary of Phase 1, including the Master Plan Principles, and an overview of next steps in Phase 2.

Strategic Focus Area:

Business Growth
Community Vitality
Infrastructure and Mobility
Quality of Life

Attachments:

1. Poudre River Restoration Initiative Master Plan Phase I
2. Item 6 - Presentation

Poudre River Restoration Initiative
Master Plan Phase I
Presentation Master Planning Principles

Prepared for The City of Greeley, CO

January 17th, 2025

MVVA LANDSCAPE ARCHITECTS

inter·fluve

Outline

1. Project Goals
2. Outreach & Community Collaboration
3. Information Gathering & Historical Context
4. Governance & Economic Development
5. Recreation & Access
6. Flood Mitigation & Infrastructure
7. Habitat & Ecology
8. Reaches

Project Goals

Develop the Poudre River as a Community Anchor

Infrastructure & Floodplain Connection

Create Wildlife Habitat

Improve Multimodal Circulation & Access

Ecological Restoration & Revive Historic River Features

Recreation for All

Master Planning Principles

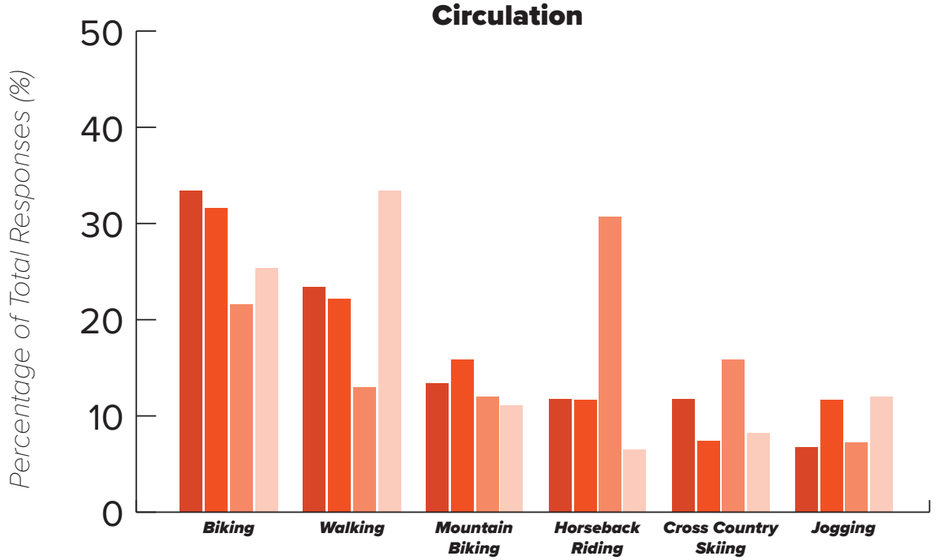
Steering Committee & City Adoption

Plan Development

Policy

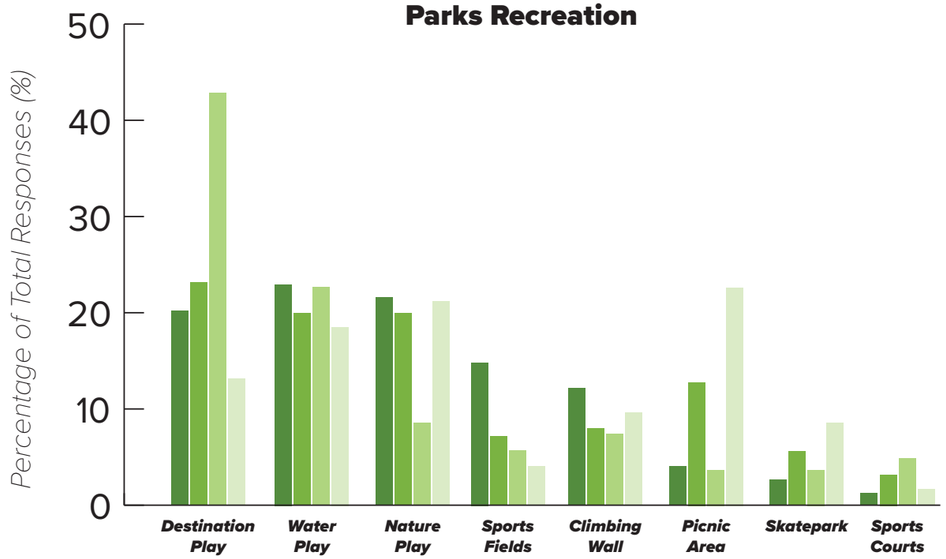
Information Gathering, Outreach & Community Collaboration

Circulation



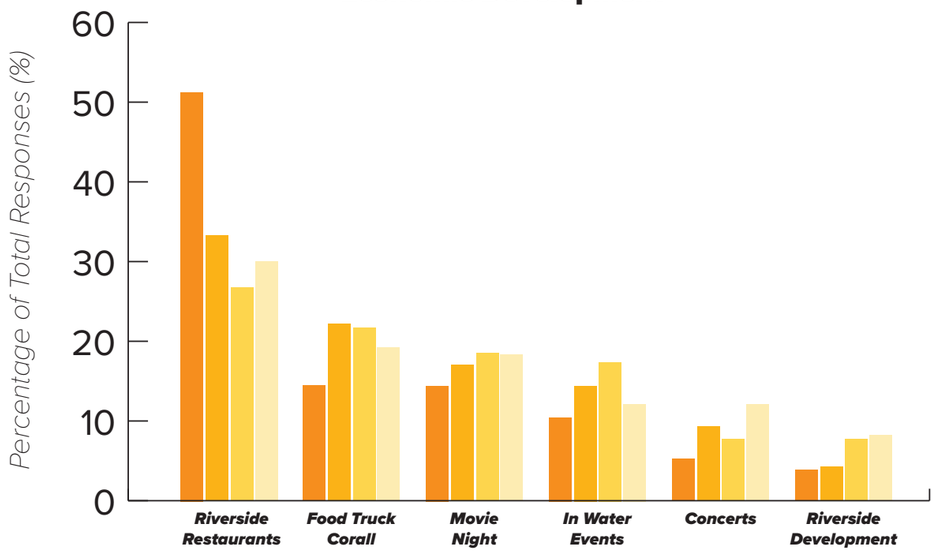
WeldWalls - *95 Total Responses*
Greeley Farmer's Market - *120 Total Responses*
Family Fun-Plex - *209 Total Responses*
Speak-Up Greeley - *749 Total Responses*

Parks Recreation



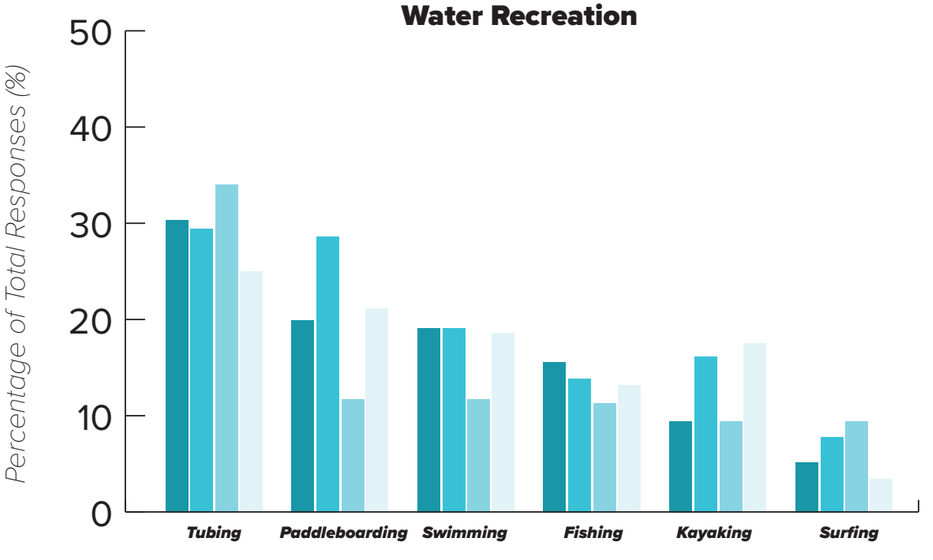
WeldWalls - *75 Total Responses*
Greeley Farmer's Market - *125 Total Responses*
Family Fun-Plex - *242 Total Responses*
Speak- Up Greeley - *866 Total Responses*

Economic Development



WeldWalls - *76 Total Responses*
Greeley Farmer's Market - *117 Total Responses*
Family Fun-Plex - *194Total Responses*
Speak-Up Greeley - *928Total Responses*

Water Recreation



WeldWalls - *115 Total Responses*
Greeley Farmer's Market - *136 Total Responses*
Family Fun-Plex - *220 Total Responses*
Speak-Up Greeley - *886 Total Responses*

Phase 1 Public Outreach Results

*Speak Up Greeley online survey results pending

Conclusions

- *Enhance Access and Connectivity*
- *Balance Recreation Opportunities*
- *Strengthen River-City Interaction*
- *Promote Water-Based Activities*
- *Prioritize Urban Safety*



Public Outreach

Conclusions

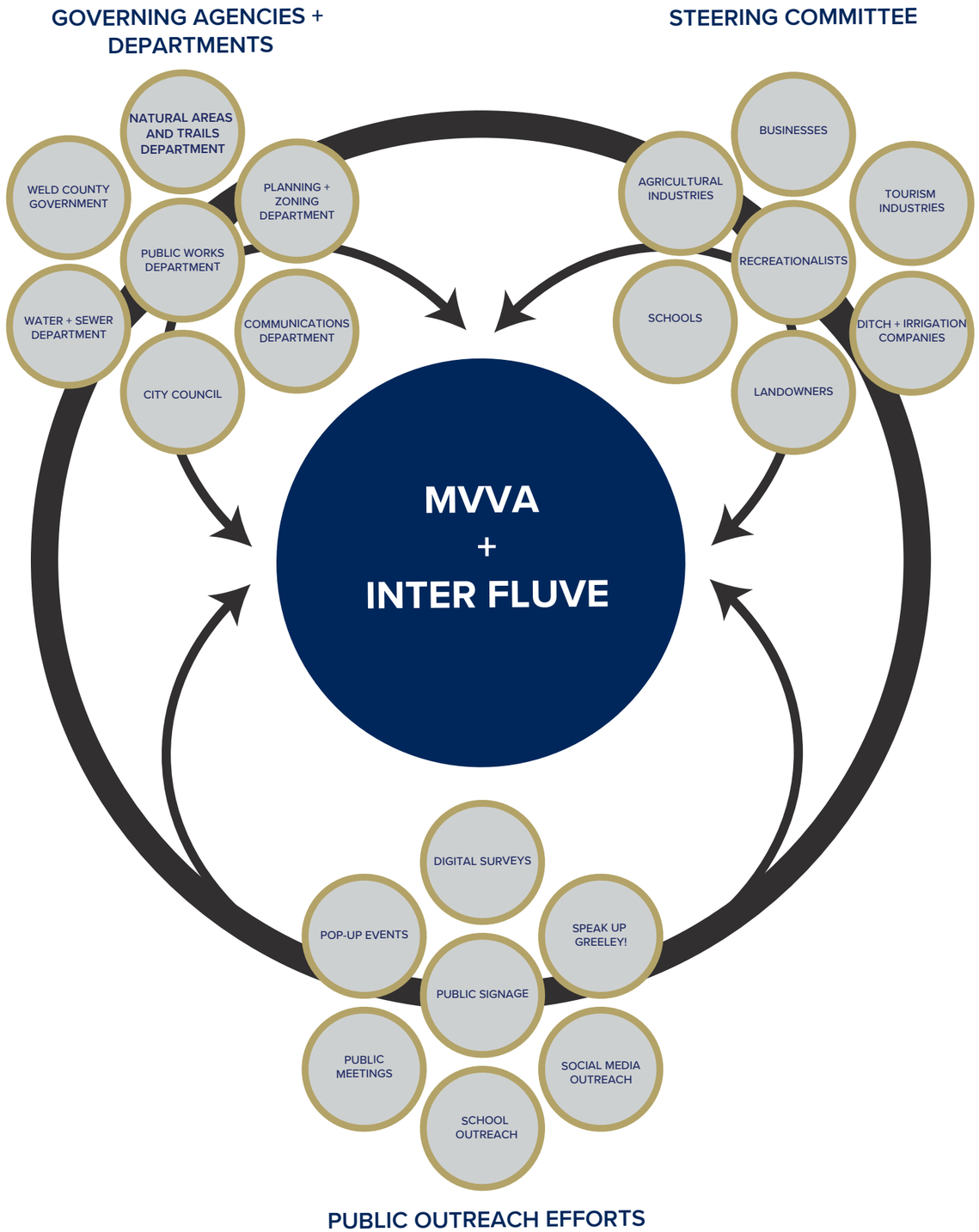
- *Prioritize Conservation*
- *Integrate Infrastructure with Urban Fabric*
- *Respect Water Law & Existing Uses*
- *Focus on Actionable Projects*
- *Incorporate Long-Term Vision*



City Council, City Staff, & Stakeholder Outreach

Observations

- *31 Previous Planning Documents*
- *150+ Data Layers*
- *10 consultants with 9 Days on Site*
- *5,153 Public Outreach Responses*
- *21 Meetings with: City Staff, CPRW, Colorado Water Trust, EPA*
- *Additional Targeted Outreach with Key Stakeholders*



Information Gathering

A story told by J. R. Todd, as quoted in History of Larimer County Colorado, 1911, by Ansel Watrous, 1972 edition, Old Army Press, Pages 26-27 of 513 pages plus index.

The journey up the Cache La Poudre valley in 1852 will prove most interesting.

The river's ***crystal-clear waters teemed with speckled mountain trout,*** *its* ***banks lined with cottonwood, boxelder, and willow.*** *The* ***lush, grassy valley floor*** *lay pristine and untouched, no ax or plow ever having marred its virgin soil. And ever watchful over this unspoiled landscape rose the* ***majestic Rocky Mountains****, like grim sentinels monitoring the advance of civilization into their domain. Truly, the Poudre valley in that year appeared a* ***veritable eden****, untouched by man's hand.*

The Poudre that the Pioneers Found



The Poudre of Today

Historic Secondary Flow Paths
Body of Water
Long Range Expected Growth Area
2001 Urban Extent
1976 Urban Extent
1969 Urban Extent
1950 Urban Extent
1900 Urban Extent

NLCD Urban Growth

Land use along the river has encouraged city expansion southward

0 0.5 1 2 Miles

Information Gathering & Historical Context Principles

Observations

The river has lost its length and lost its room to move



Reclaim the experience of a natural landscape along the river corridor where possible

Observations

Development towards the south and west continues to disconnect people from the river



Weave future development around the Poudre in a way that gives space for the river and is more resilient to protect people and infrastructure

Observations

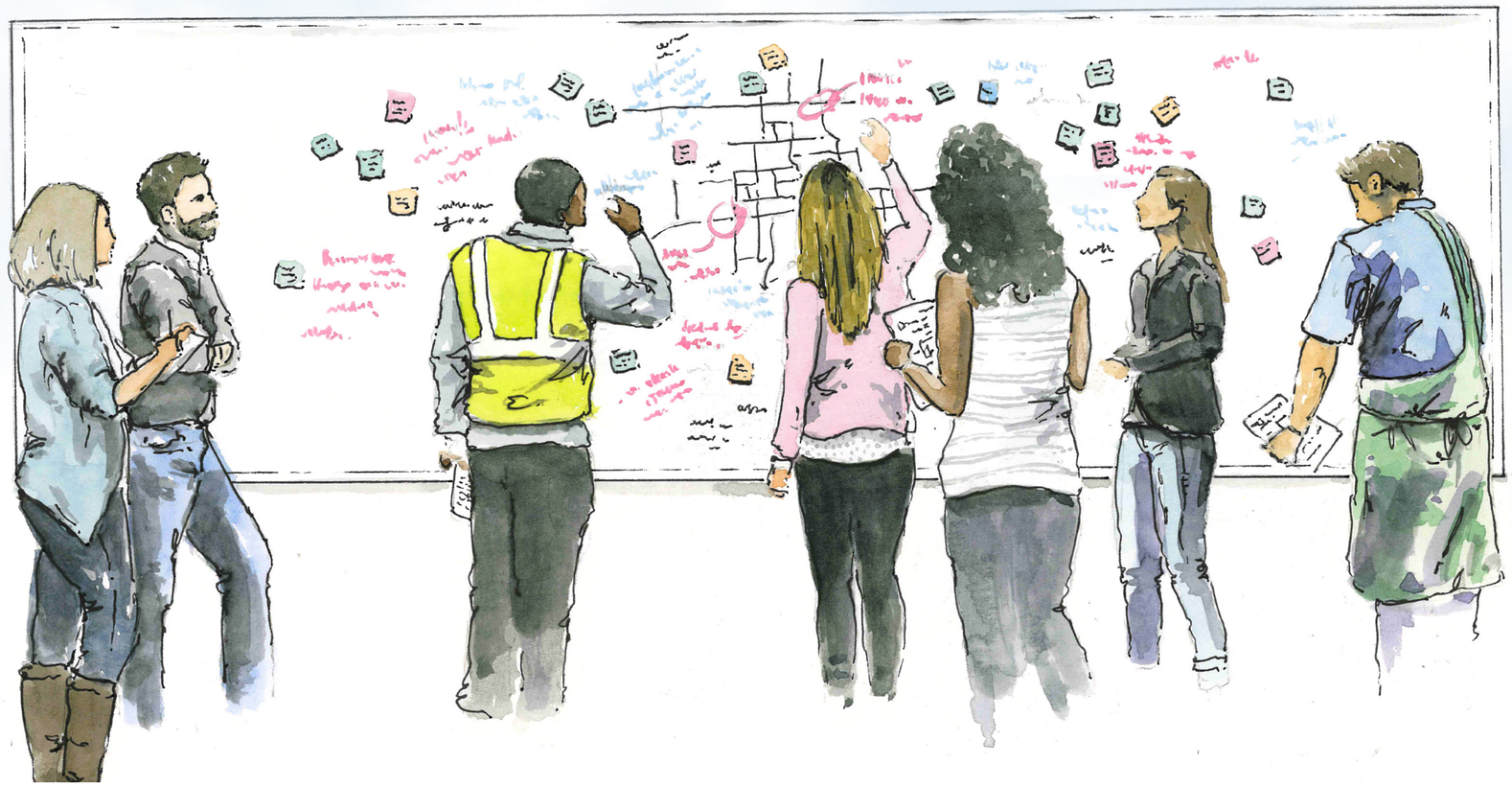
The river's value and natural beauty were what initially drew people to make Greeley their home



Celebrate the Poudre as a "working river" while reclaiming its natural beauty

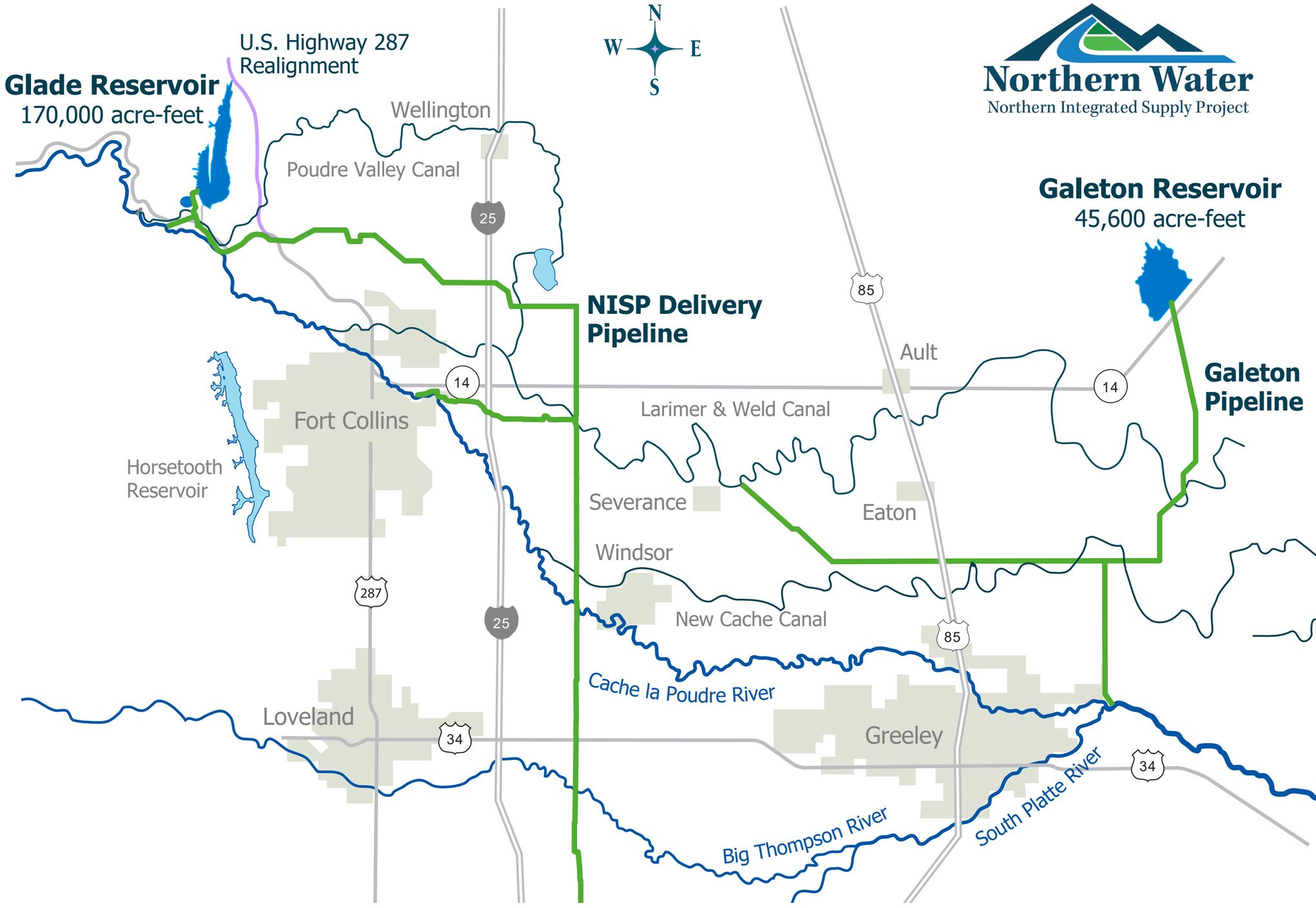
Observations

Infrastructure improvements can increase property values and living costs, displacing long-standing residents and businesses



Collaborate with residents and businesses to promote equitable development along the river corridor, address displacement impacts, and ensure the river remains a shared, accessible resource for all

Governance & Economic Development



NISP General Map

Note: Seed water reaches represent the reach between the uppermost point of introduction and lowermost point of withdrawal/use (not including potential leases of water further downstream).

Augmented Segments and Preserve/Improve Flow Rates (cfs)

Segment	Description	Winter (Nov 1 - Mar 31) Preserve	Winter (Nov 1 - Mar 31) Improve	Summer (Apr 1 - Oct 31) Preserve	Summer (Apr 1 - Oct 31) Improve
A	Canyon Gage to Larimer and Weld Canal Diversion	Up to 80	80 - 150	Up to 114	114 - 260
B	Larimer and Weld Canal Diversion to Spring Creek Confluence	Up to 80	80 - 150	Up to 114	114 - 260
C	Spring Creek Confluence to New Cache la Poudre Ditch Diversion	Up to 30	30 - 54	Up to 40	40 - 54
D	New Cache la Poudre Ditch Diversion to County Road 17 Crossing	Up to 10	10 - 40	Up to 10	10 - 40
E	County Road 17 Crossing to 59th Avenue Bridge	Up to 15	15 - 30	Up to 15	15 - 30
F	59th Avenue Bridge to South Platte River Confluence	Up to 15	15 - 30	Up to 15	15 - 30

Source: Colorado Parks and Wildlife. 2020. Flow Quantification Report for the Cache la Poudre River in Larimer and Weld Counties.

R 70 W · R 69 W · R 68 W · R 67 W · R 66 W · R 65 W · R 64 W

T 9 N · T 8 N · T 7 N · T 6 N · T 5 N

Cache La Poudre River

From Chambers or Long Draw Reservoir (near top of canyon)

At Canyon Mouth

Larimer County Canal

Dry Creek Jackson Ditch

Southside Ditches (New Mercer and Larimer #2)

Arthur Ditch

Larimer and Weld Canal

Lindenmeier Lake

Overland Trail Reservoirs

Overland Releases (Nos. 1 - 5)

Near Fort Collins

Dry Creek (Lindenmeier Outlet)

Boxelder Ditch

Above Boxelder Creek

Fort Collins

Fossil Creek Reservoir Inlet Ditch

Rigden Reservoir

New Cache Ditch

Below New Cache

Fort Collins Seed Water Reach

Windsor

Greeley Seed Water Reach

Greeley #3 Ditch

Boyd Freeman Ditch

Poudre Ponds

Ogilvy Ditch

Near Greeley

Greeley

"F" Street Return

Greeley WWTP Outfall

Thornton Seed Water Reach

Cache La Poudre Basin

Big Thompson Basin

South Platte Basin

South Platte River

I-25

Larimer County

Weld County

34

A · B · C · D · E · F

0 1 2 3 4 5 Miles

Figure 5-1
Seed Water Reaches
Poudre Flows Augmentation Plan

A Augmented Segment · Selected Diversion · Selected Return

Spronk Water Engineers, Inc.
1000 Logan Street Denver, CO 80203

372.01.CWT/ HMW/
Revised 11/3/2020

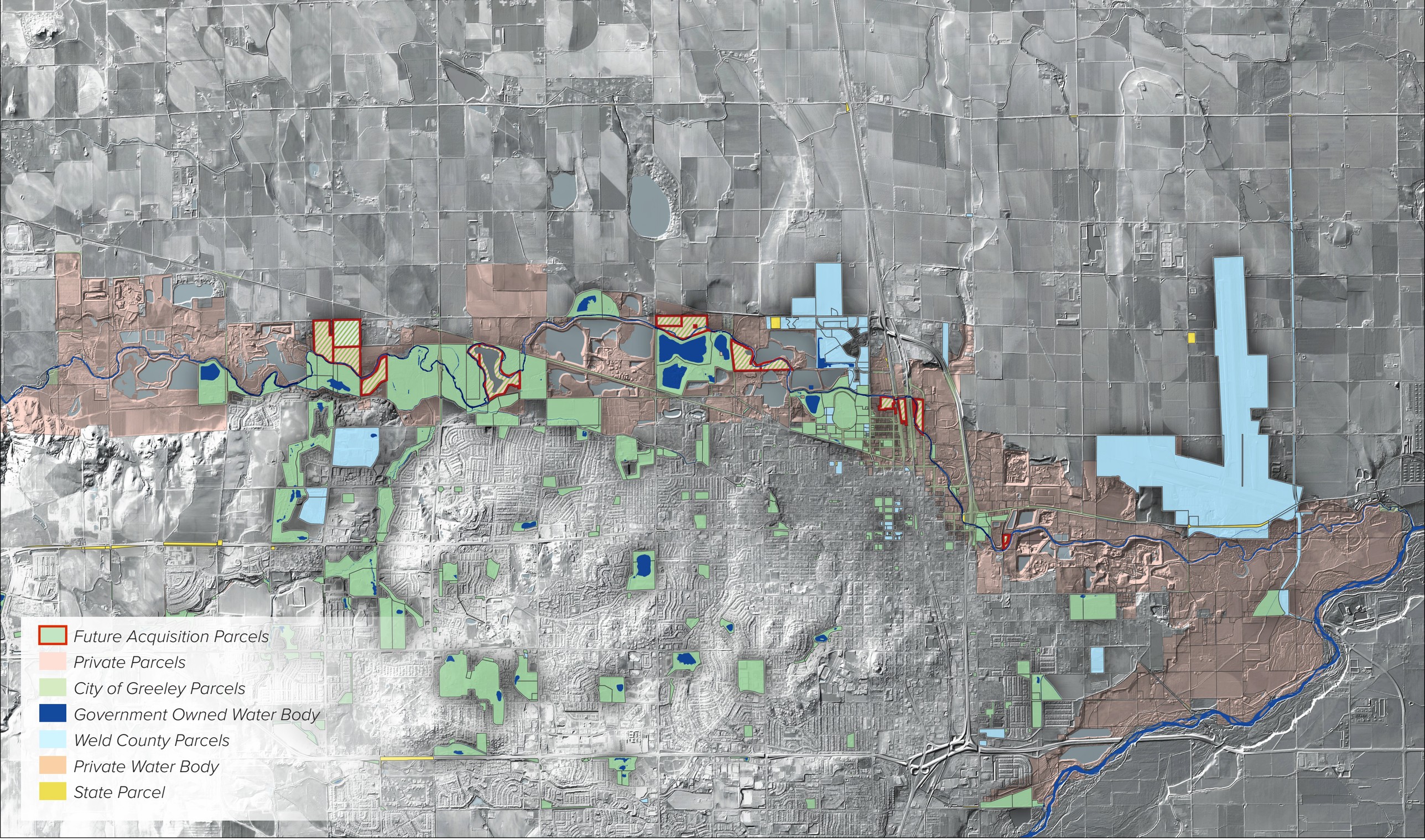
Poudre Flows Plan

Weld County Boundary
Agriculture
Industrial
Commercial
Conservation District
Residential
Mixed-Use

0 0.5 1 2 Miles

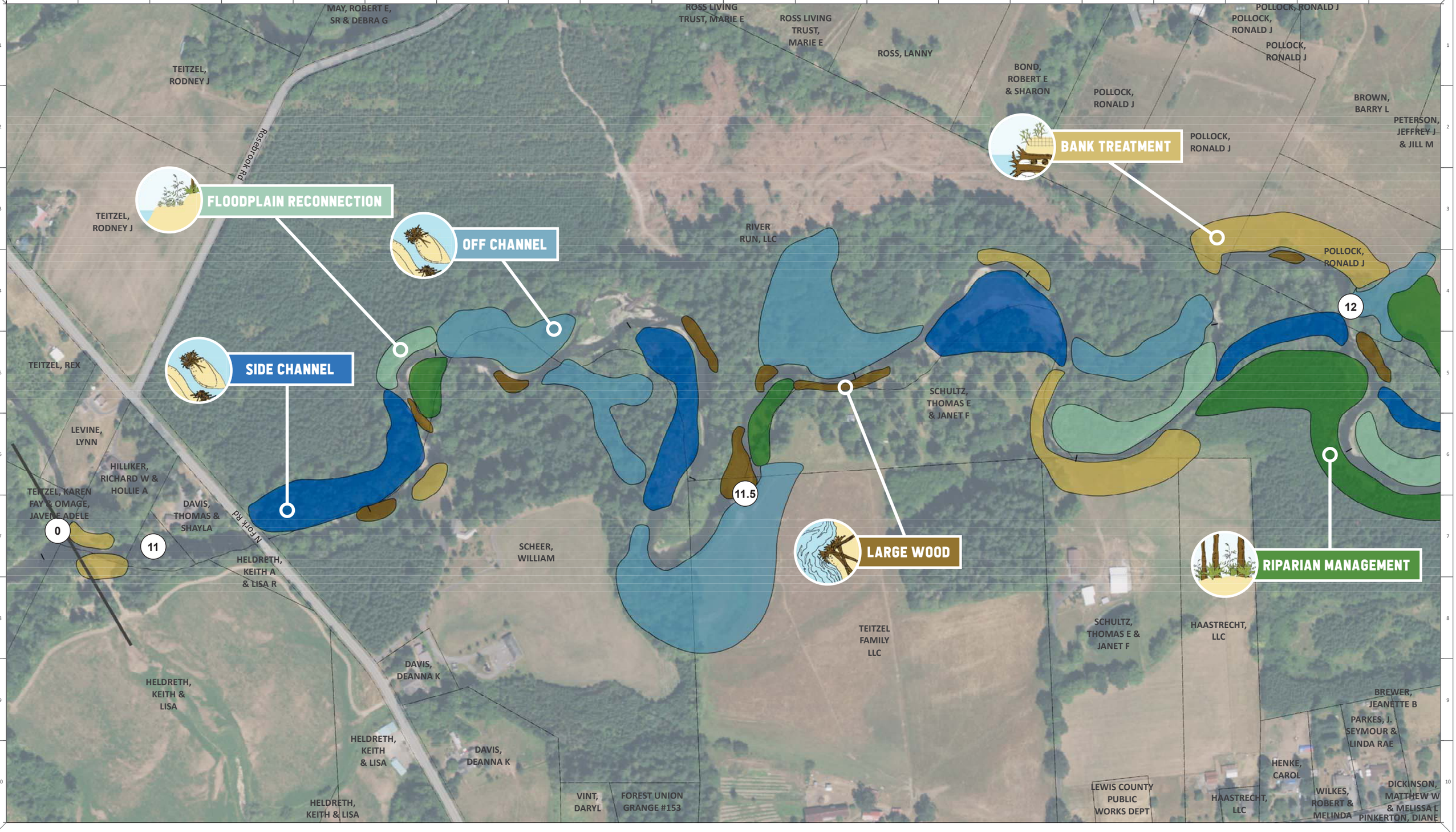
Zoning

Which uses are migrating north of the river and why?



Land Ownership

0 0.5 1 2 Miles



inter·fluve

Figure 17. Restoration Actions
Pre-Concept Map S. Fork Newaukum,
aerial photo background (one of two)

Potential Project Areas

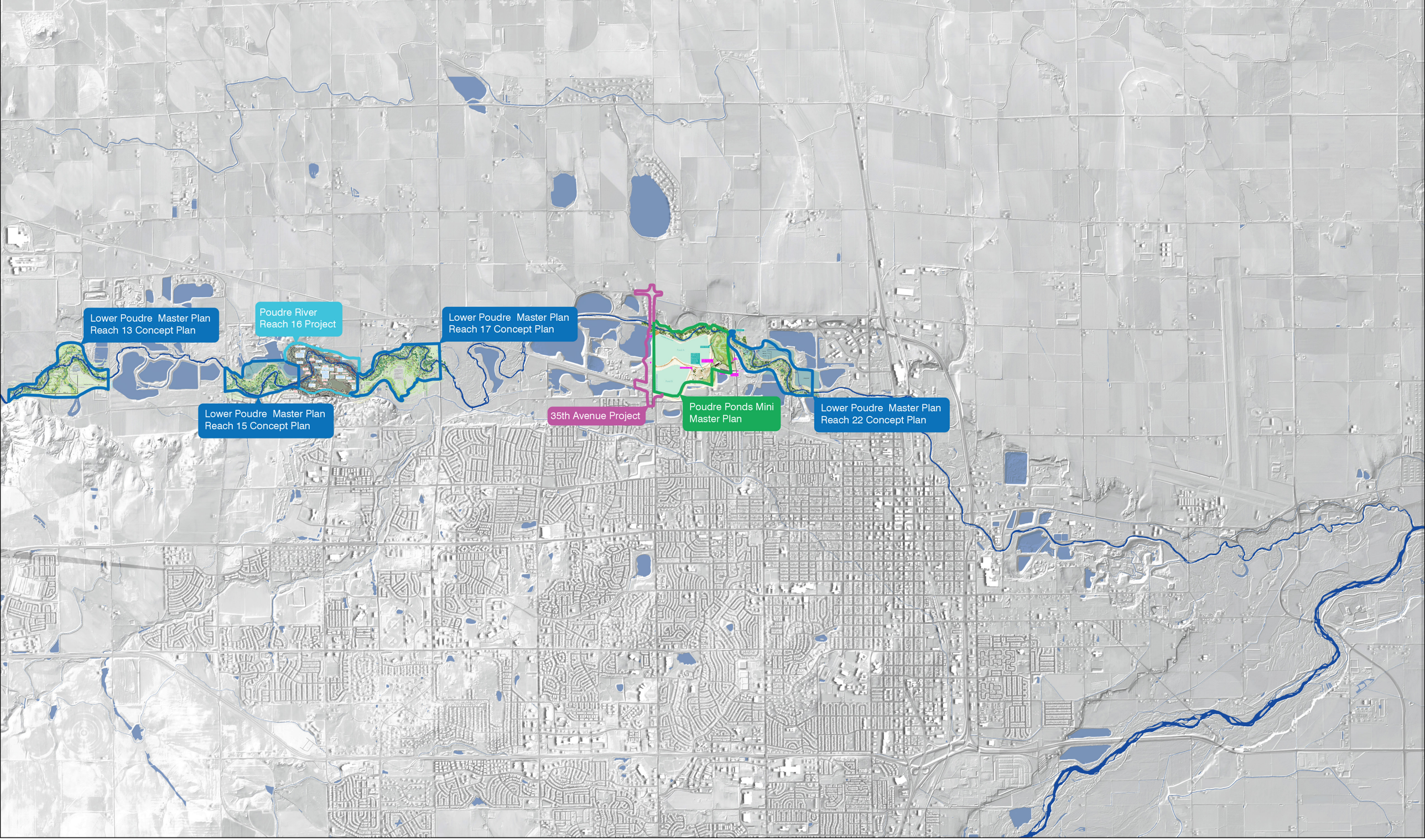
- Off channel
- Riparian management
- Side channel
- Bank treatment
- Floodplain reconnection
- Large wood

NOTES:

1. Aerial image from July 31, 2017.
2. River miles are from the USGS 7.5' Quads and National Hydrography Dataset
3. Parcel lines are from Lewis County GIS services as of August 2018.

0 1,000 Feet

Parcels
Reach Breaks
0.1 River Mile
USGS River Miles



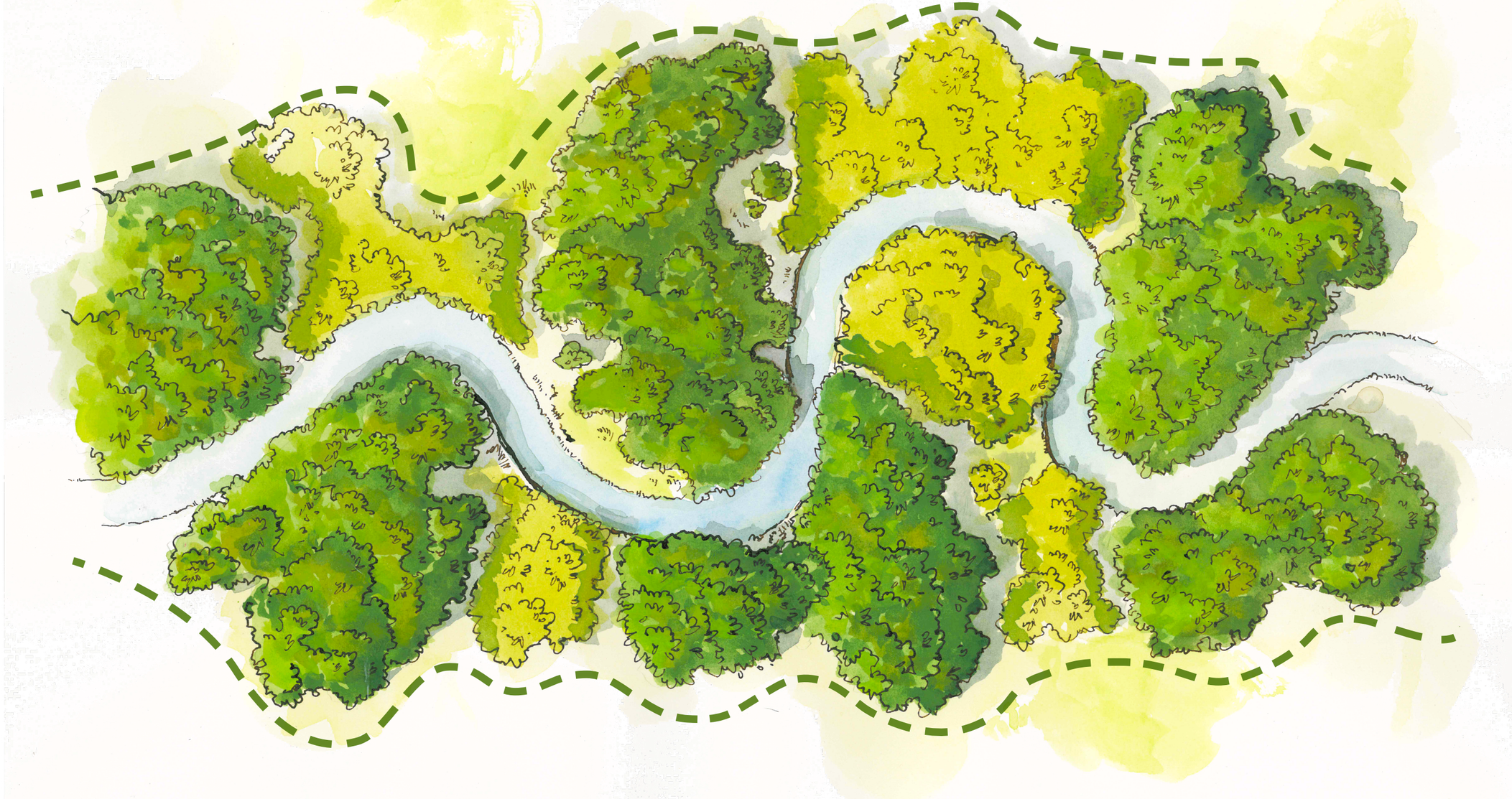
Previous Master Plans

0 0.5 1 2 Miles

Governance & Economic Development Principles

Observations

Conservation zones are fragmented or completely absent (urban reaches)



Protect intact ecosystems and create continuity with targeted interventions

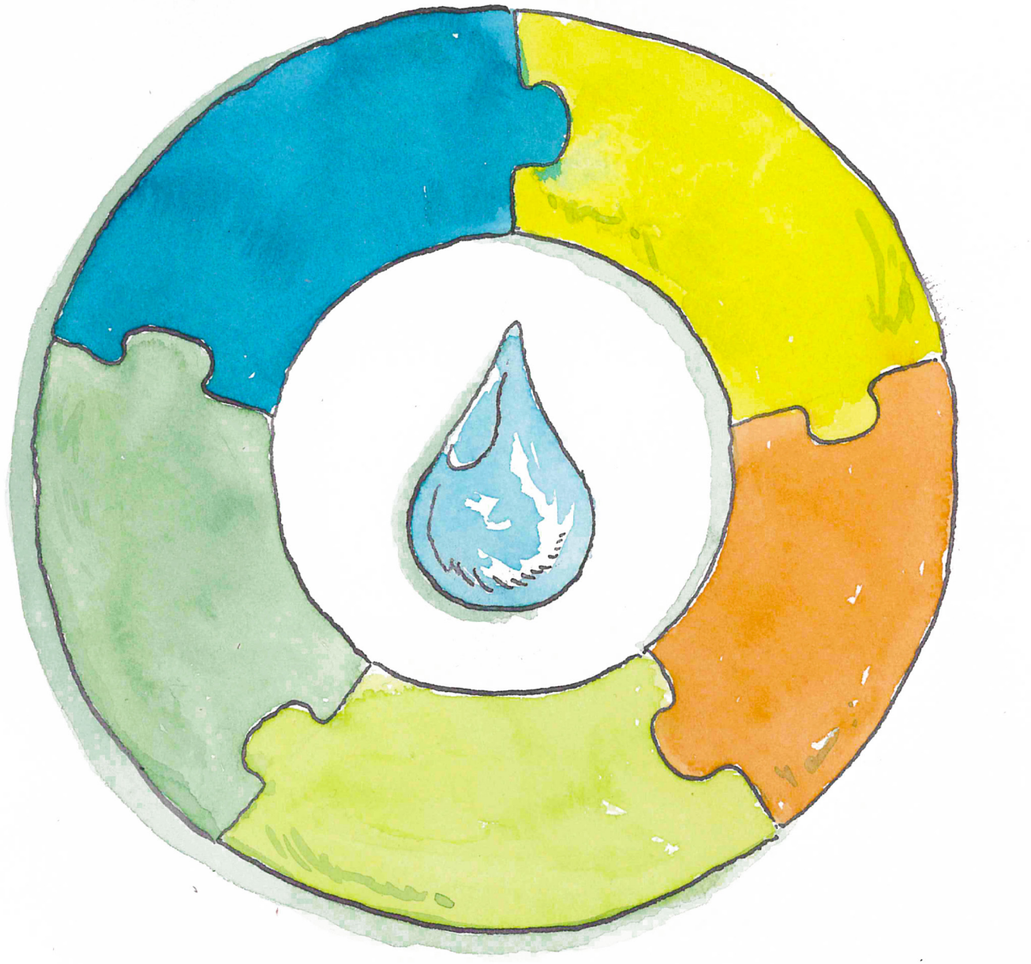
The City does not currently have a process to make land use decisions that create a resilient river corridor



Establish a clear, meaningful boundary between allowable development and the river corridor

Observations

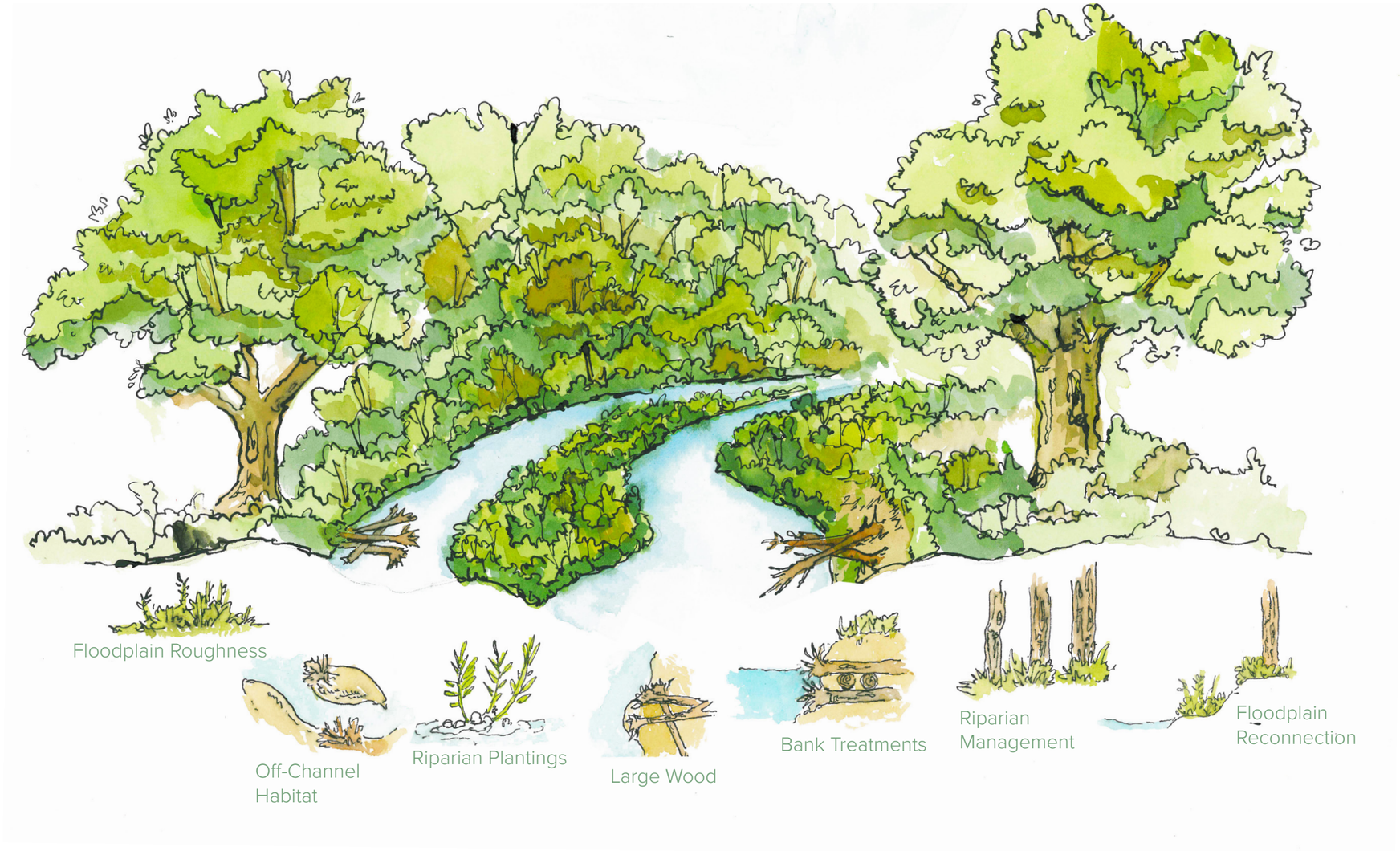
Public Entities should tackle big problems with a one team approach



Collaborate with City departments, Weld County, and regional agencies to leverage unique expertise towards holistic watershed management

Observations

Private land ownership dominates the river corridor



Develop a toolkit of solutions for the river that benefit both private landowners and the Community

Recreation & Access

Poudre River Trail Entry Points
5 Min, 10 Min Walk Radius
Proposed Trails
Existing Trails
Existing Sidewalks

Pedestrian Infrastructure

0 0.5 1 2 Miles

Proposed Trails
Existing Trails
Existing Bike Lane
Subdivision Trail

Bike Infrastructure

0 0.5 1 2 Miles

- Bus Stop
- Proposed Regional Transit Corridor
- Orange Line
- Blue Line
- Red Line
- Poudre Expressway
- UNC Boomerang
- Green Line
- Purple Line
- Gold Line
- Bus Stops at Trail Entrances

- Expressway
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Road Infrastructure & Transit

Limited access to trail system

0 0.5 1 2 Miles

High Usage

Low Usage

Public Open Space

Fitness Circulation

0 0.5 1 2 Miles

Natural Areas
Regional Park
Community Park
Neighborhood Park
Sports Complex
Dog Park

Existing Parks and Natural Lands

0 0.5 1 2 Miles

Recreation & Access Principles

Observations

Insufficient opportunity and access points for all types of recreation along the corridor



Make the Poudre a fixture of everyday life by improving access through inclusive design

Observations

Paths are too few and do not provide meaningful connections



Create circulation loops at many different scales and connect to City fabric

Observations

Recreating in and around the river is unsafe (access, water quality, water quantity, homelessness)



Increase urban and nature-based recreational opportunities

Observations

Many people feel disconnected from the river and leave Greeley to recreate in and around rivers



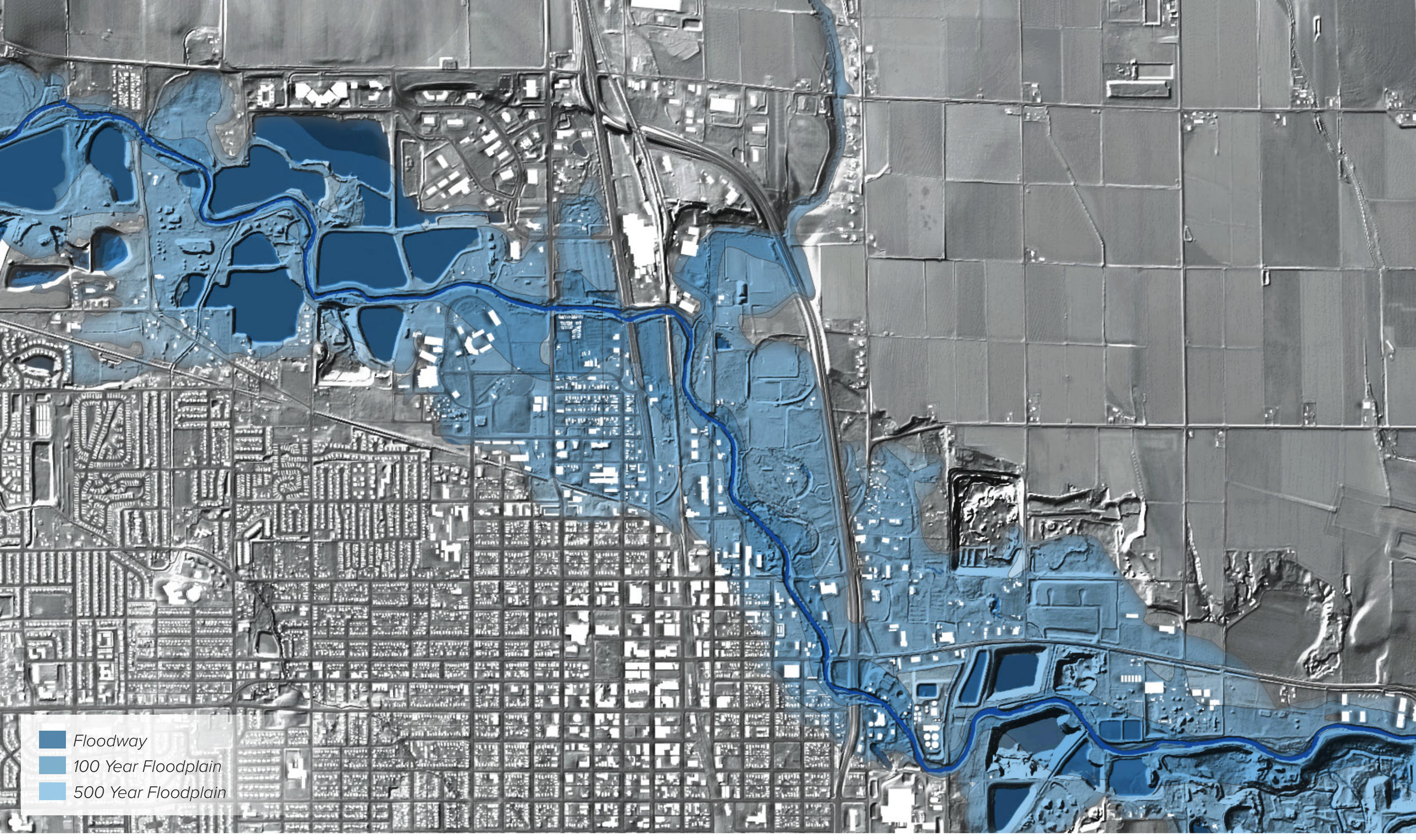
Make the Poudre River a community asset

Flood Mitigation & Infrastructure

River Crossings
Outfall Structures
Control Structures
Major Diversions
Floodway
100 Year Storm
500 Year Storm
Fluvial Hazard Zone

Floodplain & Infrastructure

0 0.5 1 2 Miles



Downtown in Floodplain

0 1760 3520 7040 Feet



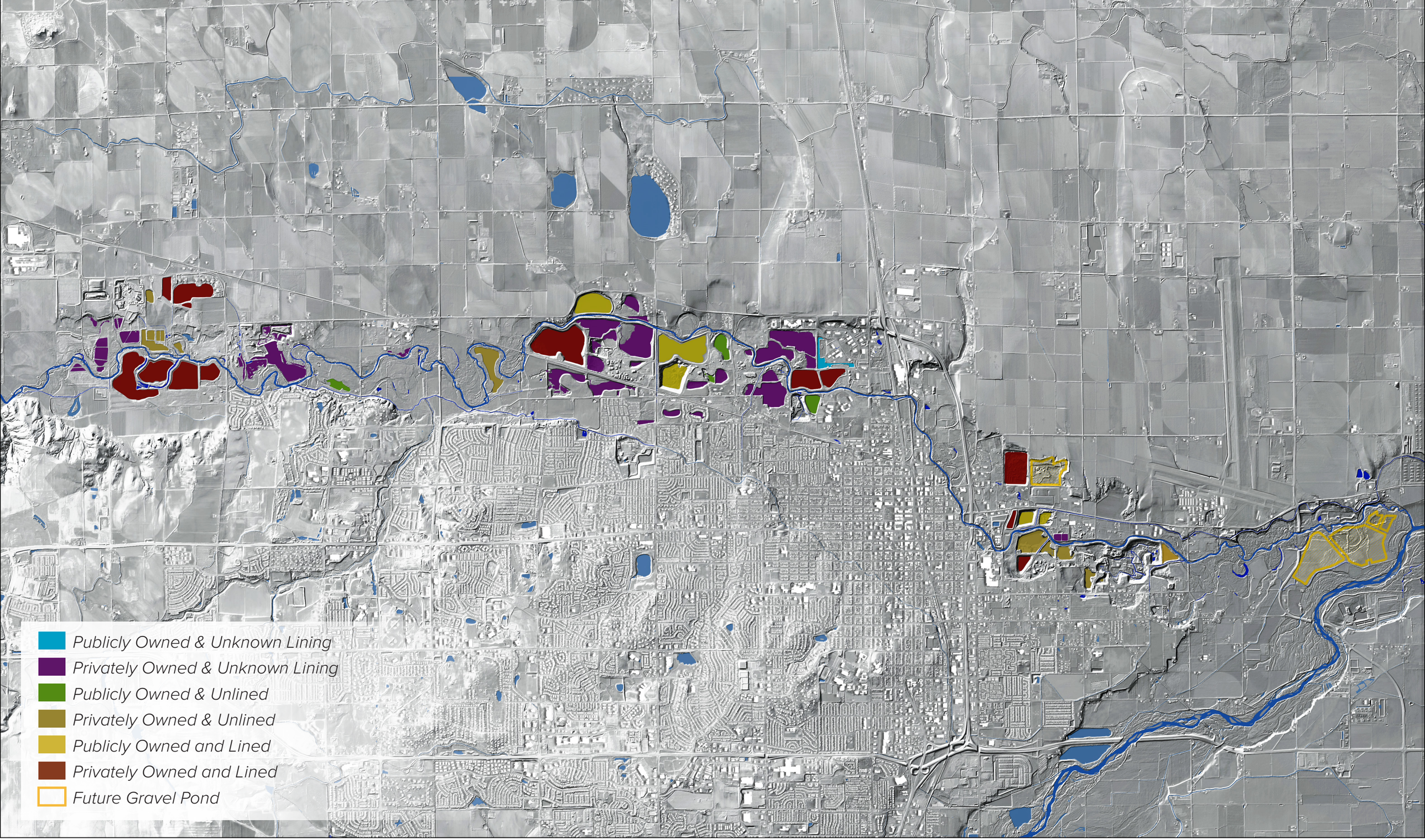
Diversion Structure- Greeley Ditch No. 3



Diversion Structure- Ogilvy Ditch



Outfall Structure



Gravel Pit Inventory

0 0.5 1 2 Miles





- *Slurry Walls and Lined systems can support ecological uplift*

Portlands Flood Protection Project





- *Mining use continues to dominate the river corridor*

Gravel Mining at the Confluence



Crossings in Floodplain



Crossings in Floodplain

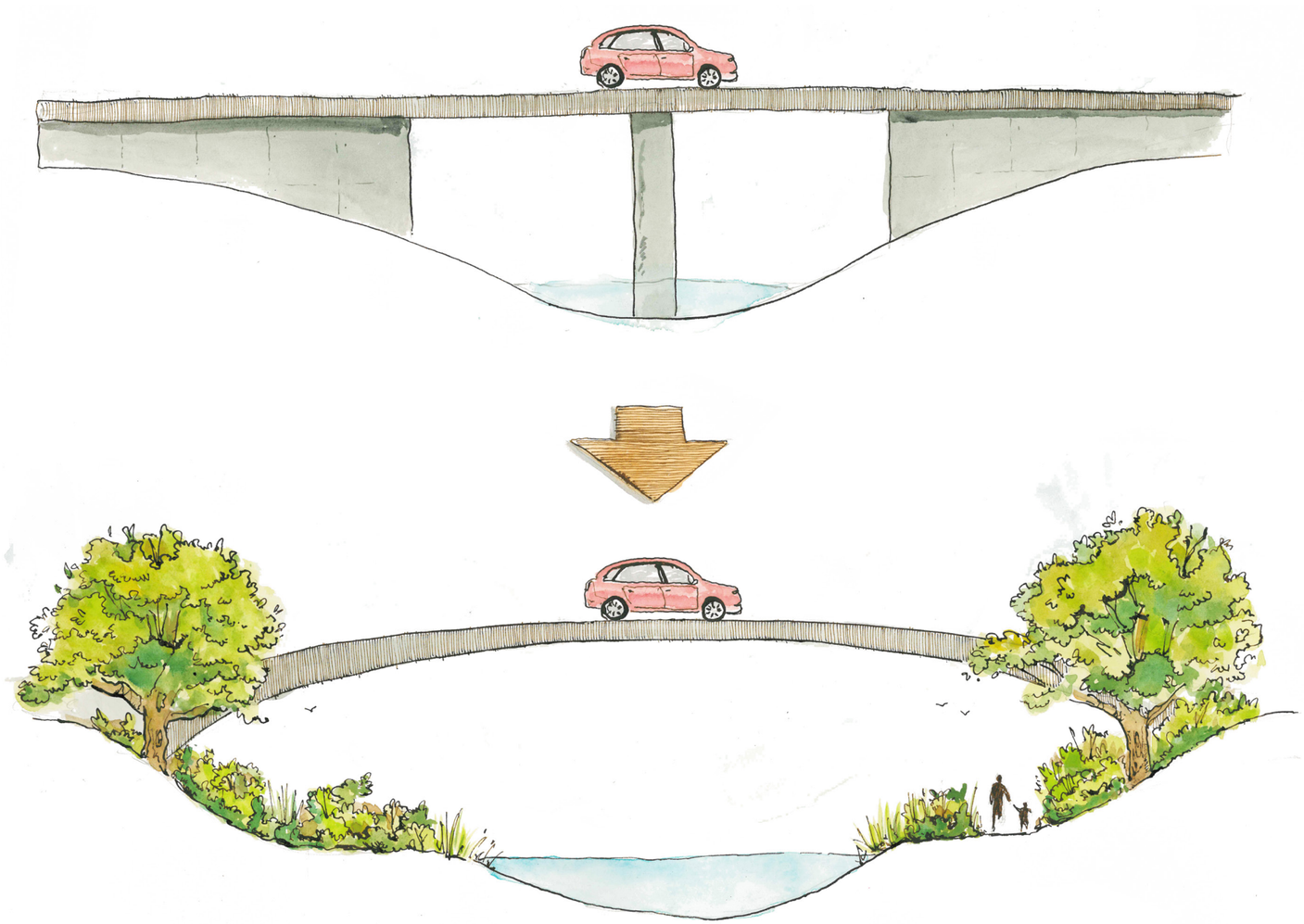
Two openings rather than one large opening limits debris, flow, and sediment passage

Crossings in Floodplain

Flood Mitigation & Infrastructure Principles

Observations

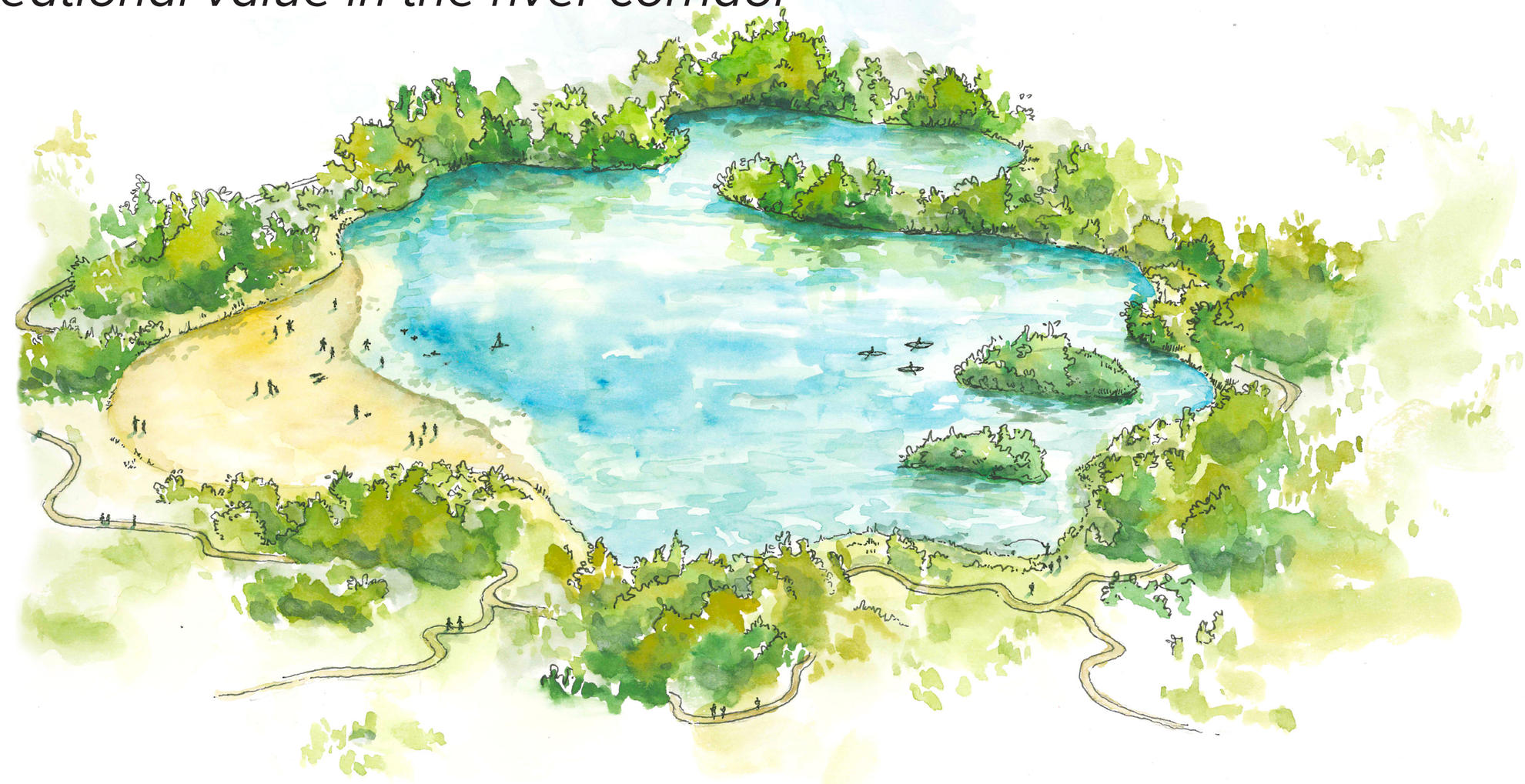
Bridge openings and diversions are rigid and perform poorly for people and the river



Reconfigure bridges and diversions to support conveyance of water, sediment, debris, and aquatic organisms

Observations

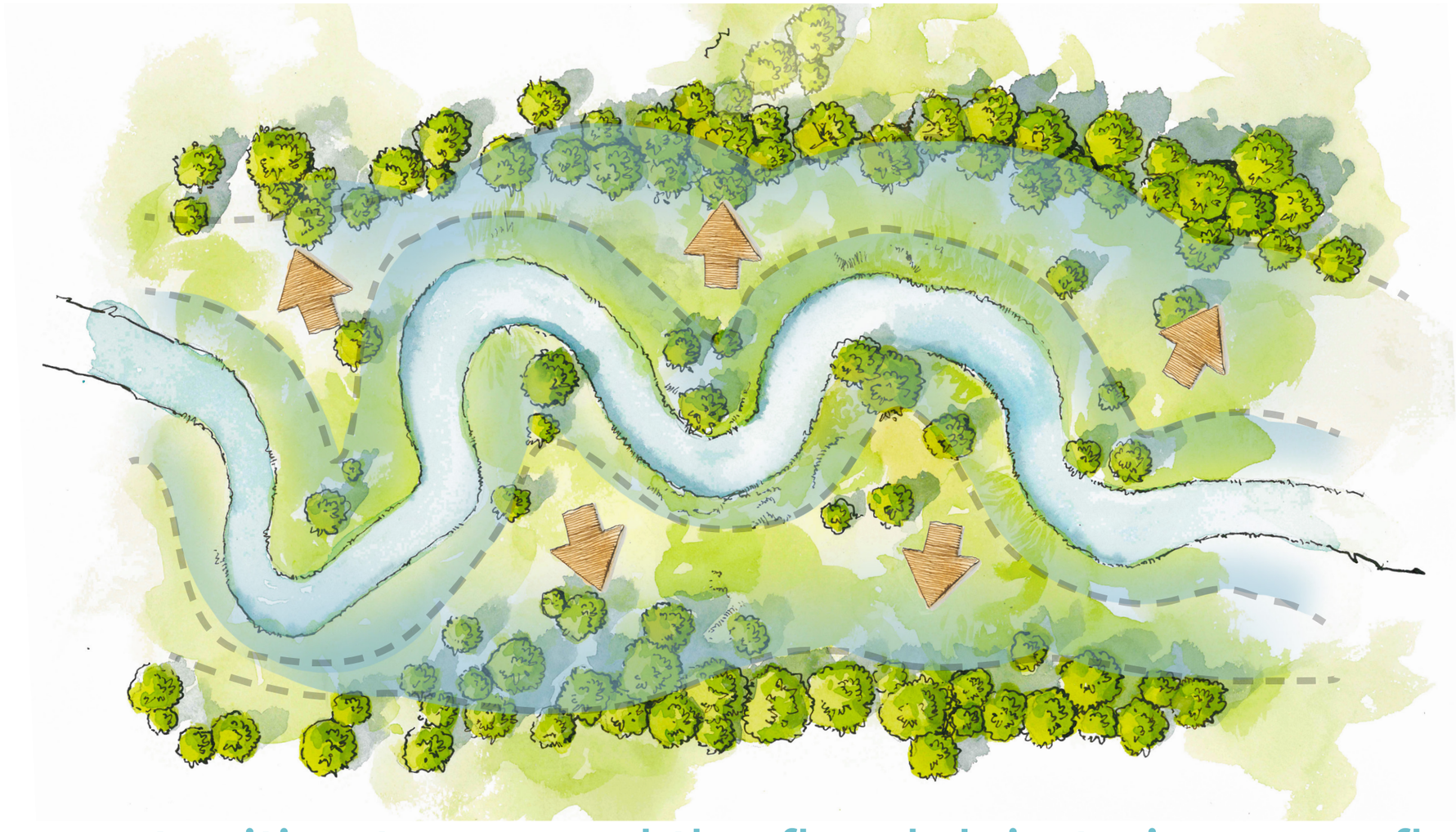
Gravel ponds are essential infrastructure but limit ecological and recreational value in the river corridor



Transform gravel ponds into the community fabric as amenities where feasible

Observations

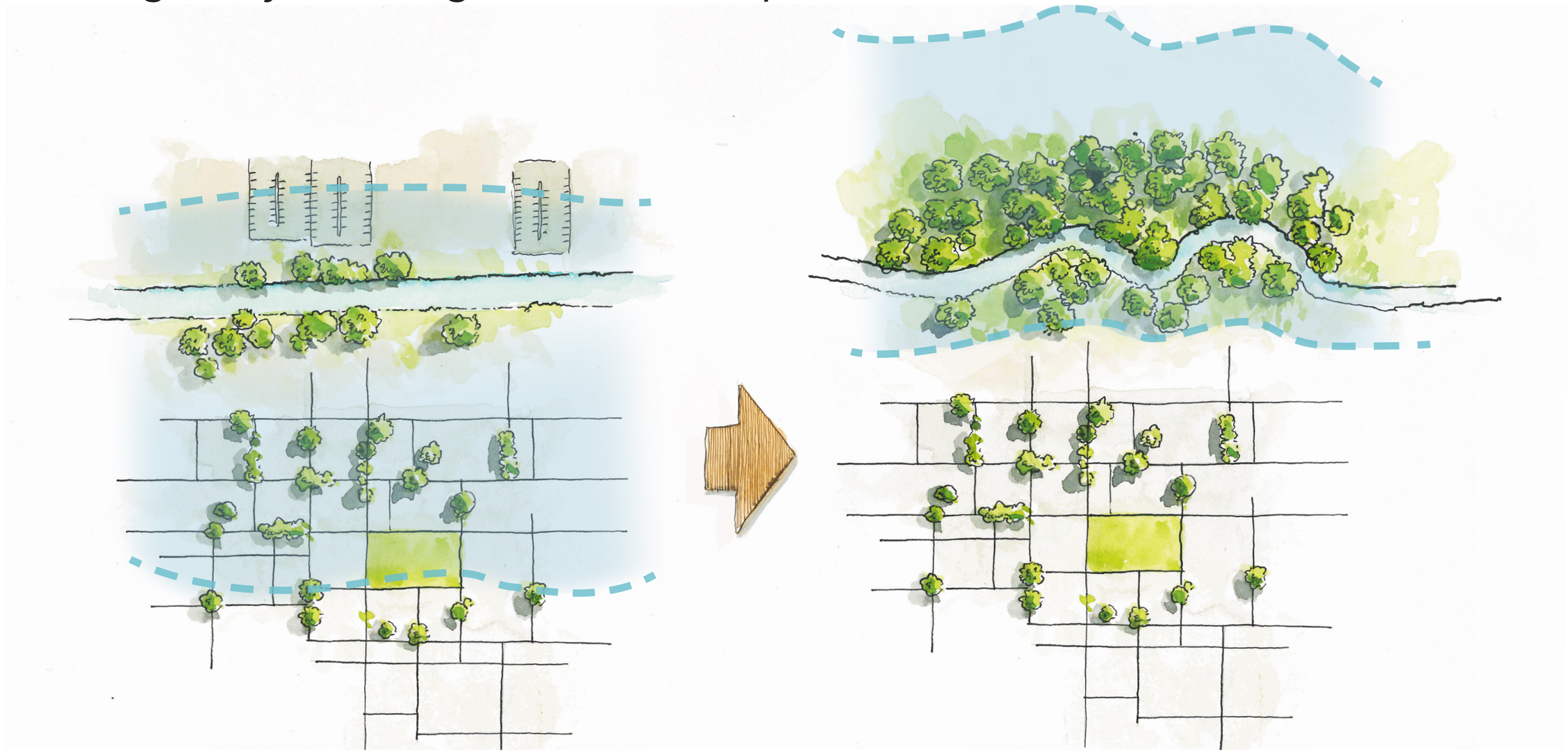
Natural floodplains are developed and/or disconnected from the river, which increases flood risk and impacts river health



Seek opportunities to expand the floodplain to improve flood storage and river health

Observations

Parts of Greeley are within the regulatory floodplain and have been damaged by flooding in the recent past



Reduce flood and geomorphic risk in the river corridor

Habitat & Ecology

Conservation

Protect intact, functioning habitat and ecosystem processes

Strategic Actions

Implement strategic management actions or restore critical habitat and key processes that pose threats to other areas or that strategically link intact habitats

Reconnect and Restore

Reconnect isolated habitats and implement restoration actions that address the root causes of impairments to habitat-forming processes

Enhance and Create

Improve existing processes or habitat conditions or create new habitat features that address habitat needs

Adapted from Beechie 2010

Future Gravel Pond
Colorado Wetlands
Colorado Riparian Areas
Bald Eagle and Heron Sites
Body of Water

Habitat & Conservation Areas

0 0.5 1 2 Miles

Best Case Conservation Scenario

0 0.5 1 2 Miles

Table 1: *Fish species found in the middle Poudre River per Haworth & Bestgen, 2021. * denotes state conservation concern, ** denotes state endangered.*

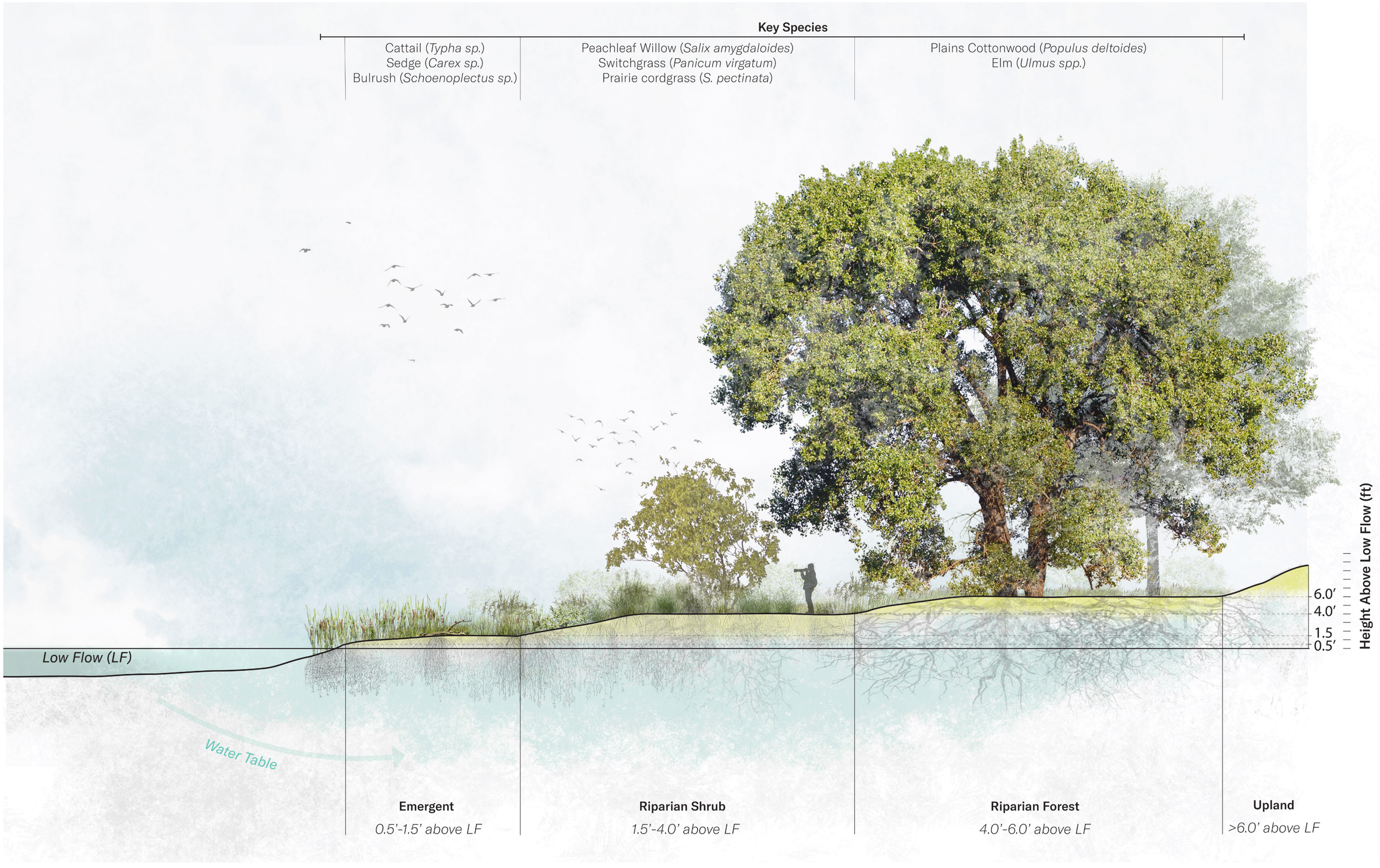
Native Species	***Nonnative Species***
White sucker	*Brown trout*
Longnose dace	*Rainbow trout*
Longnose sucker	*Brook stickleback*
Fathead minnow	*Common Carp*
Johnny darter	*Bluegill*
Creek chub	*Mountain Whitefish*
Green sunfish	*Bluegill x Green sunfish*
*Plains topminnow**	*Western Mosquitofish*
*Iowa darter**	*Black crappie*
Sand shiner	*Yellow perch*
Black bullhead	*Cutthroat trout*
Longnose x White sucker	*Golden shiner*
*Northern redbelly dace***	*Smallmouth bass*





Jennifer Knutson, CC BY-SA 4.0, via Wikimedia Commons





Vegetation Elevation Section



Vegetation in the floodplain



Vegetation in the floodplain





A Broad Range of Ecological Health

Habitat & Ecology Principles

Observations

Certain diversions reroute a majority of river flow, creating areas in the river without flow



Optimize diversion structures and return flows to improve river conditions and diversion function

Observations

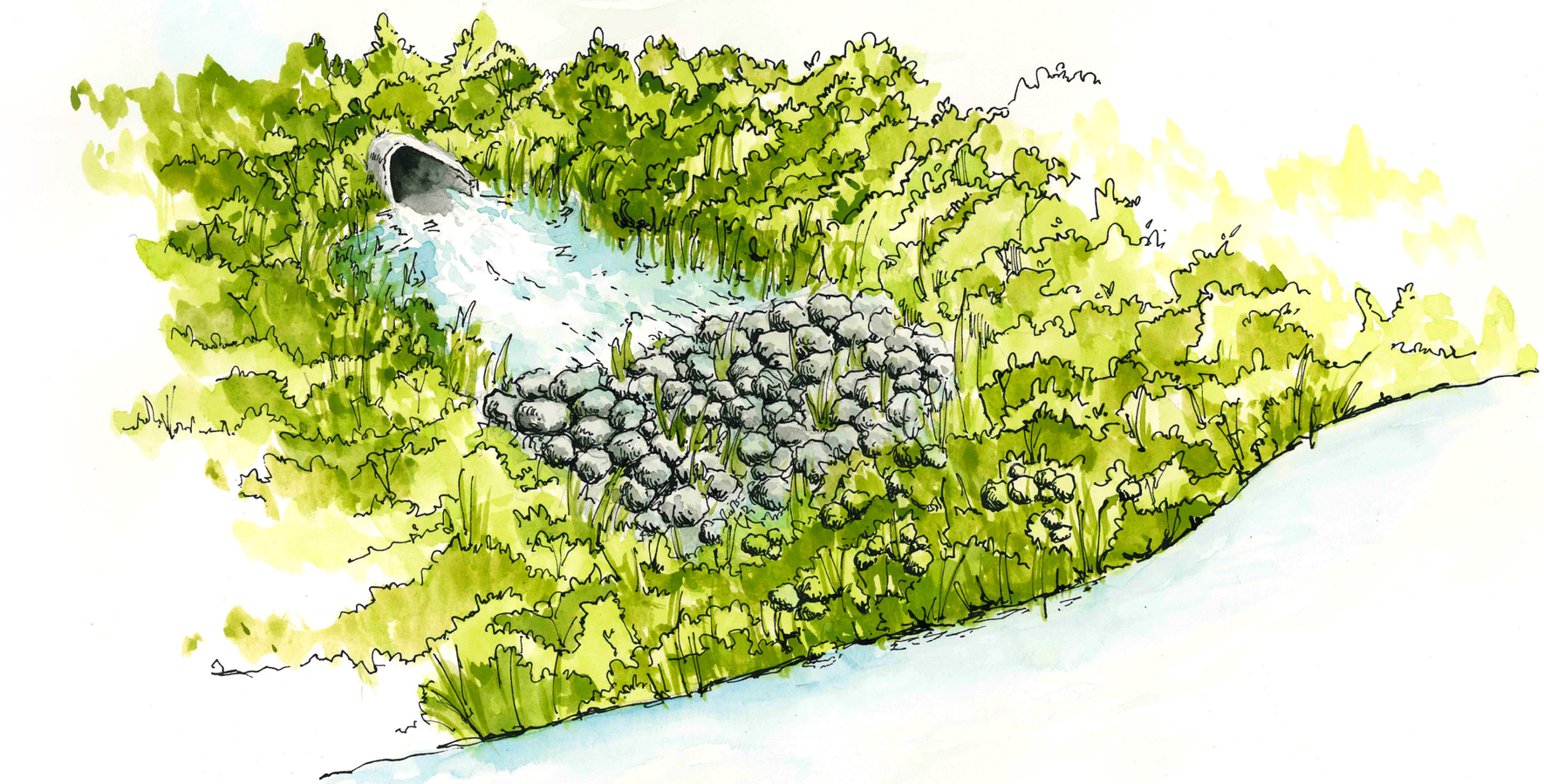
The river is disconnected from its floodplain



Create conditions for vegetation to thrive with a reconnected floodplain

Observations

River water has high temperatures and low water quality



Shade the river with new vegetation where possible, pull back outfalls to route through vegetated swales prior to entering the Poudre River

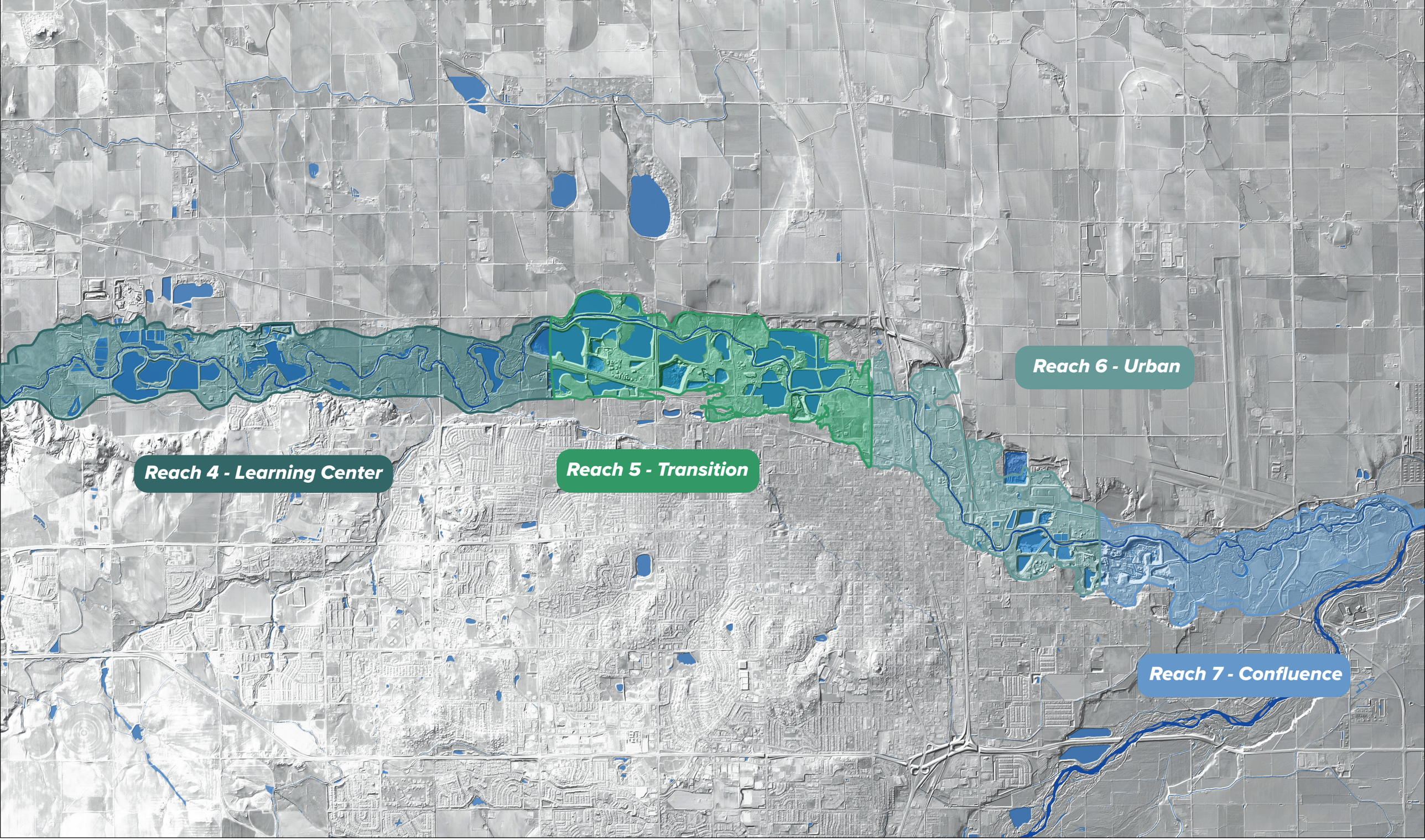
Observations

Some infrastructure harms water quality and river health



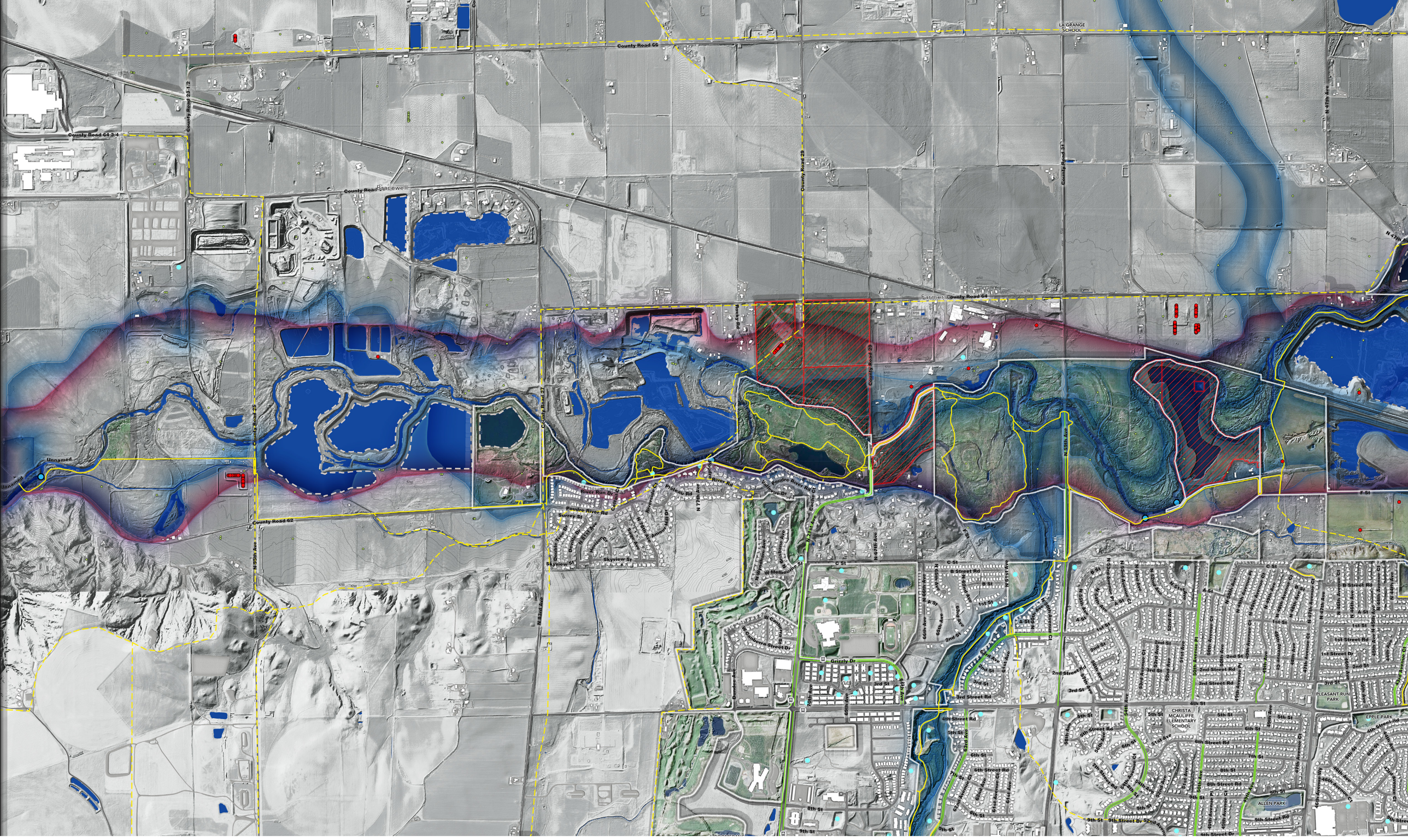
Leverage functional infrastructure improvements to add ecological value and amenities for residents

Reaches



Reaches

0 0.5 1 2 Miles

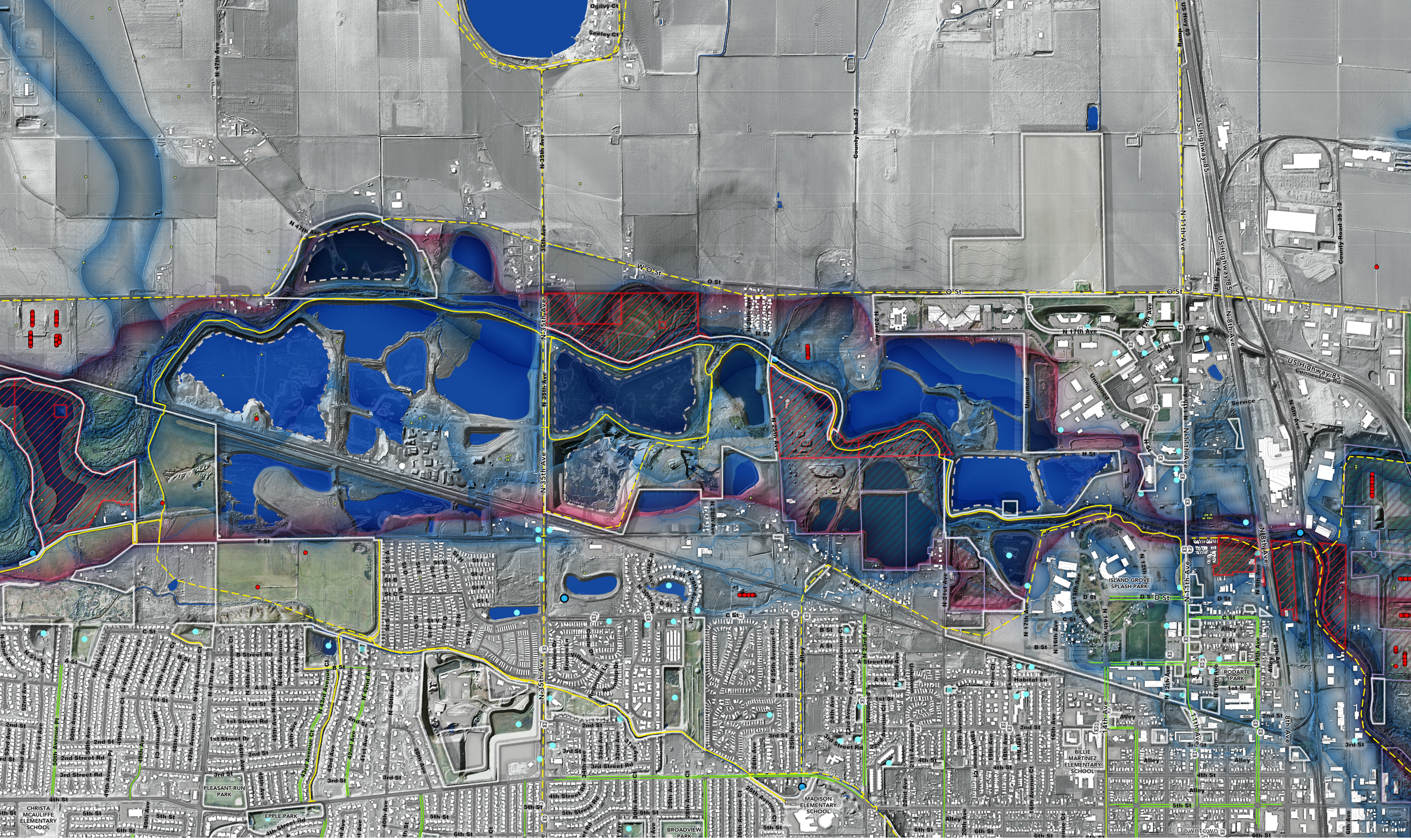

County Road 66
County Road 64 3/4
County Road 23 1/2
Bracewell
County Road 64
LA GRANGE SCHOOL
County Road 29
County Road 31
N 47th Ave
County Road 23
County Road 27
Rocky Rd
Poudre River Rd
River Run Dr
Platte Rd
N 71st Ave
Poudre River Rd Ct
Poudre River Dr
Double Tree Rd
Surrey Dr
Skyview Ct
Skyview St
Riverside Ct
Amount Dr
N 83rd Ave
N 95th Ave
County Road 62
Unnamed
W Melbourne St
W Cornwall St
Cornwall Street Dr
Dundee Ave
Grizzly Dr
70th Ave
68th Ave
66th Ave
65th Ave
C St
B Street Rd
B St
A St
1st St
2nd St
2nd Street Rd
3rd St
3rd Street Rd
4th St
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Learning Center Reach



Learning Center Reach



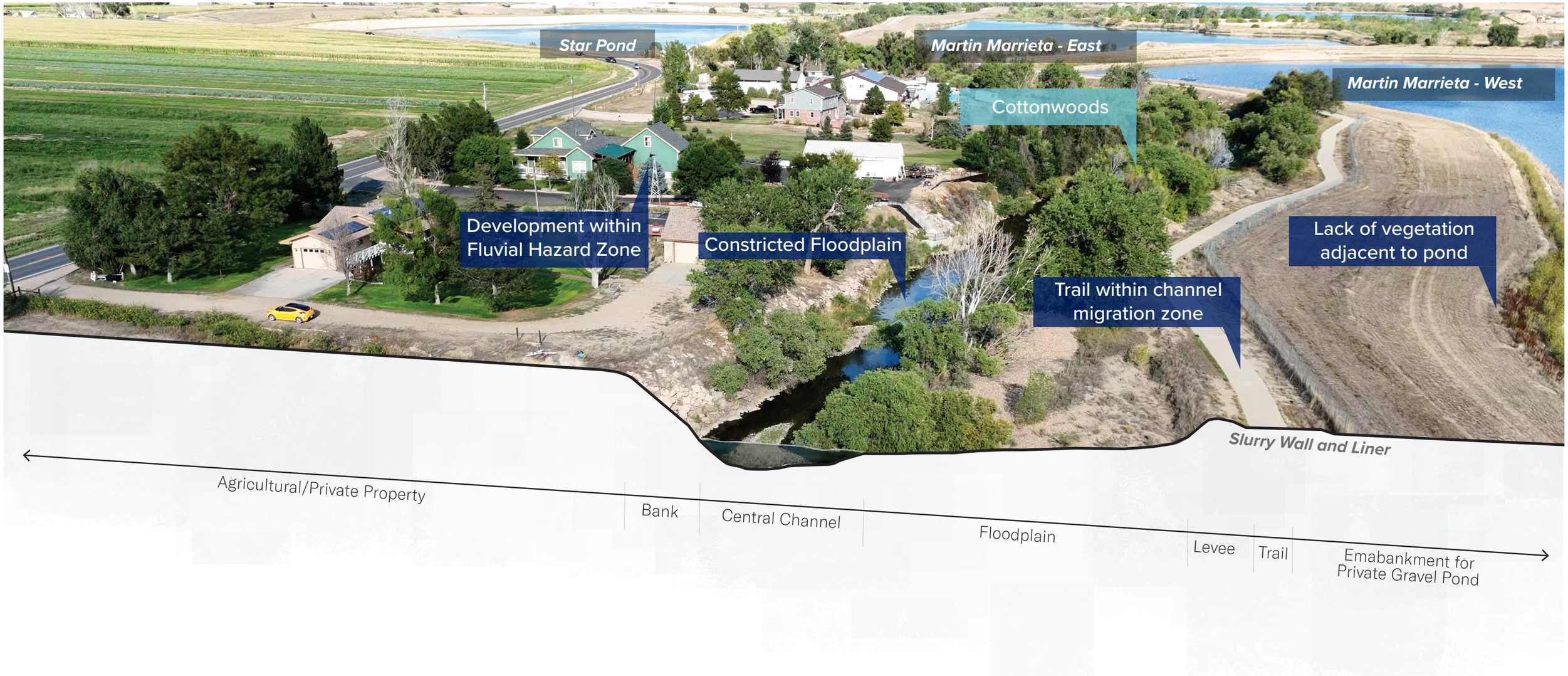
Reach 5 - Transition



Transition Reach



Transition Reach



Transition Reach Section-Perspective

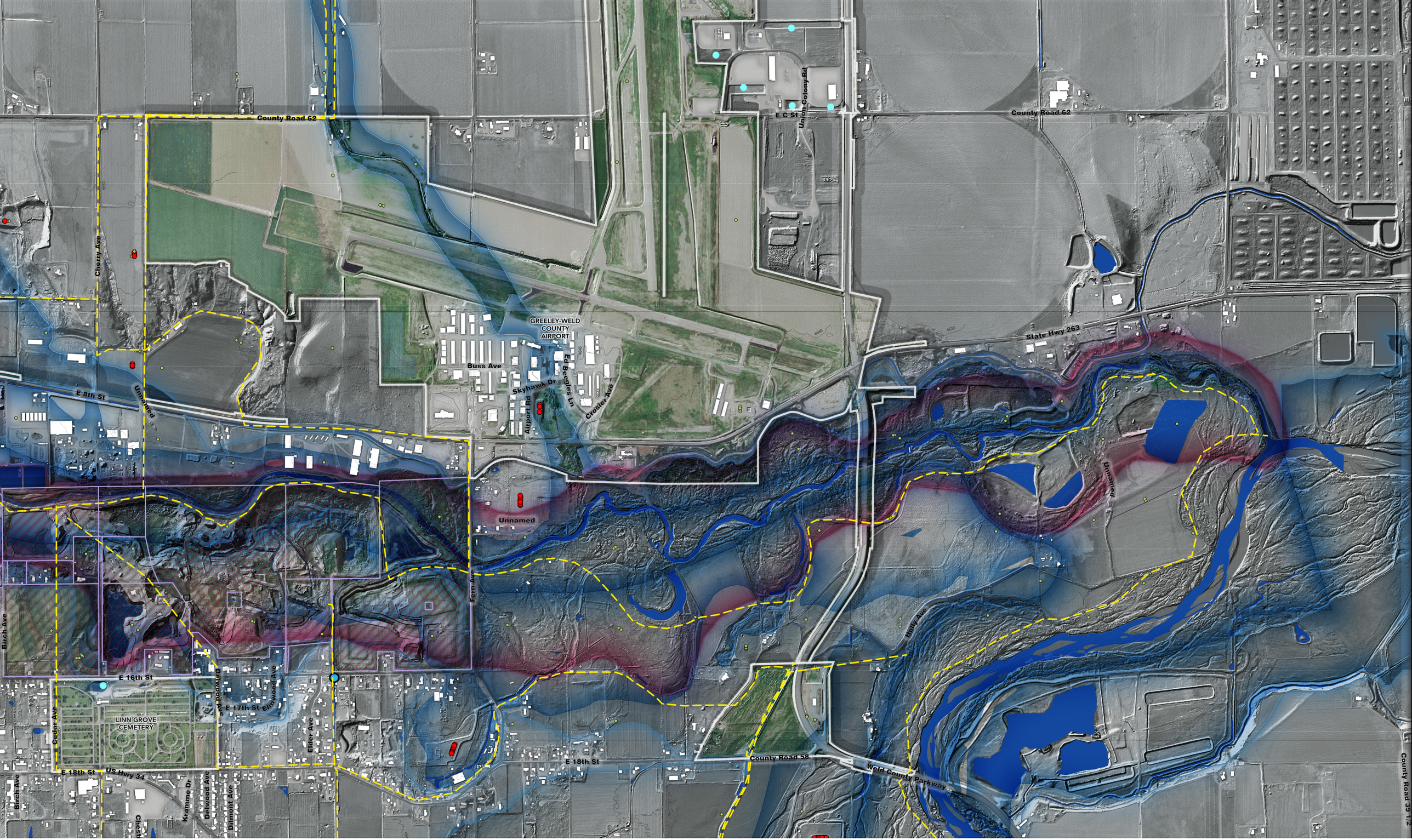
Reach 6 - Urban


Informal berm/levee
Adjacent properties susceptible to flooding
Debris & garbage in river cooridor
Sidewalk terminates at Bridge
Crossing constricts passage of material, impedes flow
5th Street
Sediment deposition due to downstream constriction
Walkway on S. side of

Urban Reach


Publicly-owned unlined ponds
Island Grove Park livestock pens
Lack of tree cover leaves river and trail users exposed
Privately-owned lined ponds
Steep banks armoured with rubble constrict river
Greeley Saddle Club
Vern Shafer Blvd
Existing pedestrian bridge

Urban Reach



Reach 7 - Confluence



Confluence Reach



Confluence Reach

Information Gathering & Historical Context

Observations

The river has lost its length and lost its room to move



Reclaim the experience of a natural landscape along the river corridor where possible

Observations

Development towards the south and west continues to disconnect people from the river



Weave development around the Poudre in a way that gives space for the river and is more resilient to protect people and infrastructure

Observations

The river's value and natural beauty were what initially drew people to make Greeley their home



Celebrate the Poudre as a "working river" while reclaiming its natural beauty

Observations

Infrastructure improvements can increase property values and living costs, displacing long-standing residents and businesses.

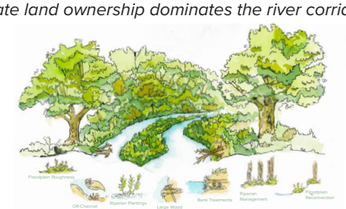


Collaborate with residents and businesses to promote equitable development along the river corridor, address displace impacts, and ensure the river remains a shared, accessible resource for all

Governance & Economic Development

Observations

Private land ownership dominates the river corridor



Develop a toolkit of solutions for the river that benefit both private landowners and the community

Observations

Conservation zones are fragmented or completely absent (urban reaches)



Protect intact ecosystems and create continuity with targeted interventions

Observations

The City does not currently have a process to make land use decisions that create a resilient river corridor



Establish a clear, meaningful boundary between allowable development and the river corridor

Observations

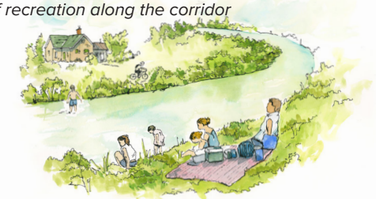
Public Entities should tackle big problems with a one team approach

Collaborate with City departments, Weld County, and regional agencies to leverage unique expertise towards holistic watershed management

Recreation & Access

Observations

Insufficient opportunity and access points for all types of recreation along the corridor



Make the Poudre a fixture of everyday life by improving access through inclusive design

Observations

Many people feel disconnected from the river and leave Greeley to recreate in and around rivers



Make the Poudre River a community asset

Observations

Recreating in and around the river is unsafe (access, water quality, water quantity, homelessness)



Increase urban and nature-based recreational opportunities

Observations

Paths are too few and do not provide meaningful connections

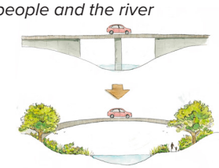


Create circulation loops at many different scales and connect to City fabric

Flood Mitigation & Infrastructure

Observations

Bridge openings and diversions are rigid and perform poorly for people and the river



Reconfigure bridges and diversions to support conveyance of water, sediment, debris, and aquatic organisms

Observations

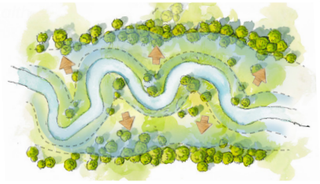
Gravel ponds are essential infrastructure but limit ecological and recreational value in the river corridor



Transform gravel ponds into the community fabric as amenities where feasible

Observations

Natural floodplains are developed and/or disconnected from the river, which increases flood risk and impacts river he



Seek opportunities to expand the floodplain to improve flood storage and river health

Observations

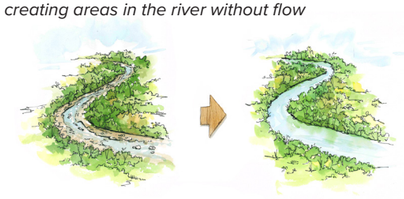
Parts of Greeley are within the regulatory floodplain and have been damaged by flooding in the recent past

Reduce flood and geomorphic risk in the river corridor

Habitat & Ecology

Observations

Certain diversions reroute a majority of river flow, creating areas in the river without flow



Optimize diversion structures and return flows to improve river conditions and diversion function

Observations

The river is disconnected from its floodplain



Create conditions for vegetation to thrive with a reconnected floodplain

Observations

River water has high temperatures and low water quality



Shade the river with new vegetation where possible, pull back outfalls to route through vegetated swales prior to entering the Poudre River

Observations

Some infrastructure harms water quality and river health



Leverage functional infrastructure improvements to add ecological value and amenities for residents

Master Planning Principles

Poudre River Restoration Initiative Master Plan

Victoria Leonhardt, Public Works Planning Manager

City Council Work Session - February 11, 2025

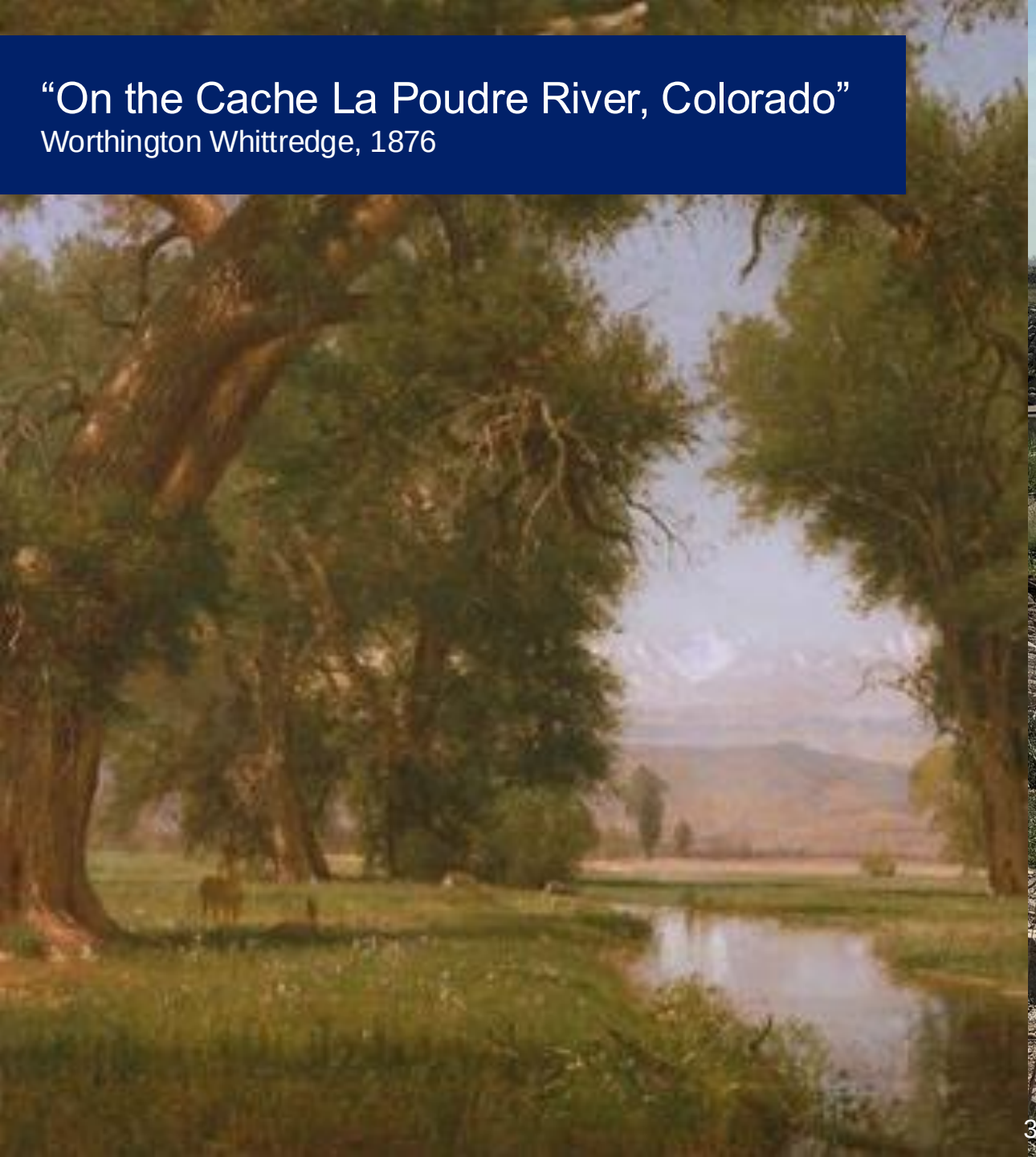


Agenda





- Phase 1: Establishment of Master Plan Principles
- Phase 2: Study Areas & Next Steps
- Discussion & Feedback
- Purpose: Informational Update



“On the Cache La Poudre River, Colorado”
Worthington Whittredge, 1876



The Poudre River Today

PRRI Priorities: Community Members



- Enhance Access and Connectivity
- Balance Recreation Opportunities
- Strengthen River-City Interaction
- Promote Water-Based Activities
- Prioritize Urban Safety

PRRI Priorities: City Staff & Stakeholders



- Prioritize Conservation
- Integrate Infrastructure with Urban Fabric
- Respect Water Law & Existing Uses
- Focus on Actionable Projects
- Incorporate Long-Term Vision

PHASE 1
Information Synthesis

Establishment of Master Planning Principles

Steering Committee Adoption

PHASE 2
Master Plan Development

Study Area Design Concepts

Policy Recommendations for River Corridor

Categories of Master Plan Principles

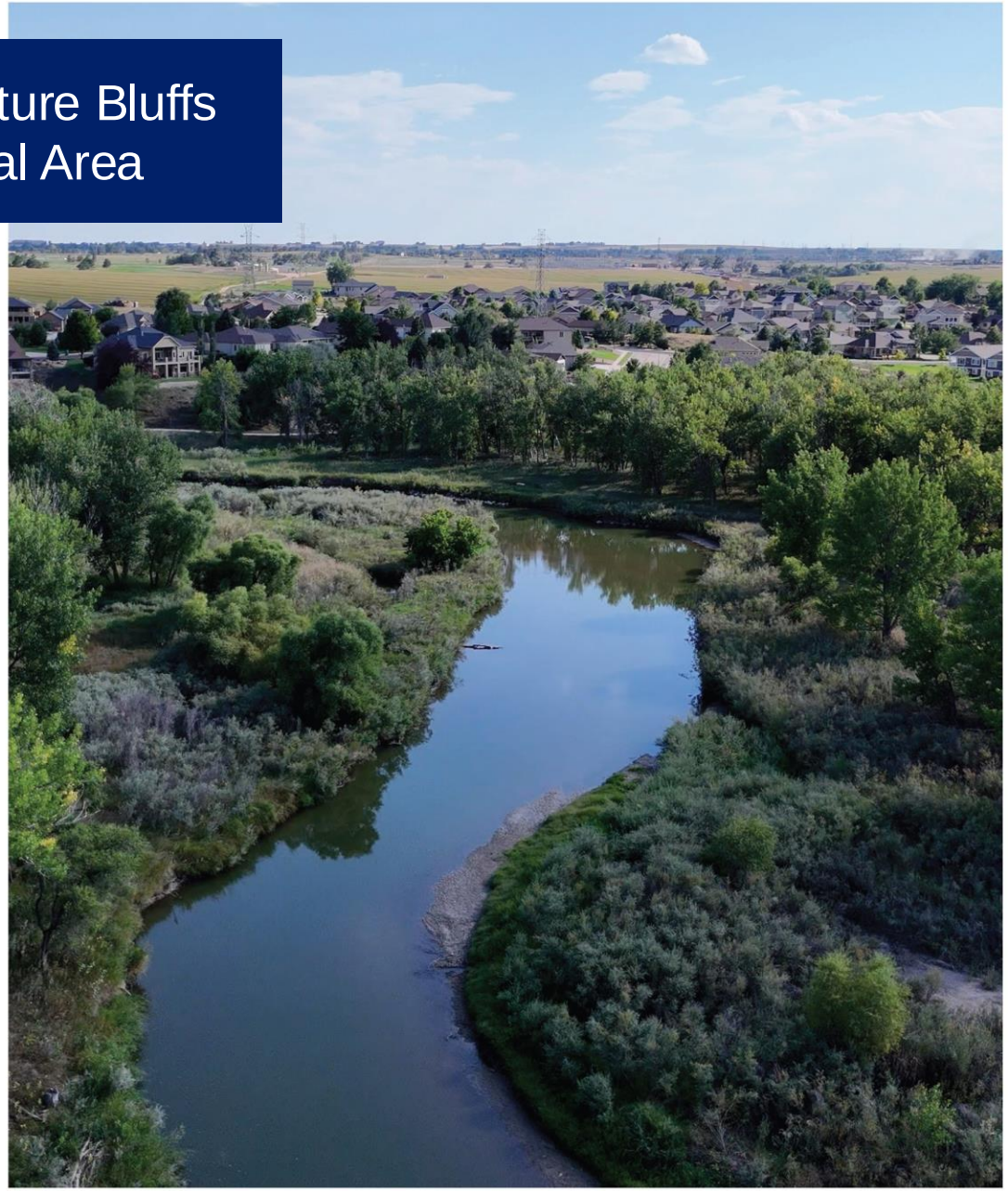


1. Information Gathering & Historical Context
2. Governance & Economic Development
3. Recreation & Access
4. Flood Mitigation & Infrastructure
5. Habitat & Ecology

River Corridor Opportunity Framework



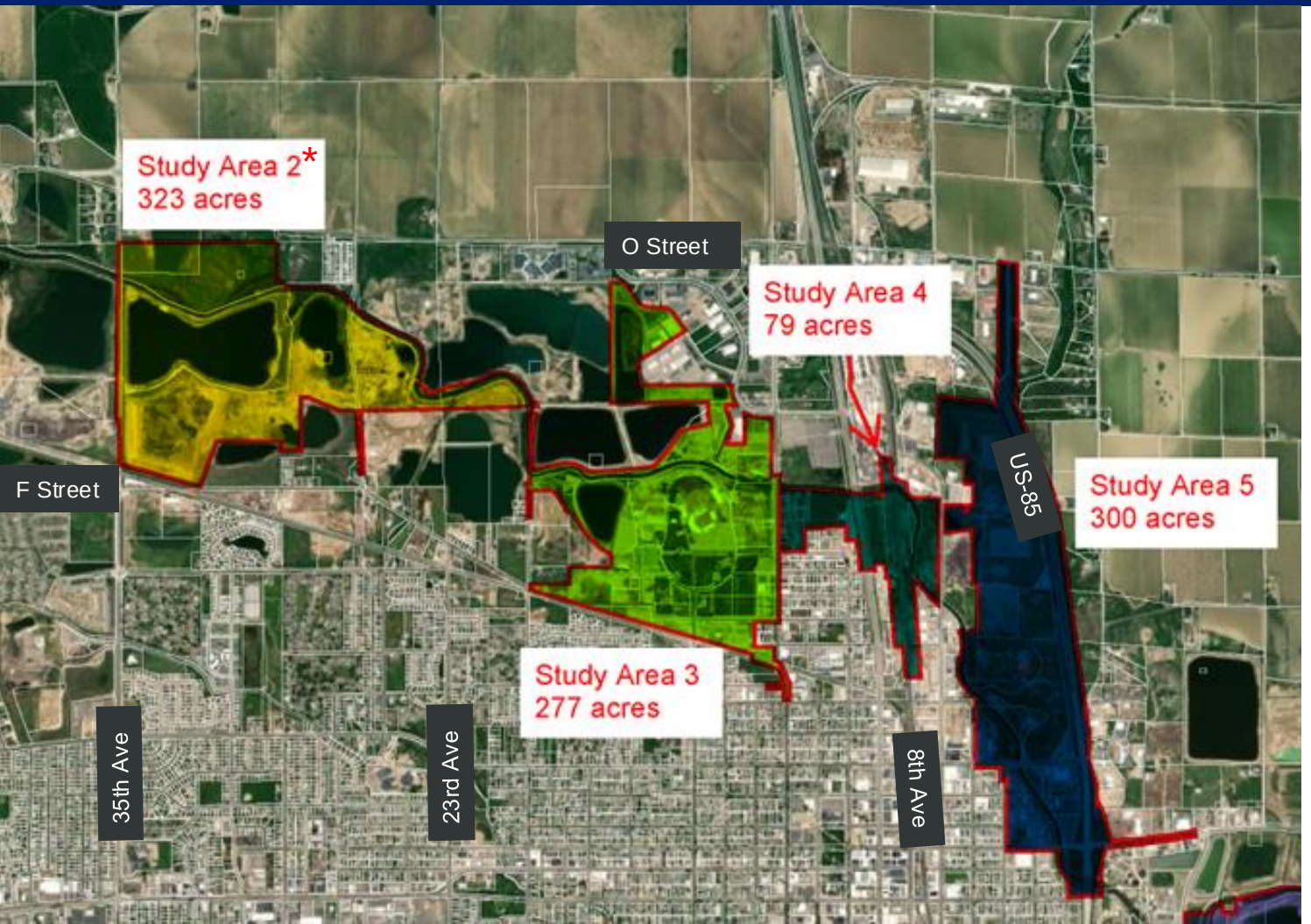
Signature Bluffs Natural Area





Wastewater Plants, Greeley and Leprino, east of US 85

Phase 2 Study Areas

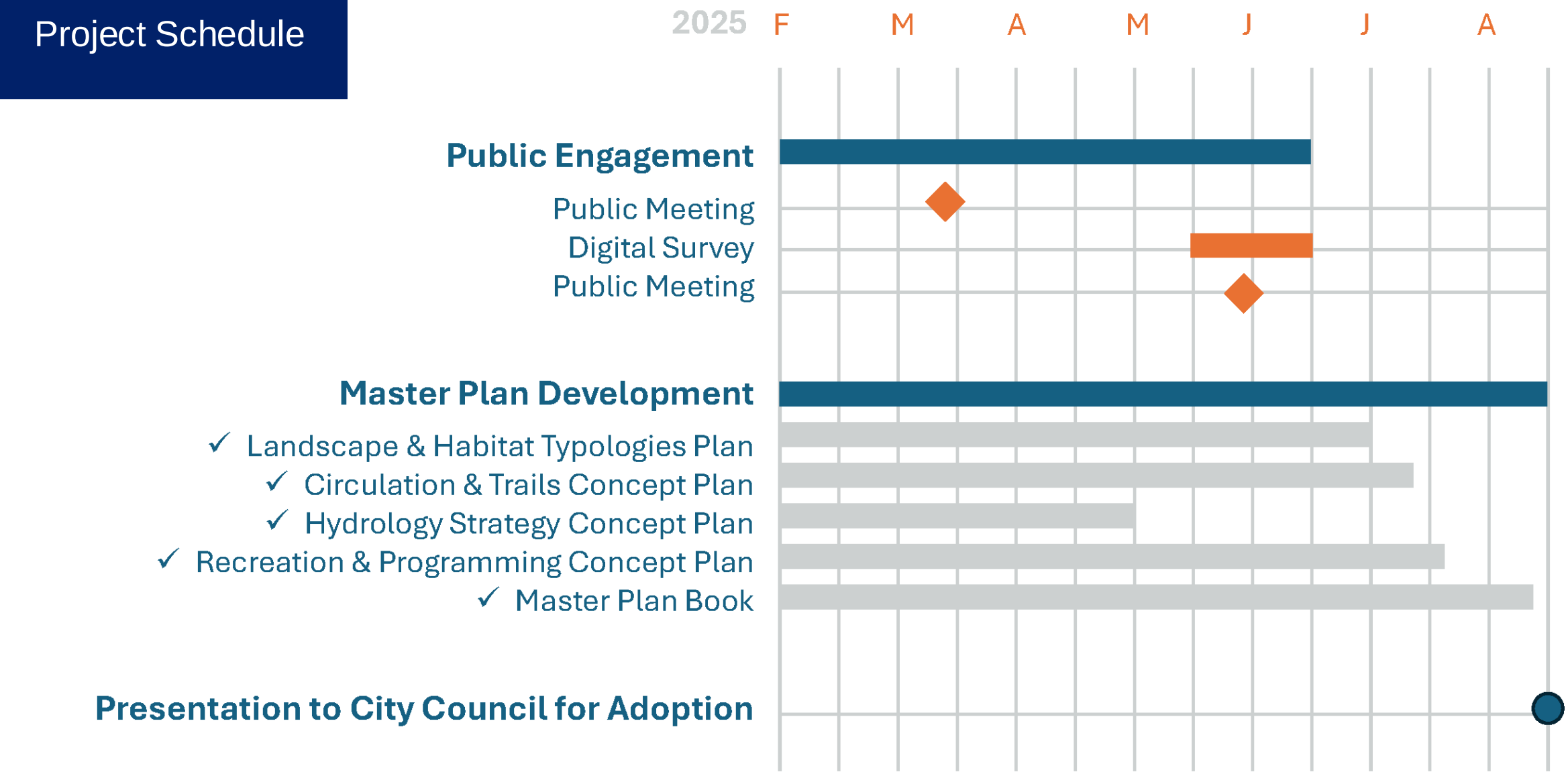


Selection Considerations:

- Areas to best enhance access and connect to the City fabric
- Areas where improvements are most needed
- Areas to maximize partnership opportunities
- Areas with minimal property ownership/water rights challenges

**Study Area 2 boundaries may be refined*

Project Schedule



Discussion & Feedback

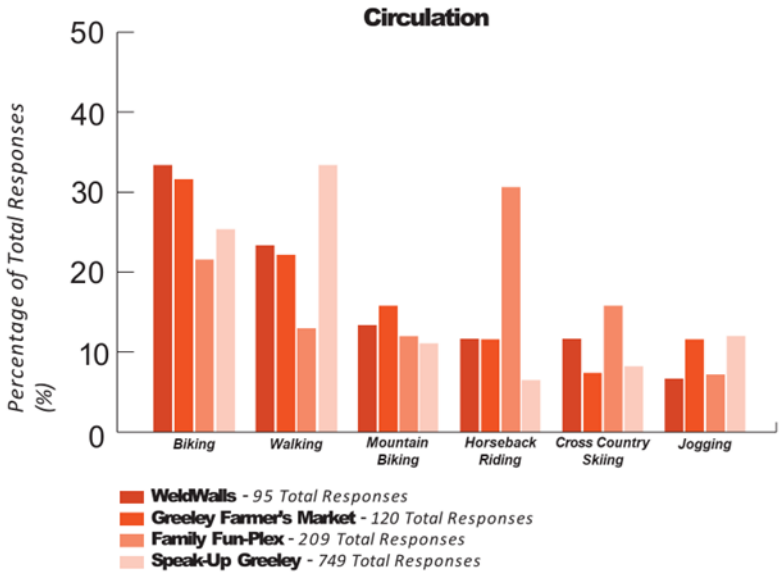
Appendix

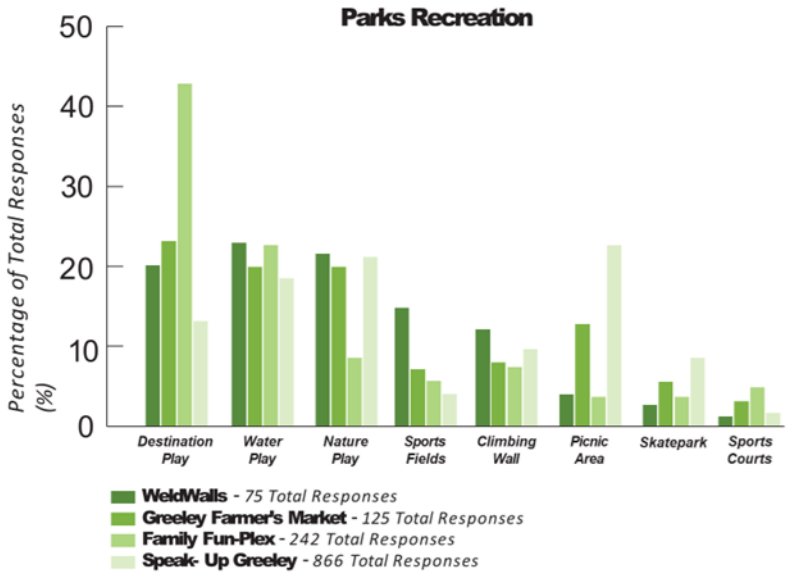
PRRI Project Goals

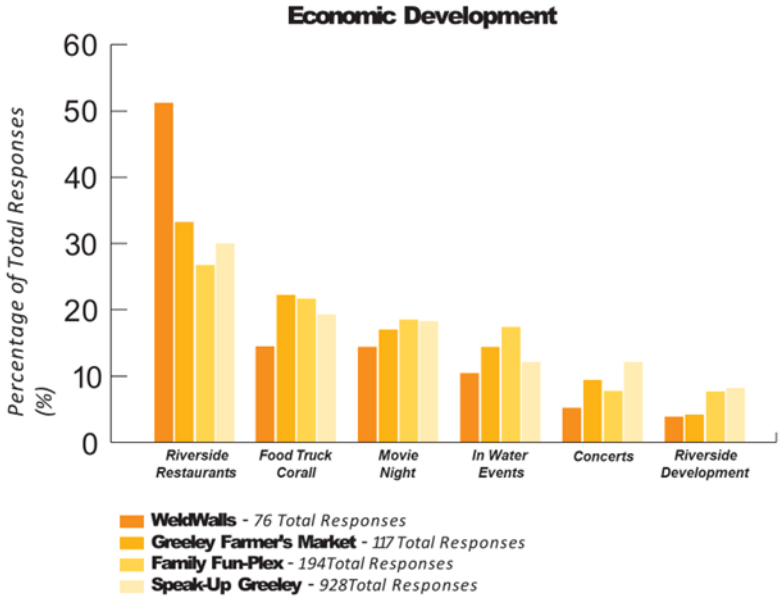


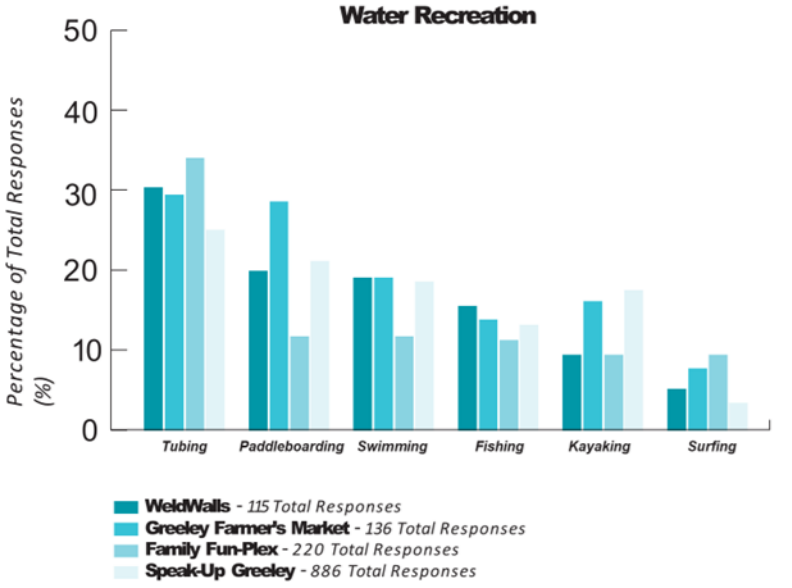
- Develop the Poudre River as a community anchor
- Enhance infrastructure and floodplain connection
- Create wildlife habitat
- Improve multimodal circulation and access
- Focus on ecological restoration and reviving historic river features
- Promote recreation for all

Phase 1 Public Outreach Results









Observations

Development towards the south and west continues to disconnect people from the river

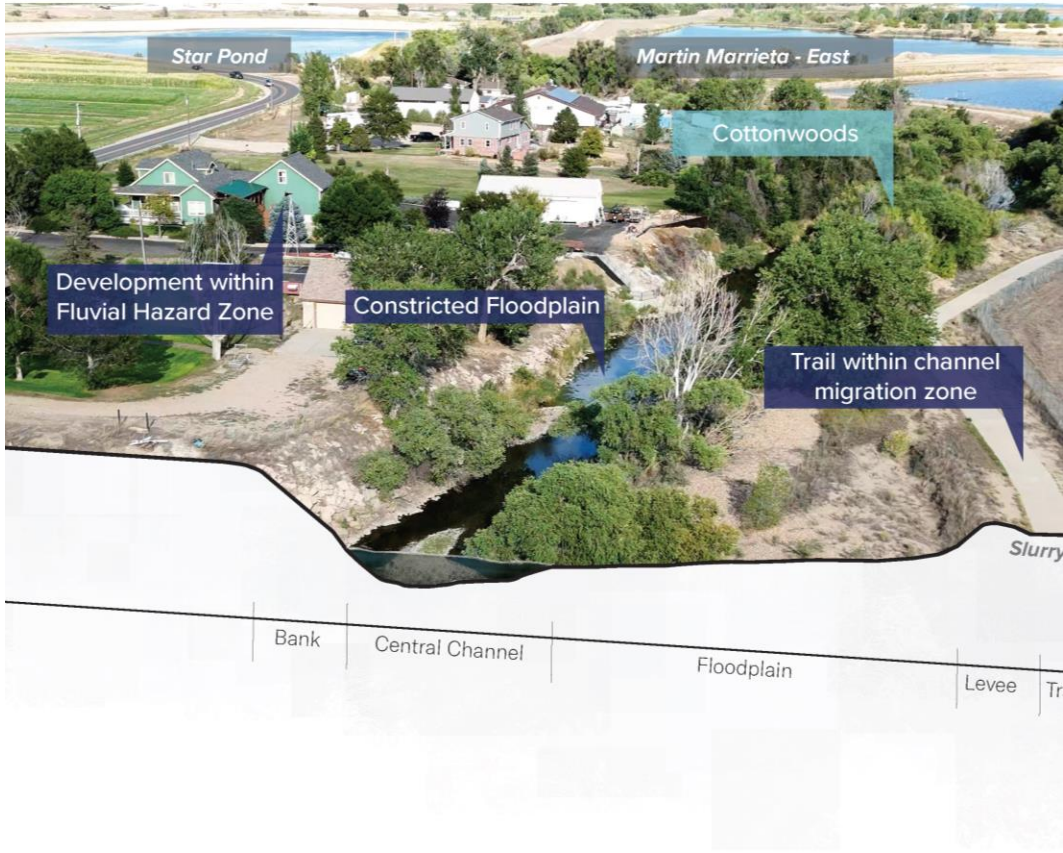
Example Principle: Information Gathering & Historic Context



Weave future development around the Poudre in a way that gives space for the river and is more resilient to protect people and infrastructure

Historical Context: Observations

- The river has lost its length and lost its room to move
- Development towards the south and west continues to disconnect people from the river
- **The river's value and natural beauty are what initially drew people to make Greeley their home**
- Infrastructure improvements can increase property values and living costs, displacing long-standing residents and businesses



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- Reclaim the experience of a natural landscape along the river corridor where possible
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- **Celebrate the Poudre as a "working river" while reclaiming its natural beauty**
- Collaborate with residents and businesses to promote equitable development along the river corridor, address displacement impacts, and ensure the river remains a shared, accessible river for all

Governance & Economic Development: Observations

- **Private land ownership dominates the river corridor**
- Conservation zones are fragmented or completely absent (urban reaches)
- Many people feel disconnected from the river and leave Greeley to recreate in and around rivers
- Public entities should tackle big problems with a one-team approach



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- Collaborate with City departments, Weld County, and regional agencies to leverage unique expertise towards holistic watershed management

Recreation & Access: Observations

- **Insufficient opportunity and access points for all types of recreation along the corridor**
- The City does not currently have a process to make land use decisions that create a resilient river corridor
- Recreating in and around the river is unsafe
- Paths are too few and do not provide meaningful connections



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- Establish a clear, meaningful boundary between allowable development and the river corridor
- Increase urban and nature-based recreational opportunities
- Create circulation loops at many different scales and connect to City fabric

Flood Mitigation & Infrastructure: Observations

- Bridge openings and diversions are rigid and perform poorly for people and the river
- Gravel ponds are essential infrastructure but limit ecological and recreational value in the river corridor
- **Natural floodplains are developed and/or disconnected from the river, which increases flood risk and impacts river health**
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- Transform gravel ponds into the community fabric as amenities where feasible
- **Seek opportunities to expand the floodplain to improve flood storage and river health**
- Reduce flood and geomorphic risk in the river corridor

Habitat & Ecology: Observations

- Certain diversions reroute a majority of river flow, creating areas in the river without flow
- The river is disconnected from its floodplain
- **River water has high temperature and low water quality**
- Some infrastructure harms water quality and river health



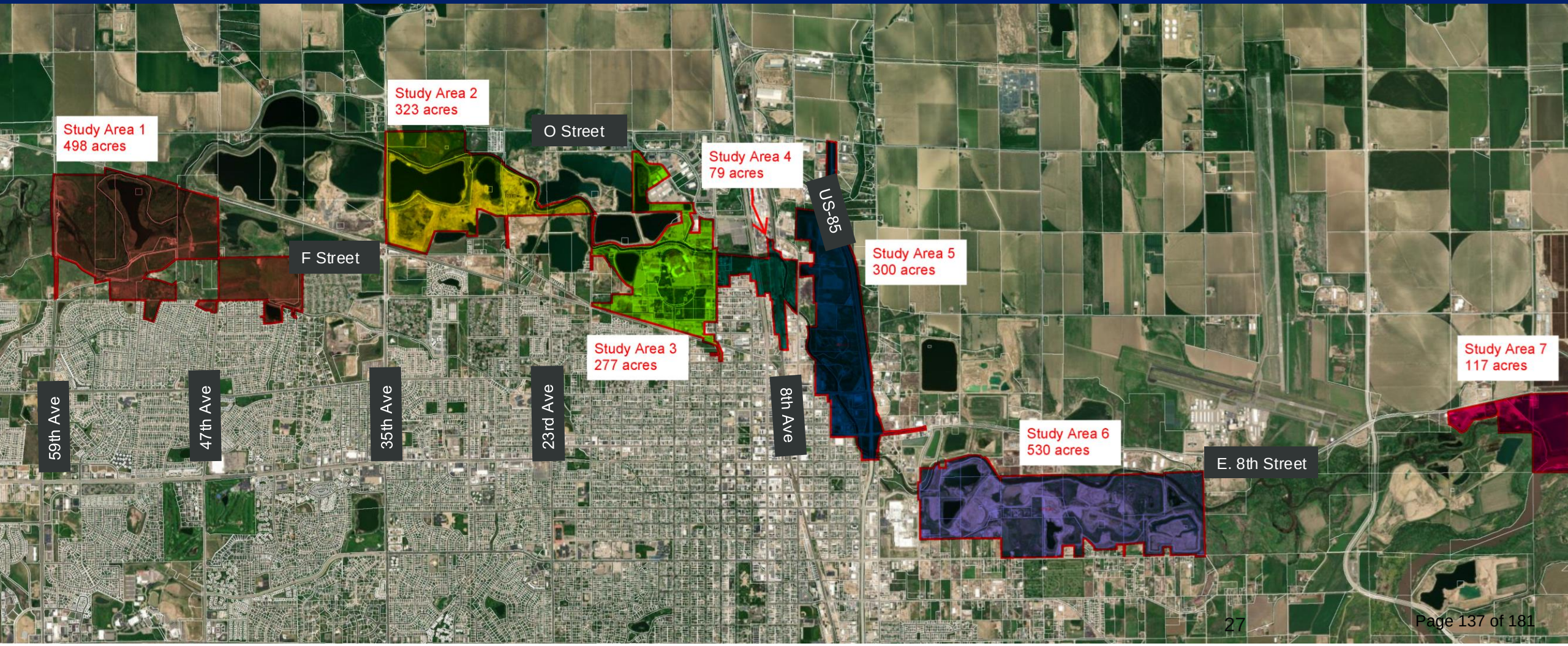
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- **Shade the river with new vegetation where possible, pull back outfalls to route through vegetated swales prior to entering the Poudre River**
- Leverage functional infrastructure improvements to add ecological value and amenities for residents

Phase 2 Potential Study Areas



Work Session Agenda Summary

February 11, 2025
Key Staff Contact: Buxton Demers, Code Compliance Manager

Title:

Code Compliance Overview and Landscaping Standards

Background:

At the October 1, 2024, regular meeting, Council requested Initiative 8-2024, asking that staff bring back information associated with code compliance.

This presentation will provide an overview of the Code Compliance Department's scope and operations, as well as to address key Councilmembers's concerns regarding front yard landscaping standards. As part of this discussion, the presentation will clarify enforcement responsibilities across departments and explore potential enhancements to current code compliance practices. Council input will guide the next steps, including updates to landscaping standards and expanded enforcement options, if necessary.

Strategic Focus Area:

Community Vitality
High-Performance Government
Quality of Life
Safe and Secure Communities

Attachments:

1. City of Greeley Code Compliance Process
2. Landscape Standards MuniCode
3. Definitions
4. Item 7 - Presentation

Standard Code Compliance Process

Help Greeley and your neighborhood look their best and avoid hefty fines. Keep your home and property safe, clean, and in compliance with city ordinances.

Resident complaint or a code inspector observes a violation.

Complaint logged into computer tracking system.

Case is assigned to a code inspector.

Inspection typically occurs within 2-5 days.

- **Pre-Violation** → If the property conditions are somewhat minor but not yet a violation, a courtesy notice MAY be issued.
- **Minor Violation** → If a violation is found, a courtesy warning MAY be issued.
- **Repeat/Major Violation** → If it is a repeat or significant violation, a Notice of Violation may be issued.

Property is re-inspected after the notice deadline, typically seven to 10 days.

If the violation has not been corrected the inspector will issue a Notice of Violation.

An administrative hearing is scheduled with the Administrative Hearing Officer.

A pre-hearing inspection will occur to see if the violation has been corrected.

- **Corrected** → If violation is corrected, a stipulation can be signed and a small administration fee paid to avoid a hearing.
- **Hearing** → During the hearing, it will be determined how the property violation will be corrected and any applicable fines.

Proceso Estándar de Cumplimiento de Ordenanzas (Code Compliance)

Ayude a Greeley y a su vecindario a lucir mejor y evite fuertes multas. Mantenga su casa y propiedad segura, limpia y en cumplimiento con las ordenanzas de la Ciudad.

Un residente presenta alguna queja o un inspector de cumplimiento de ordenanzas nota alguna infracción.

La queja queda registrada en el sistema informático de rastreo.

El caso se asigna a un inspector de cumplimiento de ordenanzas

Generalmente, la inspección se realiza en un plazo de 2 y 5 días.

Pre-Violación

Si la condición de la propiedad es un problema menor pero aún no se considera como infracción, se EMITIRÁ un Aviso.

Violación Menor

Si se determina que existe una infracción, PODRÁ emitirse una Advertencia de Cortesía.

Reincidencia/Violación Mayor

Si es una infracción considerable o que reincide, podrá emitirse una Notificación de Violación.

La propiedad se vuelve a inspeccionar después de transcurrir el plazo del aviso, generalmente de siete a 10 días.

Si la infracción no se ha corregido o la propiedad continua bajo infracción, el inspector emitirá una Notificación de Violación.

Si la infracción no ha sido corregida, el inspector emitirá una Notificación de Violación. Se programa una audiencia administrativa con el Oficial de Audiencias Administrativas. Se realizará una inspección previa para determinar si la infracción ha sido corregida.

Rectificación

Si la infracción es rectificada, se firma una estipulación y se paga un pequeño cargo administrativo para evitar una audiencia.

Audiencia

Durante la audiencia, se determinará como será resuelta la infracción de la propiedad y cualquier penalización correspondiente.

CHAPTER 8. LANDSCAPE STANDARDS

Sec. 24-801. Intent and applicability.

a. *Intent.* The intent of the landscape standards is to:

1. Protect natural landscapes, Greeley's agriculture traditions, and "Tree City USA" designation to strengthen the city's identity as growth occurs.
2. Improve city's image and build value with a well-designed public realm, coordinating landscape design for streetscapes, open spaces, civic places.
3. Promote quality private investment that corresponds with investments in the public realm, and emphasize distinct areas throughout the city with natural landscape materials.
4. Coordinate landscape and design amenities across multiple sites with special attention to the relationship of public and private frontages.
5. Encourage site and landscape design that allows spaces to serve multiple aesthetic, screening, environmental, recreational, or social functions.
6. Provide comfort, spatial definition, and visual interest to active spaces including streetscapes, walkways, civic spaces, parks, trails, or other similar outdoor gathering places.
7. Conserve energy and limited resources through landscape design, and protect and integrate established natural amenities rather than plant or design new ones.
8. Screen and mitigate the visual, noise, or other impacts of high-intensity areas of sites and buildings, or where the scale and pattern of development changes.
9. Implement the city's landscape policy plan for water efficiency, conserve water, and shift to water-conscious landscape design that is regionally appropriate and specific to the arid front range climate.

b *Applicability.* The standards of this section shall apply to all new development as follows:

1. *Minor development.* Minor development shall meet the landscape standards to the extent of any work or improvement on the site, however, are not required to upgrade landscape areas or nonconformances where no work is being done. Minor development includes:
   (a) Expansion by five percent to 25 percent of an existing multifamily or nonresidential building footprint or associated impervious surface;
   (b) Detached house or multi-unit house projects involving five or fewer new buildings or occurring in association with a minor subdivision in section 24-205.
2. *Major development.* Major development shall require full compliance with all standards of this chapter for the entire site, any public streets and frontages, and any common areas. Major development includes:
   (a) Any new nonresidential or multifamily building;
   (b) Expansion of more than 25 percent of any existing nonresidential or multifamily building footprint or associated impervious surface;

(c) Any detached house or multi-unit house project involving more than five new buildings, or occurring through a major subdivision in section 24-203.

For major development, the intent is to bring the site into full compliance with these standards, except that the director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.

3. *Exemptions.* These standards do not apply to rehabilitation or adaptive reuse projects in the general improvement district (GID) and the redevelopment district (RD). Projects that involve a complete redevelopment of the property shall comply.

4. *Landscape plan.* Construction or development of a site shall not be undertaken until a landscape plan has been approved by the director.

   (a) The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize stormwater runoff absorption.

   (b) Landscape plans shall be prepared and stamped by a Colorado registered landscape architect unless waived by the community development director or the director's designee.

   (c) For phased development, a proportionate share of landscaping acceptable to the city, as outlined in an approved subdivision improvement agreement, development agreement or planned unit development (PUD) plan, shall be installed and maintained with each phase based on the size of the proposed phase and shall be considered completed for the purposes of these regulations when such proportionate share of landscaping has been installed prior to issuance of a building permit.

5. *Inspection and approval.* Installation of approved landscape plans shall occur in the following manner:

   (a) Minor development shall require an inspection by the city prior to a certificate of occupancy. If not previously installed, all required on-lot and rights-of-way landscaping for detached houses and multi-unit houses shall be installed within one year of the issuance of the certificate of occupancy.

   (b) Major development shall require a letter of substantial completion of the landscape plan, stamped by a landscape architect or certified irrigation auditor, and city inspection prior to certificate of occupancy, or as otherwise approved in the subdivision improvement agreement, development agreement, or planned unit development.

   (c) If weather prevents the required landscaping from being installed, collateral in the form of a financial security agreement, acceptable to the city, in the amount of 125 percent of the cost of materials and installation is to be provided to the city and approved prior to issuance of the certificate of occupancy.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021)

Sec. 24-802. Landscape design.

a. *Design objectives.* Landscape plans shall meet the following design objectives:

1. Frame important streets and emphasize gateways with street trees, landscape massing, and other vertical elements.

2. Promote stormwater management and prevent erosion through natural landscape elements and site features that intercept precipitation, filter, infiltrate, store, and convey runoff.

3. Encourage the use of bioretention facilities or other creative landscape and stormwater designs that use vegetation and natural processes to improve the quality of stormwater prior to discharge or infiltration into the ground.

4. Create focal points, gathering places, and pathways that enhance the comfort, interest and movement of pedestrians.

5. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, strategic shading, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.

6. Encourage the protection and preservation of healthy plants that can meet the current and future needs of the site through development.

b. *Planting requirements.* The required plants shall be based on different elements of the site according to table 24-8-1, subject to the applicability provisions of section 24-801.b.1 and 2.

Table 24-8-1: Plant Requirements

Site Element	Trees	Evergreen Trees	Shrubs
Streetscape. The landscape area in the ROW or along the lot line immediately abutting the right-of-way	1 shade tree per 35' of lot frontage	n/a	n/a
	Rights-of-way may with constrained planting areas may substitute 1 ornamental tree per 25' in place of the shade tree requirement.		
Frontage and Foundation. The area between the building line and ROW along a street, including sides of corner lots, used to create transitions to the streetscape and to provide accents and soften larger expanses of buildings	1 shade tree per residential lot or per 50' of nonresidential or multifamily lot frontage, if buildings are set back more than 10' (0' to 10' = no requirement)	Evergreen trees may be substituted for shade trees at a rate of 1 for 1 for up to 50% of the requirement.	4 shrubs per 25' of building foundation. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement. Seasonal planting beds or pots associated with the streetscape and entrance may substitute for any building located closer than 10' to the front lot line.
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the frontage & foundation requirement. Ornamental trees may be substituted for shade trees at a rate of 1 for 1 if buildings are set back less than 25', or at a rate of 2 for 1 if buildings are set back 25' or more.		
Parking. Areas on the exterior edge or interior of parking where plants are	1 shade tree per 5 parking spaces	Evergreen trees may be substituted for shade trees at a rate of 2 for 1, for up to	4 shrubs per 25' of parking lot exterior edge. 8 shrubs per 25' for

<table>
<tr><td rowspan="2">used to soften the appearance, mitigate heat gain, and infiltrate stormwater</td><td></td><td>50% of the parking lot requirement.</td><td rowspan="2">any exterior edge within 20' of the right-of-way or a sidewalk.
3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement.</td></tr>
<tr><td colspan="2">Ornamental trees may be substituted for shade trees at a rate of 2 for 1 for up to 50% of the requirement.</td></tr>
<tr><td>Perimeter Treatment. Areas of a site that require additional plants to create transitions or mitigate potential impacts on streetscape or adjacent property</td><td colspan="3">See section 24-802</td></tr>
<tr><td>Civic and Open Spaces. Areas of the site or area designed as part of a broader system of formal and natural open spaces</td><td colspan="3">See section 24-301</td></tr>
<tr><td>Other. All other unbuilt or unpaved areas of a site</td><td colspan="3">All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces.
Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers, or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas.
Artificial turf is only acceptable as ground cover for areas not visible from public rights-of-way and streets, and may be subject to other engineering specifications subject to grading or drainage plans.
Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity.</td></tr>
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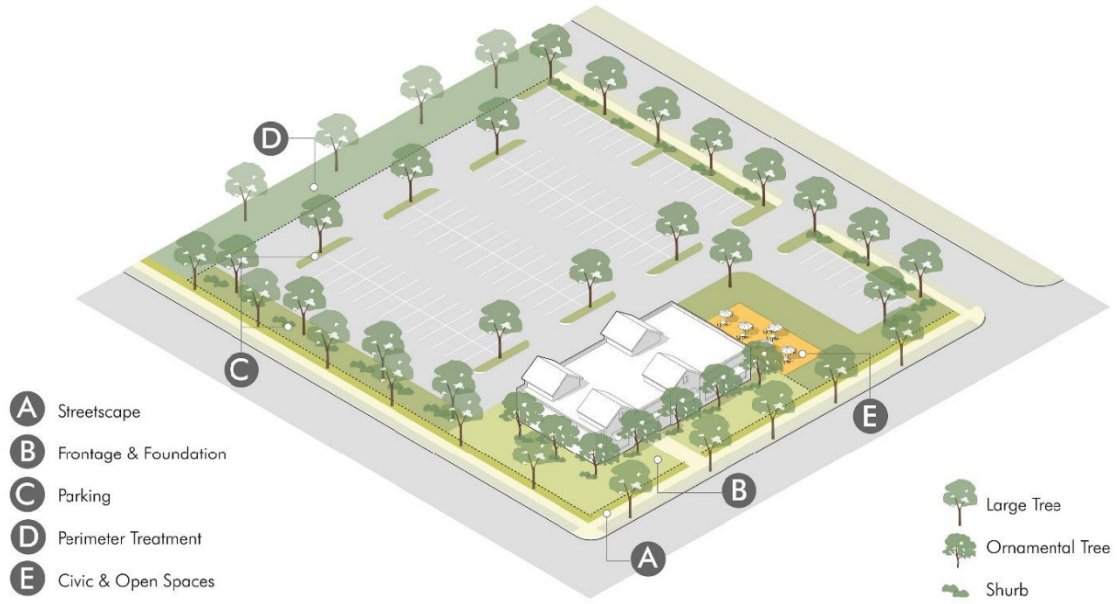


Figure 24-8-1: Plant requirements and site elements.

c. *Credits for existing vegetation.* Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements, provided measures are taken to ensure the survival of the vegetation through construction, and all other location and design standards are met.

1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species, and any trees proposed to be removed.

2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in table 24-8-1. For example, an existing tree may only count towards the required planting for parking lots if it remains in the parking lot in the final design.

3. Credits shall be on a one for one basis provided existing trees shall be at least three-inch caliper to count. The director may approve landscape material that is more than three times the size specified for new plants on a two for one basis, or may approve plants of exceptional quality due to species, location, maturity, and health on a three for one basis.

4. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the tree protection zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.

d. *Design and location.* The plants required by table 24-8-1 shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of this chapter, considering the specific context, street frontage, property adjacencies, and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot.

1. *Streetscape trees.* Streetscape trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority:

(a) On center in the parkway where at least six feet of landscape area exists;

(b) Five to ten feet from the back of curb where no sidewalk exists or five feet from the sidewalk where sidewalks are attached and no parkway exists; or

(c) Within the first five feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.

(d) Ornamental trees may be substituted for street trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.

(e) Trees shall maintain a clearance of at least eight feet above any sidewalk and at least 14 feet above any street or similar vehicle access way.

(f) Shrubs or perennials planted in the parkway shall not exceed 36 inches, or 30 inches in any area impacted by the sight distance limits of section 24-301.d.2.



Figure 24-8-2: Streetscape and Parkway landscape.

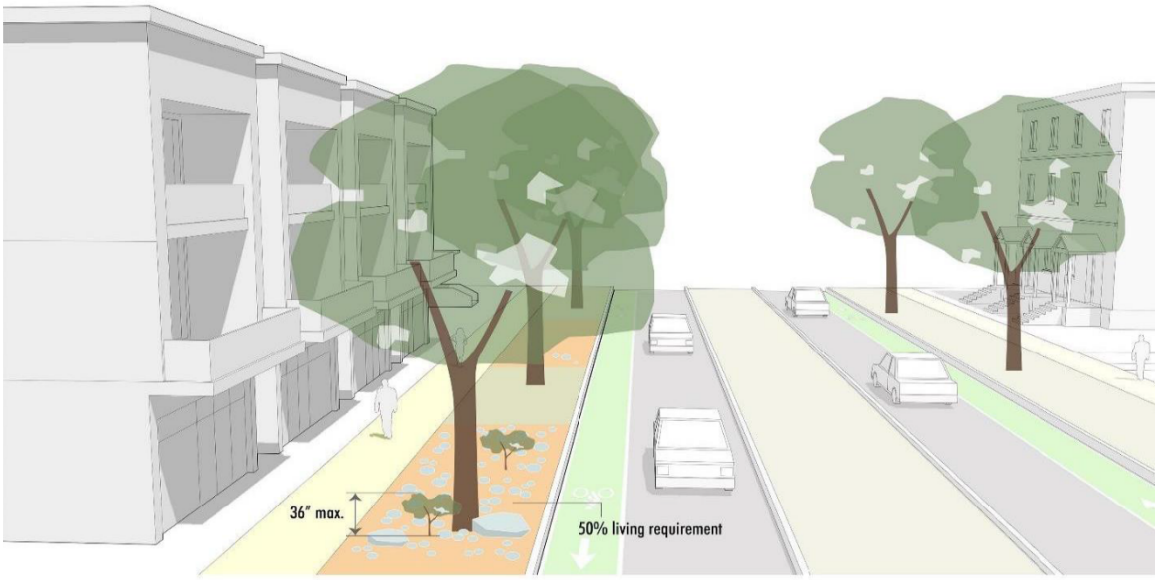


Figure 24-8-3: Streetscape — Pedestrian frontages.

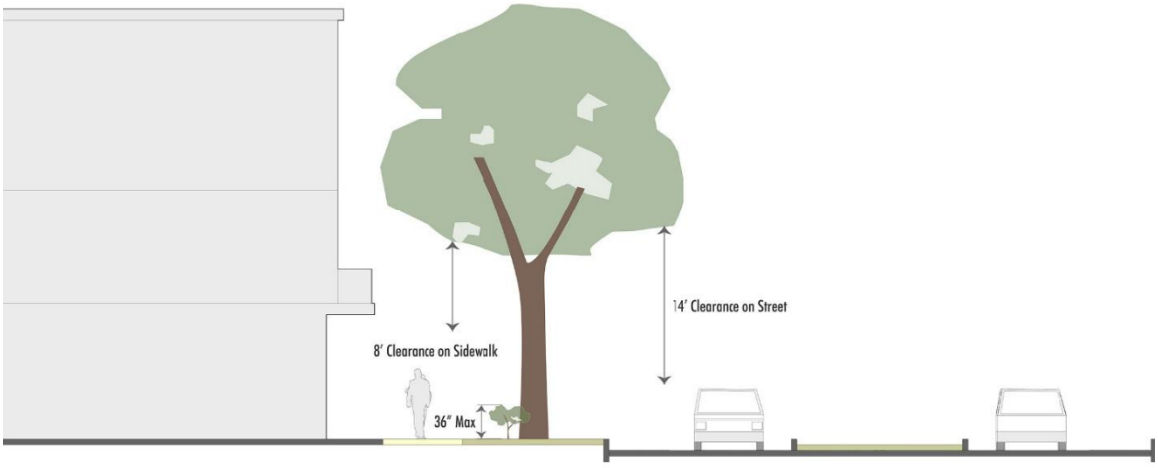


Figure 24-8-4: Tree clearance — Pedestrian frontage.



Figure 24-8-5: Streetscape — Residential frontages.

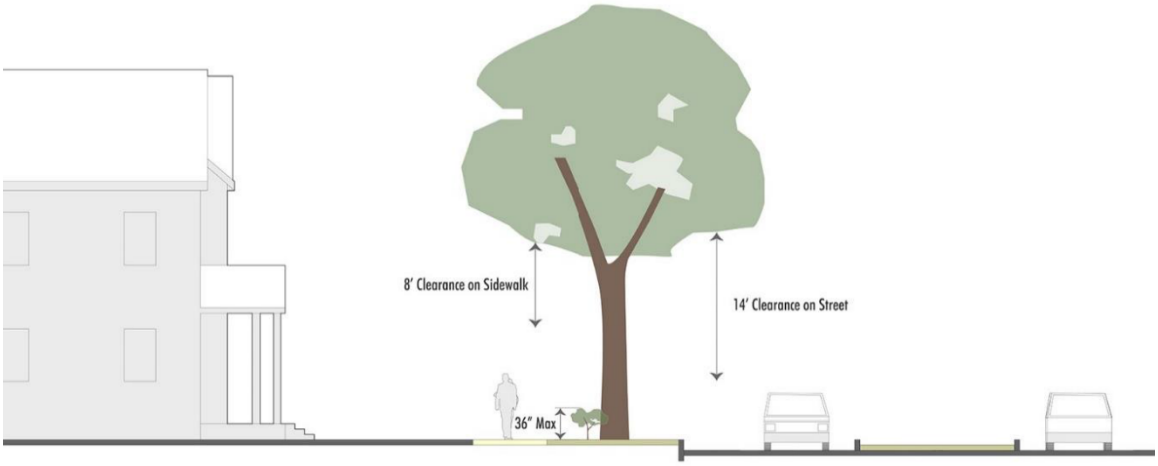


Figure 24-8-6: Tree clearance — Residential frontage.

2. *Frontage and foundation plantings.* Frontage and foundation plantings shall be located in open spaces between the building and the right-of-way or in planting beds associated with any hardscape design along the building frontage.

   (a) Where the building setback requires additional shade trees per table 24-8-1, they shall be coordinated with the streetscape planting locations and located at least 20 feet from any streetscape tree.

   (b) Shrubs and other plantings shall be located within eight feet of the foundation, or abutting any sidewalk or hardscape areas along the foundation.

(c) Where planting beds are used within hardscape around a foundation, they should be at least six feet deep, at least 80 square feet, and concentrated along at least 50 percent of the building frontage.

(d) Use larger and vertical landscape elements to frame entrances, anchor the corners of buildings, or break up and soften larger building expanses. Ornamental and evergreen trees shall be located within 20 feet from the building to support this design objective.

3. *Parking lot landscape.* Parking lot landscape requirements shall be planted along the exterior edge and landscape islands planned and designed according to section 24-704.

(a) There shall be at least one shade tree per 35 feet of parking lot exterior edge, or one ornamental tree per 25 feet of exterior edge.

(b) There shall be at least one shade tree or two ornamental trees per 300 square of parking lot islands or other internal landscape areas.

(c) Shrubs shall be located to define parking lot edges, screen parking from adjacent sites, or create low barriers along sidewalks and streetscapes. The required shrubs may be reduced by 50 percent when used in combination with a decorative fence or wall between 30 and 42 inches tall that complements the architecture of the building or other hardscape features of the site.

4. *Visibility at intersections.* All landscape materials, screens, or buffers shall be located and designed to maintain proper line of sight at all intersections of streets, alleys, driveways, and internal access streets as provided in section 24-301.d.2.

5. *Specific applicability.* Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement. Approval shall be based on the greater requirement applicable to that area, and subject to the director determining that the intent and design objectives of this section are achieved.

6. *Utility line clearance zones.*

(a) Landscaping shall not obstruct or grow into fire hydrants, water meter pits, public traffic signs, sidewalks, or utility boxes except to comply with the requirement to screen mechanical equipment, pursuant to section 24-803.d.

(b) No plant material with mature growth greater than three feet in height shall be planted within potable water, sanitary, or non-potable irrigation easements.

(c) No shrubs shall be planted within five feet or trees within ten feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services.

(d) Trees or shrubs may encroach into the utility clearance zone but shall never touch or bump into overhead phone or utility lines when the landscape material has fully matured. Shorter ornamental trees with a maximum height of 20 feet are typically acceptable but shall follow service provider guidelines.

(e) Placement of landscape materials that are determined to produce pollutants that may negatively affect the quality of stormwater runoff shall not be permitted near drainage, stormwater detention, or 100-year floodplain areas.

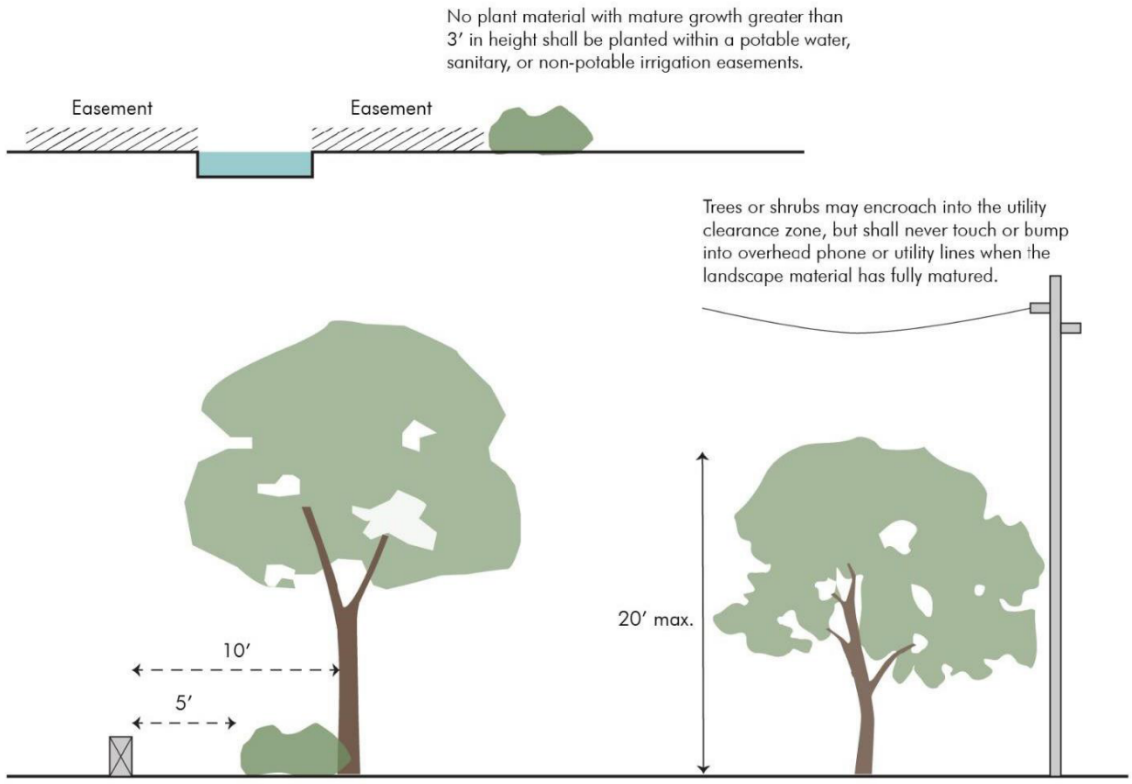


Figure 24-8-7: Utility line clearance zones.

e. *Alternative compliance.* Alternative compliance to the landscape design standards in this section may be authorized according to the process and criteria in section 24-208, and the following additional criteria:

1. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request up to 25 percent reduction in parking lot or frontage and foundation landscape requirements.

2. Parking lots that include bio-retention areas greater than 1,000 square feet, or that otherwise use design strategies that cleanse and infiltrate parking lot runoff may request up to 25 percent reduction in parking lot landscape requirements.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021)

Sec. 24-803. Perimeter landscape and screening.

a. *Design objectives.* Intense land uses or site elements shall use perimeter landscape to transition or separate from streetscapes and adjacent property according to the following design objectives:

1. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to reduce impacts of surface parking areas and provide low-level headlight screening.

2. Areas that transition to different uses or building scale require landscape areas to soften transitions or screen and buffer potentially incompatible transitions with a combination of dense vegetation or fences and walls compatible with the buildings on the site.

3. Service and utility areas of buildings and sites shall be screened with architectural features, fences, or landscape materials to limit visibility or noise from adjacent property or streetscapes.

4. Berms, vertical landscape elements, dense plantings, or other grade or spatial changes shall be used to alter views, subdue sound, mitigate lighting, and change the sense of proximity of high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.

5. Create landscape clusters that soften long expanses of building walls, fences, surface parking, or other similar areas.

6. Address layers of screens, including shade trees (high layer — 30'+); evergreen or ornamental trees (mid-layer — 6' to 30'); and shrubs, annuals and perennials, and ground cover (low layer — under 6'), in a way that most directly mitigates the potential impacts and adjacencies.

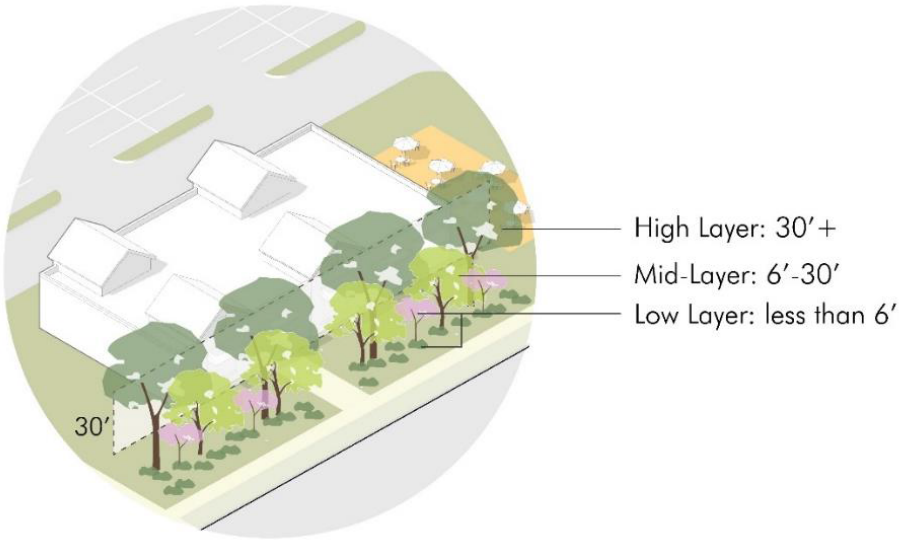


Figure 24-8-8: Planting layers.

b. *Perimeter planting.* The planting requirements in table 24-8-2 shall be used to create transitions or to buffer and screen more intense uses or elements of a site, according to the design objectives of this section. The perimeter width exists independent of and may include any setback, parking edge or other open space requirements, and whichever width is greater and whichever planting requirement is greater for each type of plan will control.

Table 24-8-2: Perimeter Design

Perimeter Type & Application:	**Width**	**Plant Requirements** (per 100 linear feet)		
		Trees	**Evergreen**	**Shrubs**

Type I — Applied where any parking is within 20' of the right-of-way or along a public sidewalk	5'	3	n/a	32
Type II — Applied to: Medium to low, and high to medium land use transitions Perimeter of residential projects along collector streets; or perimeter of commercial and industrial projects along collector or arterial streets	10'	2	n/a	16
Type III — Applied to: Very high to high land use transitions Perimeter of residential projects on arterial streets; or perimeter of commercial or industrial projects along highways, expressways, or freeways	15'	2	2	16
Type iv — Applied to: High to low, and very high to medium land use transitions	20'	3	3	24
Type V— Applied to perimeter of residential projects along highways, expressways, or freeways	30'	3	3	36
Design Details & Alternatives:	Shrub amounts may be reduced by 50% along ROW where a property fronts on the street; or be designed according to the frontage standards in section 24-503.c and 24-603.c All landscape requirements may be reduced by 25% if used in combinations with decorative walls and fences meeting applicable fence standards or with berms meeting 24-803.f.			

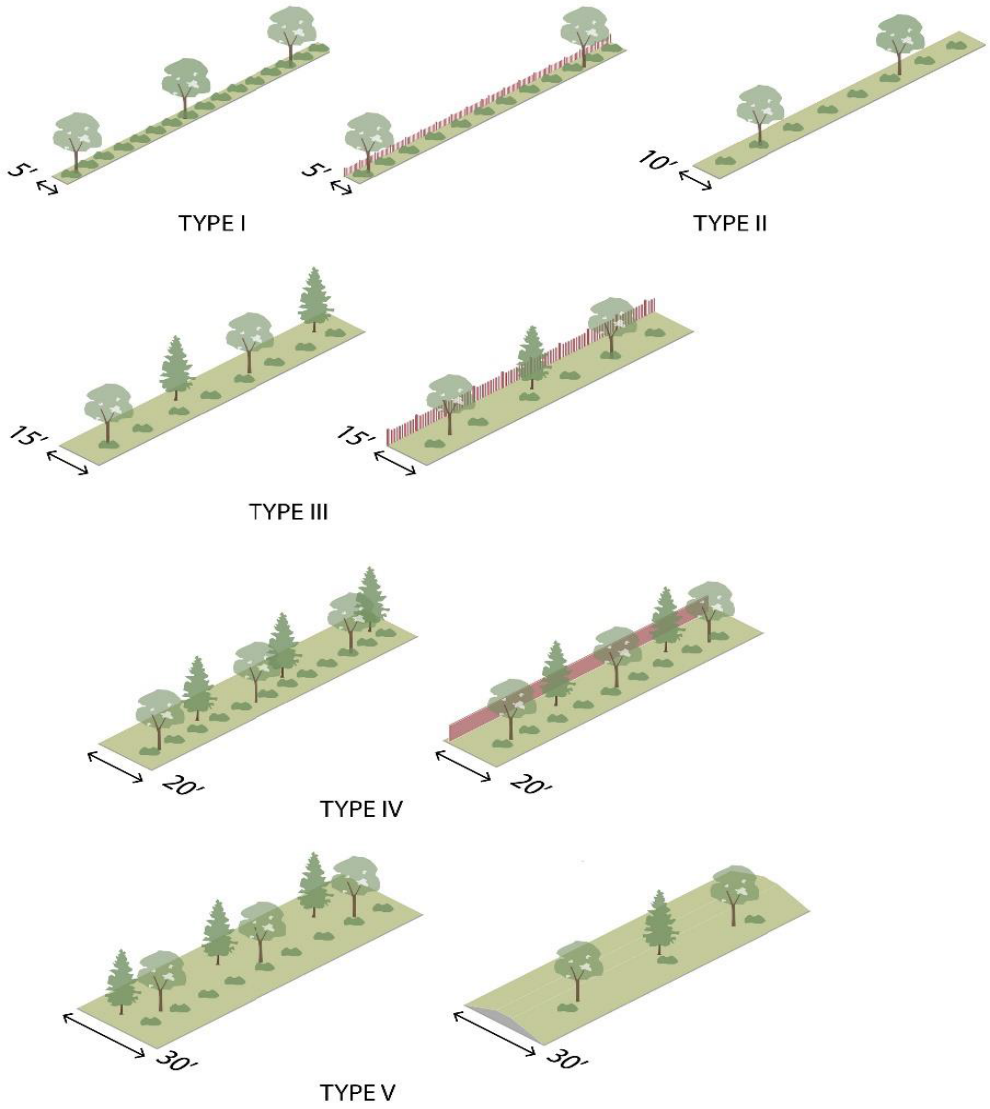


Figure 24-8-9: Perimeter design.

c. *Perimeter locations.* Perimeter landscape required in table 24-8-2 shall generally be located based on the land use intensity in table 24-8-3. Perimeter landscape shall be required on lots of the more intense level of development. However, perimeter landscape may be required on lots of lower intensity in association with the platting process when located near existing higher-intensity uses.

Table 24-8-3: Perimeter Application	
Intensity	**Land Use**
Low-intensity use	• *Residential:* detached house, multi-unit house, row house, and small-lot apartment building types • *Institutions*: churches, schools, public facilities including recreation fields, community swimming pools and similar facilities

	• *Commercial:* offices, day care, and similar non-retail services 2 stories or less.
Medium-intensity use	• *Residential*: medium-lot apartment, large-lot apartment, or apartment complexes • *Commercial*: neighborhood retail (under 3K s.f.), or office uses (3 stories or more); neighborhood service uses (non-drive-up service), or similar uses that typically do not operate between 10:00 p.m. and 7:00 a.m.
High-intensity use	• *Commercial*: general commercial uses that may be larger scale (over 3K), higher intensity (repair shops, gas stations, or drive-up services), or similar uses that typically operate beyond 10:00 p.m. • *Industrial:* light manufacturing and research facilities • Any other commercial or industrial use under 3,000 square feet of gross floor area.
Very high-intensity use	• Commercial: Commercial uses with outside sales or storage; outside commercial recreation; vehicle or heavy equipment sales and storage • *Industrial:* heavy industrial and manufacturing uses • Other commercial or industrial properties typically greater than 20,000 square feet gross floor area.
Oil & gas	• Reductions to perimeter landscape requirements for oil and gas sites located in non- urbanized areas may be approved by the director on a case-by-case basis, considering the context of the site and long-term anticipated development patterns in the area.

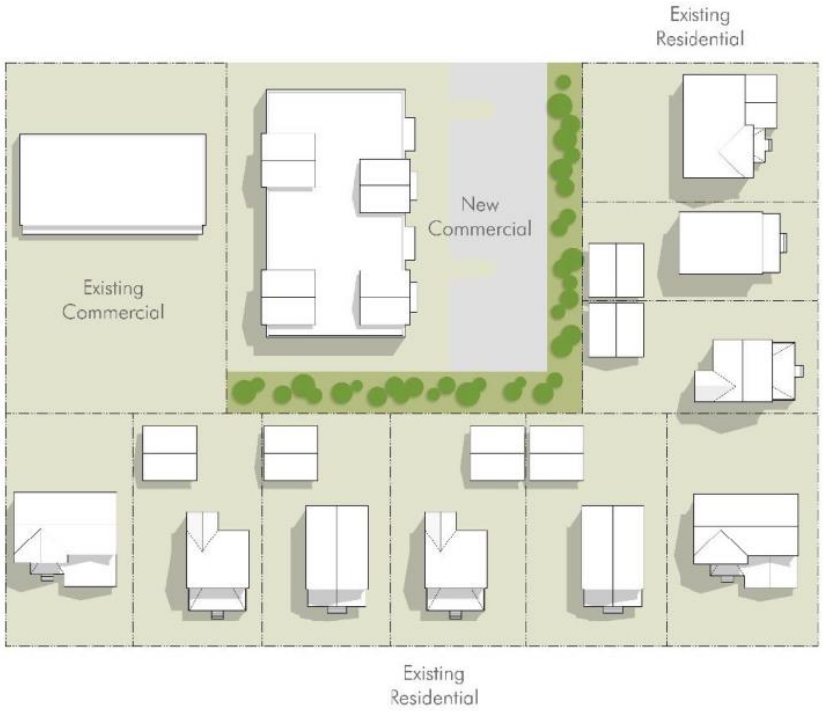


Figure 24-8-10: Perimeter treatment along differing land uses.

d. *General screening.* All of the following shall be screened from rights-of-way and adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative solid fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where the design of the building, frontages, open space, buffers, and other site requirements do not adequately screen these elements, the director may require additional planting to achieve the design objectives of this section.

1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
2. Permanent or temporary outdoor storage areas.
3. Trash enclosures.
4. Utility stations or fixtures.
5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
6. Large blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.
7. Nonresidential parking lots, or multifamily parking lots over ten spaces, adjacent to residential lots.

e. *Alternative compliance.* Alternative compliance to the perimeter landscape standards in this section may be authorized according to the process and criteria in section 24-208, and the following additional criteria:

1. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that lead to better water resource management and improved water quality may request up to a 25 percent reduction in the landscape materials.
2. Projects that incorporate improved civic spaces and streetscapes beyond those required by the subdivision standards or development standards, and which provide active gathering places on the site with seating, public art, or other enhanced architectural hardscape and amenities, may request up to a 25 percent reduction in the perimeter landscape standards.
3. Projects that retain significant amounts of existing trees, plant or animal habitat, or other natural areas, and which result in improved aesthetic or environmental performance, may request up to a 25 percent reduction in the perimeter landscape standards.
4. Areas where a compatible mix and relationship of different land uses is better achieved through the enhanced design of buildings, streetscapes, and civic spaces, and where it results in a compact, walkable pattern may request a waiver of the perimeter standards.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021; Ord. No. 7, 2023, app. A(24-803), 2-21-2023)

Sec. 24-804. Plant specifications.

a. *Design objectives.* The plant specifications have the following design objectives:

1. Ensure the longevity and survival of landscape investments with proper species, location, installation, and maintenance of plants.
2. Promote regionally appropriate strategies, including limiting the risk of disease or infestation through diversity of urban forest materials on an area- or city-wide basis.

3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.

4. Require water-efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.

b. *Species.* All trees and shrubs shall be selected and planted according to Greeley's official landscape manual. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:

1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;

2. Are adaptable to the climate of the front range region and the specific conditions in which they are proposed; and

3. Are not invasive or otherwise problematic to the overall health of the landscape.

c. *Plant specifications.* All landscape materials shall be healthy at the time of planting and be selected for their native characteristic or survival in the climate for the front range region. Species, specifications installation, and maintenance shall otherwise be according to American National Standards Institute (ANSI) standards. Plants shall meet the following specifications at planting:

Table 24-8-4: Plant Specifications

Type	Specification
Tree (large, shade)	2" DBH; mature height of 30'+
Ornamental tree	1.5" DBH; 8' to 10' minimum planting height for multi-stemmed; mature height 15'—25'
Evergreen tree	6' minimum planting height; mature height of 10'+; evergreens with mature heights of 20' or more may be classified as large trees.
Shrub	Volume #5 (ANSI Standards)
Perennials	Volume #1 (ANSI Standards); Volume #2 (ANSI Standards) if substitution for shrubs
Ground cover	Areas designed for vegetative cover shall have 50% ground cover at the time of planting and full coverage within 2 growing seasons
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting

d. *Xeric guidelines.* Projects that incorporate xeric planting design in streetscapes, outlots, and common open space areas, may request a raw water reduction subject to review and approval by the water and sewer department. Landscape plans are recommended to conserve water with landscape materials and design techniques using the following xeric principles:

1. Reduce water demand by grouping plants with similar water requirements together. Water-efficient, drought-tolerant, pollinator gardens and xeric landscaping are encouraged to be planted together to promote water conservation.

2. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-efficient or drought-tolerant grasses.

3. Use drought-tolerant plants suitable to the region, with low watering and pruning requirements.

4. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas shall install soil amendments as required by the water and sewer department's adopted criteria.

5. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover, drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.

6. Alternative sources of irrigation for all landscape areas is encouraged.

e. *Installation and maintenance.* All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods.

1. The developer, owners' association, property owner and/or tenant, shall be responsible for maintaining all on-lot plantings, right-of-way landscaping, or other landscaping in common areas.

2. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details.

3. Prior to the installation of turf-grass and/or other plant materials in areas that have been compacted or disturbed by construction activity, such areas shall follow soil amendment procedures pursuant to title 20 of this Code and the water and sewer lawn installation specifications.

4. Installed landscape material may be inspected periodically throughout the life of a development.

5. Plant material that fails to grow within a three-year period from the certificate of occupancy or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying is considered a violation of the site plan approval. The director may order that the plants be removed and replaced, or otherwise enforce this as a violation of this code.

f. *Berms.* Where earthen berms are used as part of the buffer or screen requirements, they shall meet the following specifications:

1. Berms shall have a slope not exceeding a horizontal to vertical ratio of no less than 3:1 ratio to no greater than a 4:1 ratio for turf-grass mowing, and must have a crown width of at least two feet.

2. All berms, regardless of size, shall be stabilized with grasses, especially at the crown.

3. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair the safe operation of vehicles.

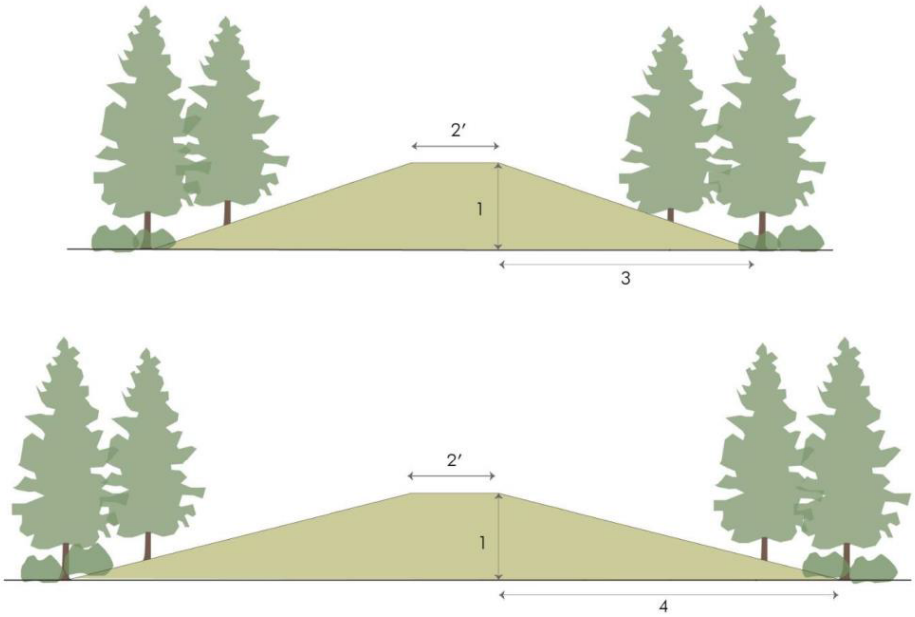


Figure 24-8-11: Earthen berms.

g. *Stormwater treatment.* Landscape amenities that incorporate stormwater treatment are recommended. Techniques such as bioswales, water quality ponds, and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces, and other impervious surfaces. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity. Landscape areas that are part of the stormwater system shall adhere to the storm drainage design criteria and construction specifications and the Urban Design Criteria Manual.



Figure 24-8-12: Bio-retention facilities.

h. *Irrigation systems.* All major and minor development shall have an automatic irrigation system for all landscape areas, meeting the requirements of the storm drainage design criteria and construction specifications, and including the following:

1. Irrigation systems for major development shall require review and approval by the water and sewer department.

2. Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks, and parking lots.

3. Trees, shrubs, and plantings in bed areas, such as landscape islands, shall be designed to group plants with similar water requirements and be irrigated by drip, bubbler systems, low volume spray heads and/or subsurface irrigation systems.

4. A temporary irrigation system is only allowed where native grass has been installed on an undeveloped lot or part of a developed lot, an outlot, or retention or detention pond. Plants shall be established within three to four growing seasons and shall comply with the re-vegetation standards as provided in the storm drainage design criteria and construction specifications. After native grass is established, the temporary irrigation must be removed within three months after establishment is complete.

5. An irrigation audit shall be required following the installation of the irrigation system.

6. The director may waive the requirement for irrigation systems for minor development or to facilitate infill development or redevelopment of existing sites without irrigation.

i. *Alternative compliance.* Alternative compliance to the plant specification standards in this section may be authorized according to the process and criteria in section 24-208, and the following alternative criteria:

1. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that will lead to better water resource management and improved water quality may request equal or better alternates to the specifications in this section.

2. Projects that include plantings with demonstrated superior survival rates in the front range climate, or which have reduced maintenance may request equal or better alternates to the specifications in this section.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021; Ord. No. 7, 2023, app. A(24-804), 2-21-2023)

Secs. 24-805—24-900. Reserved.

Definitions

Weeds: Weed means a troublesome or injurious plant. The term "weed" does not include vegetation commonly recognized, cultivated, and maintained as ornamental, herbal, agricultural, or xeriscape.

Trash/Refuse: The term "refuse" means garbage and all other waste matter or discarded or unused material such as, but not limited to, salvage materials, scrap metal, scrap materials, bottles, tin cans, paper, boxes, crates, rags, used lumber and building materials, manufactured goods, appliances, fixtures, discarded furniture, machinery, motor vehicles, or other such items which have been abandoned, demolished, or dismantled, or are in such condition as to be unusable in their current state; discarded or inoperable vehicles, machinery parts, and tires; and other materials commonly considered to be refuse, rubbish, or junk. As used in this definition, the term "discarded furniture" shall also include, without limitation, upholstered furniture that is designed, manufactured, and intended primarily for indoor use but is used or stored outdoors in any unroofed area or area where subject to weather conditions, whether the upholstered furniture is actually discarded or not.

Inoperable / Unlicensed Vehicles:

- **Inoperable:** A condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned, or unable to perform the functions or purpose for which it was originally constructed.
- **Unlicensed:** A condition of the absence of an effective registration plate or safety inspection sticker.

Recreational Vehicle/Equipment:

- **Recreational Equipment:** Equipment intended for outdoor recreational use, including, but not limited to, snowmobiles, jet skis, all-terrain vehicles (ATVs), canoes, and boats, and including the trailers for transporting such equipment.
- **Recreational Vehicle:** A vehicle which is designed, intended, and used for the purposes of temporary living accommodation for recreation, camping, and travel use, including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes, horse trailers, and bus campers. For the purposes of this definition, neither a pop-up trailer nor a truck topper accessory (also known as a camper shell) which is not higher than eight inches above the truck cab when installed shall be considered a recreational vehicle. A horse trailer used primarily for transport of horses and/or livestock to or from the site it is stored upon shall not be considered a recreational vehicle under this definition.

Oversize Vehicles: Work vehicles exceeding one-ton capacity, trailers exceeding 15 feet in length, tow trucks, taxicabs, limousines, or vehicles not typically associated with a residential use shall not be parked at any time at single-family or two-family dwellings.

Code Compliance Overview and Landscaping Standards

Buxton Demers, Code Compliance Manager

Council Work Session - February 11, 2025



City of Greeley Colorado

Agenda

- Clarifying Responsibilities of the Code Compliance Department
- Consideration of Expanding Compliance Tools
- Purpose: Council feedback

Scope of Code Compliance Department

- Enforcement of private property violations outside the walls of structures
- Trash and snow/ice on sidewalks
- Inspections must be conducted from public right-of-way (street, sidewalk, alley)
- With permission, violations can be viewed from neighboring properties

Key Areas of Code Compliance



Native Grass



Weeds

- Weeds
- Trash/Refuse
- Inoperable/Unlicensed Vehicles

Key Areas of Code Compliance





- Recreational Vehicles and Equipment
- Oversized Vehicles
- Snow
- Odor

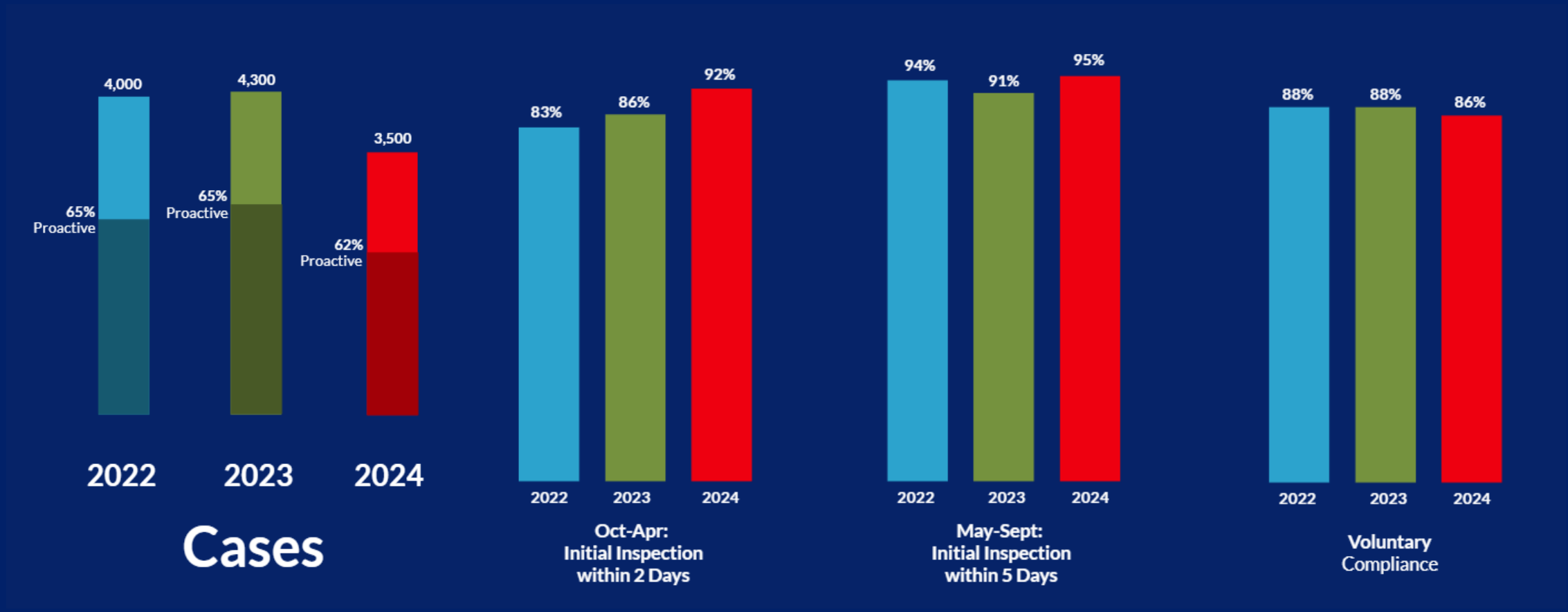
Enforcement Issues Handled by Other Departments





- Building permits and structure violations (**Building Inspection**)
- Noise, Traffic and Criminal Code **(Police Department)**
- Abandoned/Inoperable/Expired vehicles on streets **(Public Works - Parking Enforcement**)
- Stormwater issues like erosion control, spills/illicit discharge **(Public Works - Stormwater)**
- Fire codes or hazardous material handling (**Fire Department**)

Measuring Success: Key Statistics



Current Landscaping Standards

Requirements:

- Unpaved areas in front yards must have ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces
- Up to 50% of the landscaped area can consist of non-living decorative materials like river rock or pea gravel, provided it allows for runoff infiltration
- Streetscape: One shade tree per residential lot or per 35 feet of lot frontage

Prohibited:

- Artificial Turf allowed only in areas not visible from public rights-of-way (Artificial Turf presentation coming soon)
- Landscaping must not obstruct sidewalks, fire hydrants, utility boxes, or impede visibility at intersections
- Dirt/weeds are not an acceptable ground cover

Potential Enhancements to Landscaping Standards

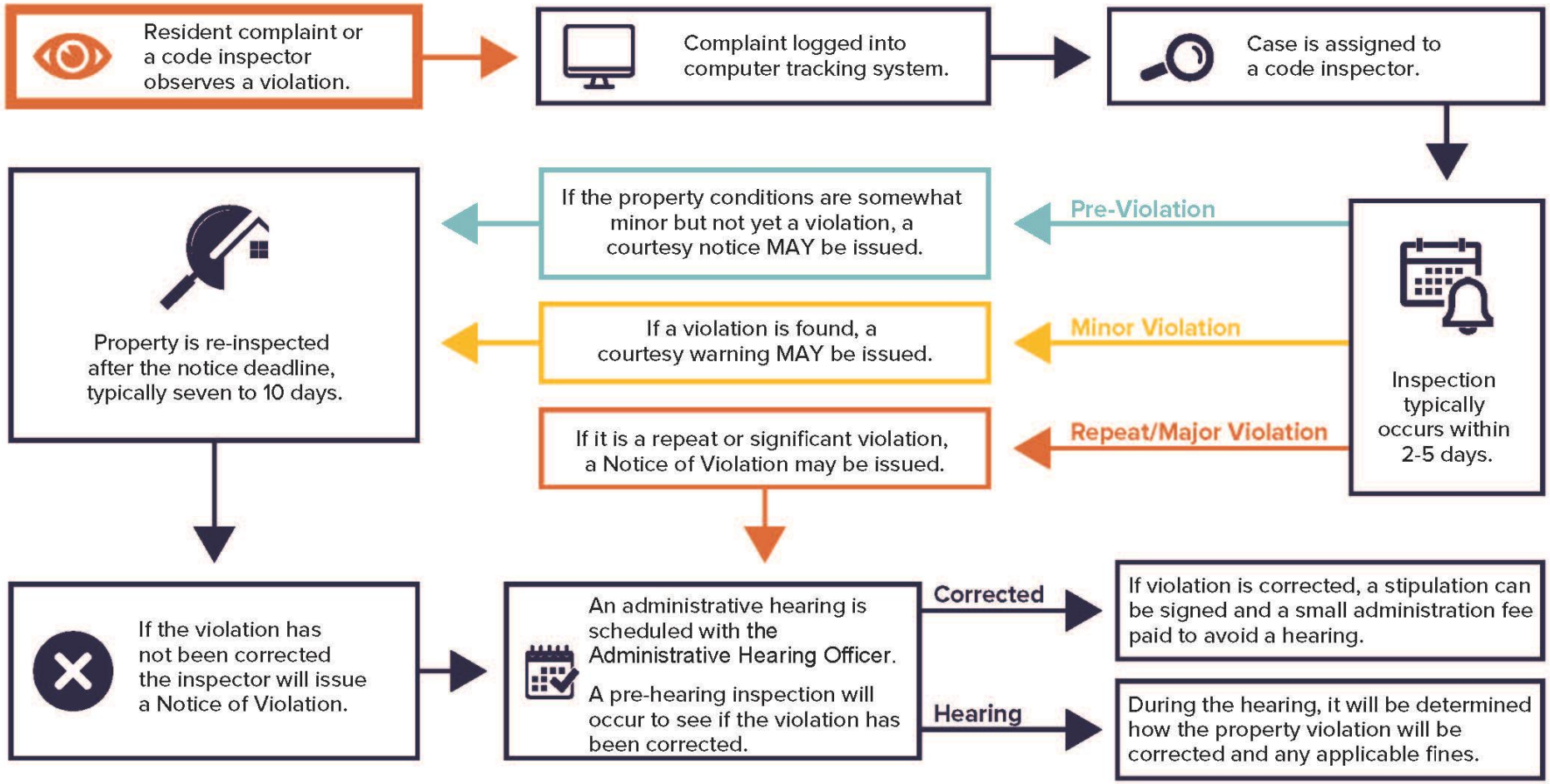
- Possible Height Restrictions
- Perennial or Recurring Landscaping Requirement
- Diversity in Planting
- Clarification of Agricultural vs. Ornamental Planting
- Strengthening the Green Cover Requirement

Current Process

City of Greeley Colorado

Standard Code Compliance Process

Help Greeley and your neighborhood look their best and avoid hefty fines. Keep your home and property safe, clean, and in compliance with city ordinances.



Code Compliance | 970-350-9833 | code.compliance@greeleygov.com | greeleygov.com/services/cc

Council Input

- Enhancing Enforcement Options:
  - Maintain Current System
    - Focus on education and voluntary compliance with warnings before enforcement.
  - Evaluate a Ticketing System
    - Assess the feasibility of a structured ticketing process with an adequate warning period.

Ticketing System

Pros:

- Faster Enforcement Process
- Encourages Compliance
- Reduces Administrative Burden
- More Consistent Outcomes
- More Immediate Accountability
- Reduces Backlog

Cons:

- Requires Clear Appeals Process
- Adjustment Period for Residents
- Implementation & Training Needs
- Equity Considerations
- Implementation Costs

Questions/ Feedback

- https://greeleygov.com/contact-us/quick-guide
- Contact information for reporting violations or general questions:
  - Code Compliance Main Number: 970-350-9833
  - Email: Code.Compliance@greeleygov.com
  - Website: https://greeleygov.com/services/cc
  - Odor Hotline: 970-350-9831
- 311 Customer Experience Initiative

Thank you

City of Greeley Colorado

Work Session Agenda Summary

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Work Session Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings and Other Events Calendar
Council Meeting and Work Session Schedule
Status Report of Council Initiatives and Related Information

Council Meetings and Other Events Calendars

February 10 – March 8, 2025

Tuesday, February 11, 2025

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

Wednesday, February 12, 2025

- Leadership of Weld County Event 1 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

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Tuesday, February 18, 2025

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

Wednesday, February 19, 2025

- Sergeant Chris Bidwell Promotion Celebration 3 p.m. Greeley Police Department (2875 W 10th St, Greeley, CO 80634); Donahue Room

- Water & Sewer Board Meeting 2 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Thursday, February 20, 2025

- 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

- Chamber of Commerce Dinner 5:30 p.m. Island Grove Event Center (425 N 15th Ave, Greeley, CO 80631)

Monday, February 24, 2025

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

Tuesday, February 25, 2025

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

Wednesday, February 26, 2025

- Upstate Colorado Economic Development 7 a.m. (822 7th Street Greeley CO 80631) Upstate Colorado Conference Room

Thursday, February 27, 2025

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

- STATE of the CITY 2025 6 p.m. AIMS Welcome Center (4901 W. 20th Street, Greeley, CO 80634)

Tuesday, March 4, 2025

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

Thursday, March 6, 2025

- 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)

Friday, March 7, 2025

- 10th Anniversary Poudre River Forum 8 a.m. Aims Community College Welcome Center (4901 W. 20th Street, Greeley CO 80634

Saturday, March 8, 2025

- National League of Cities Executive Education and Pre-Conference Activities 8 a.m. Washington D.C.

2025 Council Meeting/Work Session Agenda Items Schedule

2/3/2025

This schedule is subject to change

Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
February 18, 2025 Council Meeting	Proclamation - Youth Arts Month	Mayor	Intro
	Proclamation - Black History Month	Mayor	Intro
	Minutes - Jan 21 RM, Jan 28 WS	Heidi Leatherwood	Consent
	Resolution - Appointing CBAC to review food tax expenditures	Kalen Myers/Caleb Weitz	Consent
	Resolution - Appointing CBAC to review TIFIA loan expenditures	Kalen Myers/Caleb Weitz	Consent
	Intro & 1st Rdg Ord - West Greeley Funding Approvals (tentative)	Blair Snow	Consent
	Intro & 1st Rdg Ord - West Greeley Line of Credit (tentaitve)	Blair Snow	Consent
	Informational - Amendments to Landscaping Codes Artificial Turf	Don Threewitt/Brian McBroom	Regular (Informational)
	Informational - Initiative 14-2024 - Build to Rent Housing and Other Trends	Deb Callies/Brian McBroom	Regular (Informational)
	B&C Appointments	Jennifer Middleton	Regular
	Hold - West Greeley Obligation	John Herge	Regular
February 25, 2025 City Council Work Session	Executive Session - Council Appointees (CM, CA, MJ) (Hold)	Heidi Brinkman/Kimberly Southern-Weber	WS
March 04, 2025 Council Meeting	Minutes- Feb 4 RM, Feb 11 WS	Heidi Leatherwood	Consent
Raymond and Mayor Virtual	Resolution - amending Council Policies and Protocol	Heidi Leatherwood	Consent
	Resolution - 3 Mile Annexation Boundary (Tentative)	Doug May/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Amendments to Landscape Code - Artificial Turf	Don Threewitt/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Village at Greeley PUD (tentative)	Brian McBroom	Consent
	PH & 2nd Rdg Ord - West Greeley Funding Approvals (tentative)	Blair Snow	Regular
	PH & 2nd Rdg Ord - West Greeley Line of Credit (tentative)	Blair Snow	Regular
	Executive Session - City Manager Performance Review (Hold)	CM/Kimberly Southern-Weber	ES
March 11, 2025 City Council Work Session	Homeless Solutions -and Camping Restrictions Update	Mandy Shreve, Will Jones, PD	WS
Follow up as NLC this week	Five Year Housing for All Strategic Plan Update	Deb Callies	WS
	Executive Session - City Attorney Performance Review (Hold)	CA/Kimberly Southern-Weber	
March 18, 2025 Council Meeting	Proclamation - Brain Injury Awareness Month	Mayor	Intro
	UNC Spring Update	UNC President Feinstein	Intro
	Minutes - Feb 18 RM; Feb 25 WS	Heidi Leatherwood	Consent
	Resolution - Revenue Stabilization Reserve Fund Policy	Caleb Weitz	Consent
	Intro & 1st Rdg Ord- First Supplemental Appropriation for 2025	Caleb Weitz	Consent
	PH & 2nd Rdg Ord - Amendments to Landscape Code - Artificial Turf	Don Threewitt/Brian McBroom	Regular
	PH & 2nd Rdg Ord - Village at Greeley PUD (tentative)	Brian McBroom	Regular
	Informational - Mobility Development Plan	Will Jones/Paul Trombino	Informational (Regular)
	B&C Appointments	Jennifer Middleton	Regular
	Executive Session - Municipal Judge Performance Review (Hold)	MJ/Kimberly Southern-Weber	ES
March 25, 2025 City Council Work Session	2024 End of Year Financial Review	Robert Miller/Tyra Litzau	WS
	Development Review Process Update	Brian McBroom	WS
	Monetary Sponsorship Policy	Caleb Weitz	WS
	Executive Session - Discussing Personnel Reporting to City Council (Hold)	Kimberly Southern-Weber	ES
April 01, 2025 Council Meeting	Proclamation- Records Information Management	Mayor	Intro
	Minutes- Mar 4 RM; Mar 11 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - City Manager Salary Increase (Hold)	Kimberly Southern-Weber	Consent
	Intro & 1st Rdg Ord - City Attorney Salary Increase (Hold)	Kimberly Southern-Weber	Consent
	Intro & 1st Rdg Ord - Municipal Judge Salary Increase (Hold)	Kimberly Southern-Weber	Consent
	PH & 2nd Rdg Ord - First Supplemental Appropriation for 2025	Caleb Weitz	Regular
April 08, 2025 City Council Work Session	Economic Development Strategic Plan Update	John Hall	WS
	Ballot Measure Planning & Food Tax Rebate Update	Kalen Myers/Caleb Weitz	WS

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:
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	The Sheepdraw Trail crossing near 10th St and 63rd Ave has been substantially completed and is now open for use. City staff will complete the punch list closing out the project on Friday, 1/17. Final project seeding will be completed in the Spring. Numerous residents have approached City staff on site and expressed their appreciation for the work. Big thank you to all City staff involved with the project over the years to see it through completion	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 February 18, 2025 Council Meeting as an informational item	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	The Natural Areas Team has finalized protocols and the scope of work for a monitoring program. Key Timelines:Short-Term (2025): Late January: Begin monitoring program. Throughout 2025: Execute design phase, with updates shared at key milestones. •Long-Term (2026): Early 2026: Begin construction. Late 2026: Anticipated completion of construction and opening of the new trail section. Staff will sharing information in the Friday memo to council soon	Diana Frick
4-2024	Butler	**Lincoln Park Redesign**	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	Site concepts shared with stakeholders in October: including Project costs, Phasing options and integration with Downtown. Early 2025: Construction design drawings scheduled to begin, incorporating stakeholder input, alignment with redevelopment goals, and lessons from other urban parks. Late 2025 - 2026: Construction slated to begin at the end of 2025 and continue into 2026.	Diana Frick
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 drafted RFP with tentative plan to send out in early January	Allena Portis/Robert Miller
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 sent a memo to council on January 10, 2025 Pending follow up from Brian before closing	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	Scheduled work session February 11, 2025	Juliana/ Buxton Demers
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	Scheduled for Council Meeting 1st rdg April 15 and PH & 2nd rdg May 6	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.	The traffic safety report completed and shared with CMO. CMO is planning to schedule a meeting to review the report with Councilmember Butler.	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 catergories are used for consulting services and a way that the budget can decipher what is a consulting service and what is in house service.	Report being reviewed. Memo to be prepared and reviewed by CMO in January 2025.	Allena Portis
13- 2024	Butler	**Audit of Development Code**	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	RFQ has been issued	Brian McBroom
14 - 2024	Butler	**Home Ownership**	January 21, 2025 Council Meeting	Requested a work session on build to rent Subdivisions, condo defects, what can be done as a Home Rule municipality, and incentivizing home ownership.	Tentative WS scheduled for Feb. 25	Brian McBroom

Work Session Agenda Summary

Item: 9.

Title
Adjournment