

Greeley City Council Agenda

Regular Meeting

Tuesday, February 18, 2025 at 6:00 PM

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

via Zoom at: <https://greeleygov.zoom.us/j/82539421257>

NOTICE:

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

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

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:

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

Meetings are televised live on GTV8 on cable television.

Meetings are livestreamed on the City's Meeting Portal <https://greeleyco.portal.civicclerk.com/>

Comment in Real Time:

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

In person attendees can address the Council in the Chambers.

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

Submit Written Comments:

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

Written comments can be mailed or dropped off at the City Clerk's office at City Hall, at 1100 10th Street Greeley, CO 80631

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
Regular Meeting Agenda**

Tuesday, February 18, 2025 at 6:00 PM

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

via Zoom at: <https://greeleygov.zoom.us/j/82539421257>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
 - Black History Month Proclamation
 - Youth Arts Month 2025
 - What's Great About Greeley
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

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

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

9. Motion to approve the City Council Meeting Proceedings of January 21, 2025, and City Council Work Session Proceedings of January 28, 2025
10. Resolution appointing the Citizen Budget Advisory Committee to review food tax expenditures

11. Resolution appointing the Citizen Budget Advisory Committee to review expenditures from low interest federal financing for transportation projects

End of Consent Agenda

12. Pulled Consent Agenda Items
13. Initiative 11-2023 - Landscape Standards and Artificial Turf
14. Appointments to Boards and Commissions - Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Golf Course Advisory Board, Judicial Review Board, Parks and Recreation Advisory Board, Stormwater Board and Youth Commission.
15. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances
16. Scheduling of Meetings, Other Events
17. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

Mayor Gates will present the following proclamations:

- Black History Month
- Youth Arts Month 2025

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

Attachments:

Black History Month Proclamation
Youth Arts Month 2025 Proclamation
Item 5 – Presentation



Black History Month 2025

WHEREAS, Black History Month offers an opportunity to recognize and celebrate the many achievements and contributions made by African Americans across the nation, including in Greeley and Weld County; and,

WHEREAS, it is important to recognize the struggles, sacrifices, and victories of countless individuals who have paved the way for future generations; and,

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

WHEREAS, Black Americans have contributed to the rich fabric and diversity of America and have made strides in civil rights, medicine, technology, business, food, music, literature, education, sports, entertainment, journalism and the arts; and,

WHEREAS, the Greeley community is fortunate to have Greeley Schools District 6, AIMS, Community College and the University of Northern Colorado, all committed to cultural excellence, inclusive curriculum, and global perspective; and

WHEREAS, in recognition of Black History Month, the City of Greeley encourages the community to reflect upon and honor the accomplishments of African American in every area of endeavor throughout our country's history, not only this month, but also throughout the year.

NOW, THEREFORE, I, John D. Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim February 2025, as Black History Month in the City of Greeley, and urge the people of Greeley, Colorado to observe Black History Month with community programs and activities that celebrate the contributions of African Americans to life in the United States.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 18th day of February 2025.

John D. Gates
Mayor



YOUTH ARTS MONTH 2025

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

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

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

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

WHEREAS, parents, family, community members and other artists are encouraged to participate in First Friday receptions on March 7th throughout this art corridor to view this impressive body of artwork and performances to support these young artists as guided by their art educators; and

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 18th day of February 2025.

John D. Gates
Mayor



City Council Meeting
February 18, 2025

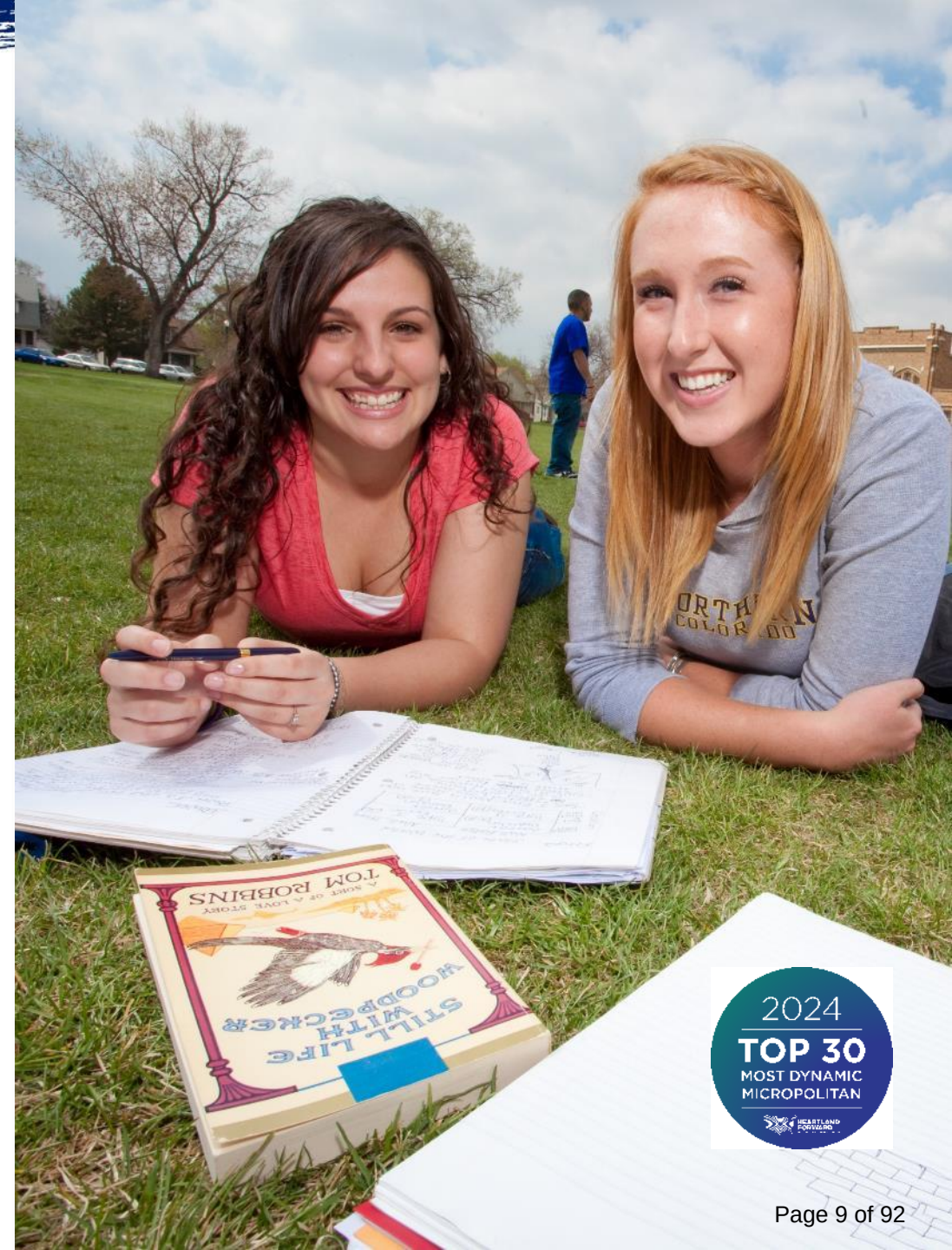
An aerial photograph of a city, likely Denver, with a large white banner overlaying the center. The banner contains a quote in bold, italicized blue text. The background shows a vast cityscape with green spaces, buildings, and a range of mountains in the distance under a clear sky.

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

- Athenian Oath

Greeley's Ranked in Top 15 of Heartland Forward's "2024 Most Dynamic Metropolitans" Report

- Report ranks 380 metro areas
- Key indicators: Employment growth, annual pay, entrepreneurial activity, educational attainment



UNC's Tim Gocklin Wins Grammy Award for Best Instrumental Composition

- Akropolis Reed Quintet awarded for their song "Strands"
- Guitarist Steve Kovalcheck nominated in the Best Large Jazz Ensemble category



**GRAMMY
AWARDS®**

UNC
UNIVERSITY OF
**NORTHERN
COLORADO**



Greeley Public Works Department Receives Full Accreditation by the American Public Works Association



Greeley's Risk and Compliance Team Earns Premium Cost Containment Certification

- Certification is from the Colorado Division of Workers' Compensation
- Shows commitment to workplace safety, accident prevention, and cost management



Arroyos del Sol Project To Be Featured at 2025 Partners in the Outdoors Conference

Presentation will share lessons learned about land acquisition, funding, conservation and outreach.



Colorado Parks
& Wildlife







Council Agenda Summary

Title

Citizen Input

Summary

During this portion of the meeting, anyone may address the city council on any item of city business that is not already listed on tonight's agenda as a public hearing.

Comments should be statements, not questions. Public comment is not a question-and-answer session, unless the presiding officer thinks some clarification is warranted.

Please be considerate of fellow speakers. There should be no applause, booing, or other audible disruption to the proceedings. Your city council desires respect, dignity and a welcoming environment.

Please limit your comments to three minutes and provide your name and city of residence for the record. When you see the yellow light coming on the display, please begin to wrap up your comments. When the red light comes on, your three minutes is up.

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



Item: 7.

Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

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



Item: 8.

Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

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

Initiatives will generally fall into three categories:

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

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

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
1-2020	Hall	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. The Natural Areas Team continues to make progress in finalizing the scope of work for the final design phase. We received Otak's revised scope yesterday and will be reviewing it internally before coordinating with Purchasing to finalize the Purchase Order (PO). Additionally, we are securing a separate PO for site monitoring, with both expected to be completed in the next couple of weeks.	Diana Frick
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 - March 4 Council Meeting first reading and March 18 Council Meeting PH and second reading	Brian McBroom
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	The RFP was published on 2/3/25.	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 categories are used for consulting services and a way that the budget can decipher what is a consulting service and what is in house service.	A report was sent to Council via email on 2/10/2025.	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



Council Agenda Summary

February 18, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Meeting Proceedings of January 21, 2025, and City Council Work Session Proceedings of January 28, 2025

Summary:

The regular meetings of the City Council were held in City Council Chambers on January 21, 2025. The work session of the City Council was held in City Council Chambers on January 28, 2025.

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

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact to the budget?

1. No Impact: If there is no impact, provide the reason

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

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

Council's Recommended Action:

Approve the motion.

Attachments:

1. RM 01.21 Minutes Draft
2. WS 1.28 Minutes Draft

City of Greeley, Colorado
CITY COUNCIL MEETING
January 21, 2024

1. Call to Order

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

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

Heid Leatherwood, City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

4. Approval of the Agenda

No changes were requested.

5. Recognitions and Proclamation

Councilmember Olson presented What's Great about Greeley? report at 6:01 p.m.

6. Citizen Input

1. Steve Teets spoke about a list of improvements to be worked on in 2025.
2. Karen Zack thanked Mayor Gates, Mayor Pro Tem Hall, and City Council for attending the Wreaths Across America ceremonies on December 14th.
3. Jim Riesberg said he was glad to see the Vision Zero Action Plan on the agenda. He would like to participate in informing citizens with implementing the plan.
4. Mike Dickerson spoke about his increased water bill and city taxes. Mayor Gates asked Mr. Dickerson to leave his number with City Clerk Heidi Leatherwood.
5. Leah Bookman spoke as a pedestrian/cyclist and was concerned about distracted driving and speeds. She thanked the City for the Vision Zero Action plan.
6. Edwin Grant spoke about bus and car accidents and concerns about water bills.

7. Reports from Mayor and Councilmembers

Councilmember Butler attended “Bowling with the Burroughs”, a Fundraiser for Greeley-Evans School District 6, January 17.

Councilmember McDonald announced that the University of Northern Colorado Men’s Basketball team was still undefeated and thanked the Streets Department for getting sidewalks and roads cleared quickly from the recent snow.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler requested a work session with Community Development to talk about “build-to-rent” and construction defects. Council reached consensus for this initiative.

Consent Agenda

- 9. A motion to approve the Special City Council Work Session Proceedings of December 30, 2024**
- 10. Motion to appoint Jason S. Maxey to the Greeley-Weld County Airport Authority as a Weld County representative for a term through December 31, 2028**
- 11. Motion to appoint Kevin D. Ross to the Island Grove Park Advisory Board as a Weld County representative for a term through December 31, 2025**
- 12. Resolution adopting the Greeley on the Go Vision Zero Goal, Action Plan, and Strategies**

This item was pulled off the Consent Agenda and was heard as the first item on the regular agenda.

- 13. Resolution of the City Council of the City of Greeley, Colorado authorizing City staff to enter into a settlement agreement with Joyce Fred resolving all claims against the City of Greeley, its officers, and employees**
- 14. Introduction and first reading of an ordinance amending Title 8, Article II, Chapter 13, of the Greeley Municipal Code regarding additional notices required for liquor license public hearings**

End of Consent Agenda

Councilmember Payton moved to approve the Consent Agenda Items 9-11 and 13-14. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:24 p.m.

15. Pulled Consent Agenda Items

Item 12 was pulled for discussion.

12. Resolution adopting the Greeley on the Go Vision Zero Goal, Action Plan, and Strategies

Paul Trombino, Public Works Director, and Stephen Younkin, Deputy Director of Public Works were both available for questions at 6:25 p.m.

Councilmember Payton asked why the fiscal impact was listed as “To be Determined” (TBD). Councilmember Payton said he was concerned by passing the plan that Council would be “writing a blank check” for projects. He understood there were some grants and that the City also had to contribute their share. He wanted to know if there was a list of projects with costs associated for each.

Mr. Younkin noted that the action plan encompassed philosophic changes and there were no costs associated. There were 5 priority tiers of projects that would be approached from a safety perspective. He explained that implementation of projects would be based on selecting ones with the greatest return on investment.

Councilmember Payton asked why the department would not simply focus on safety instead of adopting the specific plan. Mr. Trombino explained that the comprehensive plan identified concerns across the city and provided direction on projects.

Councilmember Olson recalled from a previous presentation that the City received a \$10 million grant. Mr. Trombino noted that a part of the grant required Council to approve the plan. They received another grant that would assist with projects related to the plan. Councilmember Olson agreed with Councilmember Payton about concerns that could increase related costs.

Councilmember Butler asked if this plan would be in the 2026 CIP plan. Mr. Trombino said safety was a priority and already part of the CIP.

Councilmember DeBoutez was supportive and thought the costs could be part of future budget discussions.

Council discussion ensued about CIP projects, safety concerns, budget priorities and CDOT policy issues.

Councilmember Butler moved to adopt the resolution. Councilmember DeBoutez seconded the motion. The motion passed 5-2 at 6:48 p.m. with Councilmembers Payton and Olson voting “nay”.

16. Public hearing and second reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 42.53 acres located at the northwest intersection of 71st Avenue and 10th Street/Highway 34 Business (Case Number PUD2024-0002, Boomerang PUD)

Councilmember Payton recused himself due to a conflict of interest at 6:48 p.m. and left the room.

Don Threewitt, Community Development Deputy Director shared the presentation which detailed zoning and the amenities of the PUD.

Councilmember DeBoutez asked about the current zoning for the property. Mr. Threewitt showed the slide and explained that the golf course was currently R-H zoned, which was what primarily surrounded the proposed property.

Councilmember Butler said Planning Area A was very detailed, but Planning Area B was not, and questioned if it would return to Council for approval. Mr. Threewitt said since it was a PUD, it had the density and height constraints that would need to be met by future development.

Mayor Pro Tem Hall asked for an explanation on “build to rent” and the size of the multi-family homes. Mr. Threewitt believed they would start at 1200 square feet but thought the applicant could better provide that information. As for “build-to-rent” these were single-family duplexes and attached dwelling units (ADU) on a single lot, fed by master utilities. They were built to remain connected as a single unit and a rental property with the full management and property maintenance capabilities.

Mayor Pro Tem Hall said he thought the original plan for that area were single family homes around a golf course, like Highland Hills. This changed because the school district was built, and the golf course changed. He asked if this would still have the overall feel of living around a golf course. City Manager Raymond Lee said there have been conversations in the past about how different developments would like to have single family homes around the golf course like Highland Hills.

Mayor Gates asked if the school district was supportive of the PUD. Mr. Threewitt said that the school district was notified but did not respond.

Councilmember McDonald asked who would manage the units and what guidelines would be implemented. Mr. Threewitt said the project was meant to remain as a rental product indefinitely. There were no plans to convert it to an ownership product. Mr. Threewitt believed that the applicant intended to use a management company to manage the units and would leave it to the applicant to clarify.

Ryan McBreen with Norris Design introduced the owner, Landon Hoover at 7:09 p.m. Mr. Hoover shared the history of the property and concluded with the innovative idea to deliver high-end rental housing confined to two stories on the lots.

Dave Durbis with Hartford Homes continued the presentation. He explained the vision of Build-to-Rent (BTR), as communities that provide people with the convenience of a lower cost of rental living, no down payment, and included maintenance.

Councilmember McDonald asked for examples where this was successful. Mr. Durbis said he had seen successful communities in Phoenix, San Antonio, and Nashville.

Mayor Pro Tem Hall asked if the streets would be dedicated or private and the plan for student pickup and drop off. Mr. Durbis said all internal streets would be private. There would be no parking on the west side to include additional traffic mitigation with speed bumps and traffic crossings.

Councilmember DeBoutez questioned the Phase B corner as the zoning could allow for a bus station, utility tower, gas station or warehouse and asked if there was a way to prohibit them. City Attorney Stacey Aurzada said the Code authorized Council to place conditions for rezoning on certain criteria, including plans that identify the land categories, the arrangement and character of streets and open spaces, and the anticipated scale, intensity, and character of development and how it relates to adjacent areas. The code regarding PUD's allowed council some flexibility in conditioning that approval.

Councilmember Olson suggested that they could offer conditions through an adopted amendment. Ms. Aurzada said they could make amendments to the ordinance to outline the conditions.

Councilmember Butler asked if it was possible to require the site plan review to come to Council. Ms. Aurzada said they could condition all or a portion of the PUD for further review.

Mr. Threewitt said if the property was to be subdivided and sold, it would most likely end up with zoning where there would not be any limitation on the uses. He supplied a few options for adding conditions for approval.

Councilmember Butler asked for confirmation on the number of units, rental rates and selling ranges. Mr. Durbin said they planned for 250 units and rates would range from \$1200 to \$3000 per month and selling ranges were roughly between \$450,000 to the lower \$500's for two-bedroom units.

Mr. Hoover asked if Council would state the specific uses, they were opposed to to expedite the process. Council discussion ensued.

Mayor Gates opened the public hearing at 7:59 p.m.

1. Steve Teets spoke on concerns about affordability, traffic, and water.
2. Mike Dickerson spoke about conflicting information on high-end rentals and affordable housing.
3. Edwin Grant spoke about schools, annexations, and development issues.

With no further speakers, the public hearing closed at 8:08 p.m.

Councilmember Butler said he still had concerns and would not be in support of the item. He would like to move towards more home ownership.

Mayor Pro Tem Hall moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. Councilmember DeBoutez asked for a friendly amendment to the ordinance requiring a concept plan review. The friendly amendment was not accepted. The motion passed 4-2 at 8:13 p.m. with Councilmembers DeBoutez and Butler voting “nay” and Councilmember Payton recused.

With the item concluded, Councilmember Payton returned to Council Chambers at 8:13 p.m.

17. Public hearing and second reading of an ordinance amending Title 2, Chapter 12 of the Greeley Municipal Code related to the retention of records for administrative proceedings

City Clerk Heidi Leatherwood introduced the item at 8:14 p.m.

Ms. Leatherwood explained that the City Clerk’s Office was the custodian of City records and inventories were often required for record destruction. While doing this, it was noticed that there were inconsistencies in administrative hearing proceedings with the Greeley Municipal Code and the Colorado State Statutes. The Colorado Municipal Records Retention Schedule required administrative hearing proceedings be kept for three years after any final appeals have expired. The Greeley Code had a 35-day retention for these records after final appeal.

Since the City adopted the Colorado Municipal Records Retention Schedule as the official record retention for maintaining and destroying records and had not filed an exception, staff recommended alignment with the state retention schedule.

Mayor Gates opened the public hearing at 8:17 p.m.

With no speakers, the hearing closed at 8:18 p.m.

Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember Payton seconded the motion. The motion passed 7-0 at 8:18 p.m.

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

Councilmember Olson moved to approve the motion. Councilmember Payton seconded the motion. The motion passed 7-0 at 8:18 p.m. with a voice vote.

- 19. Motion to go into Executive Session to receive instructions regarding negotiations on the development terms outlined in the Pre-Development Services and Financing Agreement for the West Greeley Project**

Councilmember Payton moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 7-0 at 8:19 p.m.

- 20. Scheduling of Meetings, Other Events**

None.

- 21. Adjournment**

With no further business to come before the Council, Mayor Gates adjourned the meeting at 8:20 p.m.

- 22. Executive Session**

At 8:31 p.m. Mayor John Gates started the record as required by Open Meetings Law. The session was electronically recorded.

Present for participation in the executive session, which was convened in person in the Colorado room above Council Chambers, were all members of City Council plus the following persons:

Attendees in person

City Attorney Stacey Aurzada
City Manager Raymond Lee
Blair Snow, Assistant to the City Manager
Caleb Weitz, Budget Director
Daniel Biwer, Senior Assistant Environmental and Water
Ashley Stiles from Tribe Development
John Hall, Director of Economic Development

Attendees via Zoom:

Moses Garcia, Deputy City Attorney
Allena Portis, Chief Financial Officer
Dalton Kelley, Attorney with Butler Snow

Dawn Bookhardt, Attorney with Butler Snow

The executive session was for the following purpose:

- Conferral with City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding the Cascadia development; as provided in C.R.S. 24-6-402(4)(b) and 24-6-402(4)(e)(1), and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5).

Mayor Gates cautioned each participant in the executive session to confine discussion to the stated purpose and made a reminder that no formal action may occur. If at any point in the executive session any participant believed that the discussion was going outside the proper scope of the executive session, instructions were to interrupt the discussion and raise an objection.

City Attorney Stacey Aurzada made an announcement regarding privileged communication and asked the Mayor to turn off the tape at 8:48 p.m.

Mayor Gates announced it was 8:57 p.m. and he had turned on the recorder because the confidential attorney-client privileged conversation had ended.

At 10:02 p.m. Mayor Gates announced the executive session had concluded.

The recording of this executive session would be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
January 28, 2025

1. Call to Order

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

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

Heid Leatherwood, City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

4. Reports from Mayor and Councilmembers

Mayor Pro Tem Hall announced the trail from Pumpkin Ridge to Sheep Draw was complete.

Councilmember Olson spoke about his upcoming meeting with Northern Front Range Transportation and the prioritization of transportation projects.

Councilmember DeBoutez reported that the Farm Show began today, Tuesday, January 28 through Thursday, January 30 at Island Grove Regional Park.

Councilmember Butler spoke about touring the Real Time Information Center along with Councilmember Payton and staff from the Greeley Police Department.

5. West Greeley Project Status Update and Next Steps

City Manager Raymond Lee introduced the item at 6:02 p.m. Assistant to the City Manager Blair Snow and Side Car Public Relations consultant Sara Cullen were also present for questions.

Mr. Lee shared that active negotiations were ongoing, with staff reviewing economic incentives related to codes and policies. Mr. Lee said meetings would be set up with

Council to walk them through the findings. He explained that the City Attorney's Office were reviewing all contractual documents and a joint meeting between the legal teams would occur.

Since negotiations were still in progress, the predevelopment and financial agreements would not be ready for discussion at the February 4 Council meeting. There would be upcoming community engagement meetings. Staff was working on strategies to mitigate risks and finalize financial models. Mr. Lee expected to have a clearer timeline for presenting the agreements to Council in the coming weeks.

Councilmember Olson noted that he understood the financial risks, but there were other risks to include: project, partner, and community risks. Mr. Lee said that staff would be evaluating all risks – environmental, market, governance, policy, legal, compliance, health, and safety risks in their mitigation strategy.

Councilmember Butler was in favor of the community outreach efforts but asked about additional plans beyond the two upcoming public meetings. Ms. Cullen said that the information would be provided. Mr. Lee noted that engagement efforts would evolve dependent on project progression.

Councilmember Olson asked if boards and commissions, such as the Water and Sewer Board had been contacted. Mr. Lee noted that these suggestions were exactly why discussions with Council were necessary.

Mayor Gates announced that Mr. Lee had presented to the Chamber of Commerce yesterday.

Councilmember DeBoutez thanked Mr. Lee for “slowing down” the timeline to provide a robust fiscal analysis and allowing legal more time for review.

Councilmember Payton said he agreed with Councilmember DeBoutez and appreciated the work staff put into this and their responsiveness to concerns.

6. General Fund Revenue Stabilization Recommendations

Budget and Policy Director Caleb Weitz introduced this item at 6:15 p.m.

Mr. Weitz spoke about revenue volatility, referring to an analysis provided by PFM Consulting Group, who analyzed Sales and Use Tax as well as Property Tax. The study concluded that volatility for Greeley was higher than the national and state averages.

Mr. Weitz explained state requirements for General Fund reserves, which establish a 3% emergency reserve. He said Greeley's current General Fund reserve was higher at 16.7%.

The concept of establishing a General Fund Revenue Stabilization Reserve of 3-12% of Sales/Use and Property Tax Revenue, would help level peaks and valleys resulting from the current volatility, without drawing on the 16.7% General Fund Reserve. He explained this was a continuation of a conservative approach to operational budgeting and would smooth year-to-year swings in growth due to market conditions.

Mr. Weitz presented a chart showing neighboring municipalities and their reserves including Ft. Collins, Westminster, and Longmont. He noted that additional funds could be filled by multiple sources including revenues that exceed the forecast, year-end surpluses, and one-time revenues. The fund could be used when sales and use tax or property tax were lower than budgeted or when there were fluctuations in oil and gas revenues. Mr. Weitz explained that Council would be able to approve access to the funds and replenishment mechanisms.

Councilmember Payton asked for clarification on the replenishment protocol. Mr. Weitz said it would be used when revenues are under performing and needed to draw from the fund. He further explained that the replenishment requirement would give them a target in the budget process to set aside money to build it back up.

Mayor Gates asked for an explanation on the difference between the 2-month reserve and the stabilization fund. Mr. Weitz explained that the 2-month reserve pays bills if there was a disaster, while the new fund was designed for one-time money available as a budget tool in response to revenue fluctuations.

Council discussion ensued with inquiries about how the 2-month reserve fund and the stabilization fund would work and how the balance would be restored if used.

Mayor Gates asked if there was consensus to move forward with staff recommendations to create a separate stabilization. Council consensus was reached.

7. Scheduling of Meetings, Other Events

None.

8. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:45 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk



Council Agenda Summary

February 18, 2025

Key Staff Contact: Kalen Myers, Deputy Budget & Policy Director

Title:

Resolution appointing the Citizen Budget Advisory Committee to review food tax expenditures

Summary:

The Council approved Ordinance 31, 2024 which submitted to electors a question to extend the 3% food tax in perpetuity. Greeley voters approved the extension with 63% support. The ballot language itself included the language "...with such expenditures to be subject to independent review by a citizens committee". Moreover, section 4 of the ordinance reads as follows:

"If the ballot issue is approved, the Council shall appoint a committee of City residents (with the criteria of such appointments to be determined in the sole discretion of the Council) to review the schedule of capital projects planned to be funded by the general 3.00% food sales tax. Such committee shall, prior to the annual budget adoption, review the proposed projects and submit any questions or comments regarding the same to the Council for review. The Council shall consider any questions and comments raised by the committee prior to budget adoption. Notwithstanding the committee's independent review, the final determination to finance any particular project remains within the sole discretion of the Council."

In accordance with this provision, staff are submitting a resolution for Council consideration to appoint the Citizen Budget Advisory Committee (CBAC) as the reviewing body for food tax expenditures. As part of the annual budget process, CBAC will have the opportunity to review the proposed food tax funded CIP and will submit any questions or comments as part of their annual report to City Council.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

No Impact: This is an administrative action. This resolution will appoint CBAC to review the expenditures planned to be funded by the food sales tax. Final decision on which projects are funded is subject to Council approval.

Legal Issues:

This resolution satisfies the requirements of the 2024 food tax ballot measure to appoint a citizen committee to review food tax expenditures.

Other issues and Considerations:

N/A

Strategic Focus Area:

High-Performance Government
Infrastructure and Mobility
Quality of Life

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 7, 2025

THE CITY OF GREELEY, COLORADO

RESOLUTION No. 7, 2025

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY
APPOINTING THE CITIZENS BUDGET ADVISORY COMMITTEE TO REVIEW
EXPENDITURES OF THE FOOD TAX**

WHEREAS, the Greeley City Council approved Ordinance 31, 2024 submitting to the registered electors of the City of Greeley a question regarding extension of the existing food tax with expenditures to be subject to independent review by a citizens committee; and

WHEREAS, the City of Greeley participated in the Weld County Coordinated Election on November 5, 2024 and the ballot question regarding extension of the food tax was given ballot issue number 2L by the Weld County Clerk and Recorder; and

WHEREAS, Ballot issue number 2L passed by a vote of 26,771 in favor, 15,697 against; and

WHEREAS, as required by the ballot issue, the City Council wishes to appoint a citizens committee to conduct an independent review of the food tax expenditures; and

WHEREAS, section 2-755 of the Greeley Municipal Code establishes a Citizen Budget Advisory Committee; and

WHEREAS, the functions of the Citizens Budget Advisory Committee include, but are not limited, to commenting on expenditures and giving special review attention to specific areas as directed by the City Council; and

WHEREAS, the City Council has determined that the Citizen Budget Advisory Committee should be tasked with performing an independent review of the food tax expenditures as required by ballot issue number 2L; and

WHEREAS, the City Council directs the Citizen Budget Advisory Committee to review the food tax expenditures annually as part of their annual review on the City's budget and to include the same in their annual report to the City Council.

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

Section 1. The City Council hereby appoints the Citizens Budget Advisory Committee to conduct an independent review of the expenditures of the food tax.

Section 2. The City Council directs the Citizens Budget Advisory Committee to include their independent review of the expenditures of the food tax in their annual report to City Council.

Section 3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

February 18, 2025

Key Staff Contact: Kalen Myers, Deputy Budget & Policy Director

Title:

Resolution appointing the Citizen Budget Advisory Committee to review expenditures from low interest federal financing for transportation projects

Summary:

The Council approved Ordinance 32, 2024 which submitted to electors a question to authorize the city to increase debt by \$65 million to fund transportation improvements. The debt is planned to be via the Transportation Infrastructure Finance and Innovation Act (TIFIA). Greeley voters approved the debt authorization with 67% support. The ballot language itself included the language "...with such expenditures to be subject to independent review by a citizens committee". Moreover, section 4 of the ordinance reads as follows:

"If the ballot issue is approved, the Council shall appoint a committee of City residents (with the criteria of such appointments to be determined in the sole discretion of the Council) to review the transportation projects planned to be funded by the loan proceeds. Such committee shall, prior to the annual budget adoption, review the proposed projects and submit any questions or comments regarding the same to the Council for review. The Council shall consider any questions and comments raised by the committee prior to budget adoption. Notwithstanding the committee's independent review, the final determination to finance any particular project remains within the sole discretion of the Council."

In accordance with this provision, staff are submitting a resolution for Council consideration to appoint the Citizen Budget Advisory Committee (CBAC) as the reviewing body for the TIFIA debt expenditures. As part of the annual budget process, CBAC will have the opportunity to review the proposed projects to be funded by this debt and will submit any questions or comments as part of their annual report to City Council.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

No Impact: This is an administrative action. This resolution will appoint CBAC to review the expenditures planned to be funded by the TIFIA debt. The final decision on which projects are funded is subject to Council approval.

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government
Infrastructure and Mobility

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 8, 2025

THE CITY OF GREELEY, COLORADO

RESOLUTION No. 8, 2025

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY
APPOINTING THE CITIZENS BUDGET ADVISORY COMMITTEE TO REVIEW
EXPENDITURES FROM LOW INTEREST FEDERAL FINANCING FOR
TRANSPORTATION PROJECTS**

WHEREAS, the Greeley City Council approved Ordinance 32, 2024 submitting to the registered electors of the City of Greeley a question authorizing the City to increase debt up to \$65 million through low interest federal financing for the purpose of financing or refinancing transportation projects; and

WHEREAS, the City of Greeley participated in the Weld County Coordinated Election on November 5, 2024 and the ballot question regarding the City debt increase was given ballot issue number 2M by the Weld County Clerk and Recorder; and

WHEREAS, Ballot issue number 2M passed by a vote of 28,147 in favor and 13,966 against; and

WHEREAS, as required by the ballot issue, the City Council wishes to appoint a citizens committee to conduct an independent review of the expenditures of the debt; and

WHEREAS, section 2-755 of the Greeley Municipal Code establishes a Citizen Budget Advisory Committee; and

WHEREAS, the functions of the Citizens Budget Advisory Committee include, but are not limited, to commenting on expenditures and giving special review attention to specific areas as directed by the City Council; and

WHEREAS, the City Council has determined that the Citizen Budget Advisory Committee should be tasked with performing an independent review of the debt expenditures for transportation projects as required by ballot issue number 2M; and

WHEREAS, the City Council directs the Citizen Transportation Advisory Board to review the debt expenditures and to provide an annual report to the City Council.

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

Section 1. The City Council hereby appoints the Citizens Budget Advisory Committee to conduct an independent review of the expenditures of the debt obtained by the City for transportation projects.

Section 2. The City Council directs the Citizens Budget Advisory Committee to include their independent review of the expenditures of the debt obtained by the City for transportation

projects in their annual report to the City Council.

Section 3. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF
_____ 2025.**

ATTEST:

THE CITY OF GREELEY, COLORADO

**By: _____
City Clerk**

**By: _____
Mayor**



Item:12. Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.



Council Agenda Summary

February 18, 2025

Key Staff Contact: Donald Threewitt, Chief Planner

Title:

Initiative 11-2023 - Landscape Standards and Artificial Turf

Summary:

At the August 1, 2023, regular meeting, Council requested Initiative 11-2023, asking that staff bring back information pertaining to a potential Development Code amendment addressing artificial turf and updated landscape requirements.

In 2024, SB24-005 Prohibit Landscaping Practices for Water Conservation was passed with an implementation date of January 1, 2026. The senate bill prohibits local governments from allowing new nonfunctional turf, artificial turf, or invasive species on commercial, institutional, industrial, or common interest community property as well as on street rights-of-way, parking lots, medians, or transportation corridors. Residential properties up to a four-plex and athletic playing fields are exempt from the prohibitions.

A part of the informational item contains potential amendments to the Development Code, specifically Chapter 8 – Landscape Standards, to include the allowance of artificial turf, credits for existing vegetation, and tree mitigation.

The item was presented to the Planning Commission on February 11, 2025. The Commissioners provided feedback for a maximum allowance of 25% of artificial turf visible from the public right of way for residential properties, and the process should include design standards, a permitting procedure, and inspection.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

No Impact: If there is no impact, provide the reason

Related to private development.

Legal Issues:

Informational Item

Other issues and Considerations:

Strategic Focus Area:

Community Vitality

Decision Options:

Informational item

Council's Recommended Action:

Informational item requesting the Council direction.

Attachments:

1. Code Chapter 8. Landscape Standards
2. Item 13 - Presentation

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 **and a financial security agreement is not required.**
 - (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.
	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.		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.
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

used to soften the appearance, mitigate heat gain, and infiltrate stormwater. Also see section 24-704.	Ornamental trees may be substituted for shade trees at a rate of 2 for 1 for up to 50% of the requirement.	50% of the parking lot requirement.	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.
Perimeter Treatment. Areas of a site that require additional plants to create transitions or mitigate potential impacts on streetscape or adjacent property	See section 24-802		
Civic and Open Spaces. Areas of the site or area designed as part of a broader system of formal and natural open spaces	See section 24-301		
Other. All other unbuilt or unpaved areas of a site	All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces. No bare earth is allowed. 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. At least 50% must be living plant material. Artificial turf is only acceptable as ground cover up to the 50% inorganic limitation for areas not visible from public rights-of-way and streets. Use of artificial turf in athletic fields and areas visible from public rights-of-way and streets, including front yards, is and may be subject to published design standards, engineering specifications, grading and drainage plans. An approved permit must be received prior to installation, and post-installation inspections may be required. Artificial turf and nonfunctional turf are not permitted on residential properties with more than four primary dwelling units on a single lot, commercial property, institutional property, industrial property, common interest community property, street, right-of-way, parking lot, median, or transportation corridor. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity.		

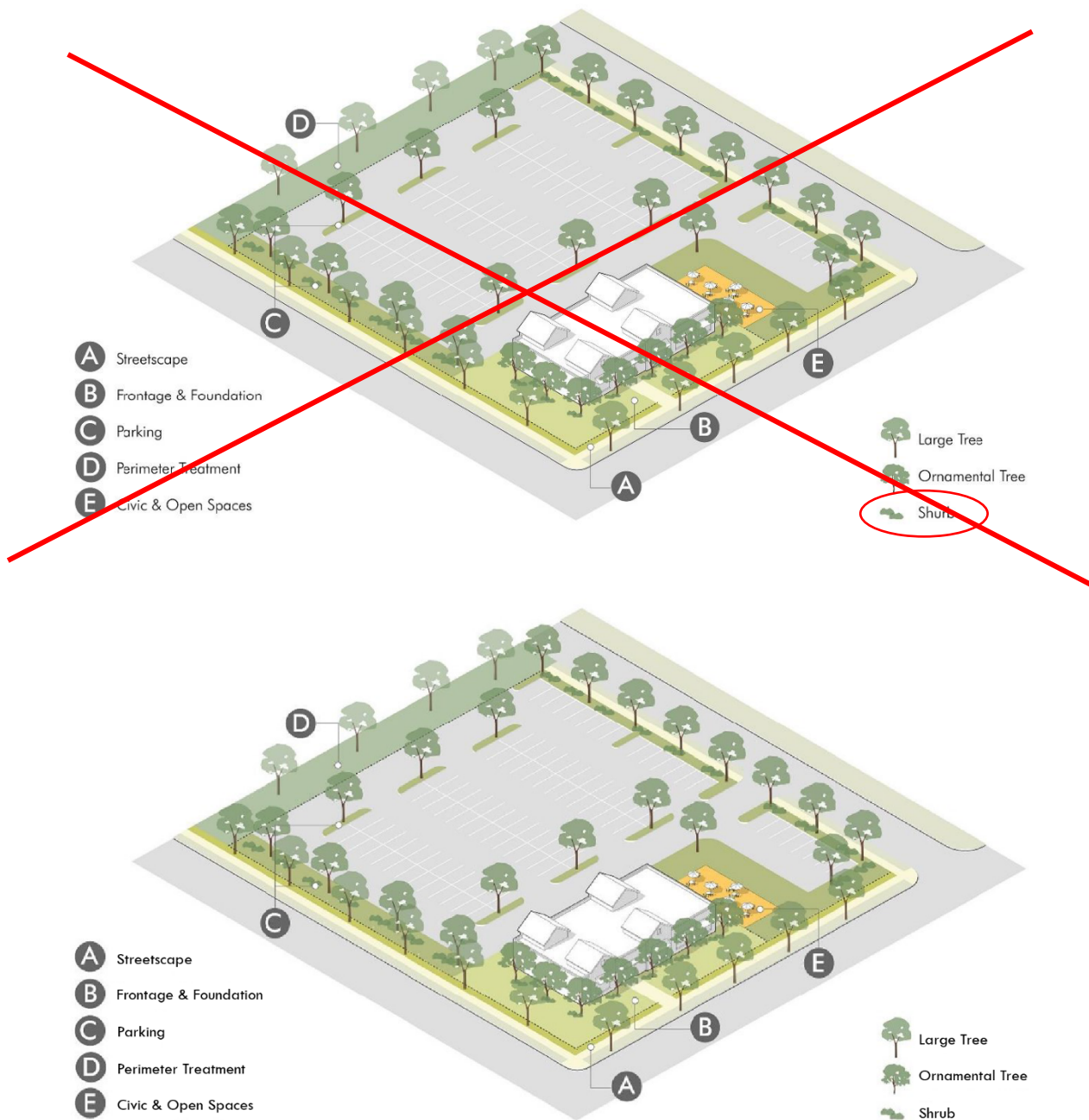


Figure 24-8-1: Plant requirements and site elements.

~~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.

c. **Measuring landscape material.** The following guidelines shall be used to measure areas covered in live plantings to ensure that landscape materials are measured as accurately and equitably as possible. For the purpose of determining what portion of a lot or right-of-way is landscaped with live plantings other than turf, Table 24-8-2 Vegetation Credit Table provides square footage credit for various types of plants.

1. The calculation for trees should meet the planting requirements per Table 24-8-1 Plant Requirements.
2. No landscaped area shall be used for commercial display, storage purposes and/or parking of vehicles.
3. Weeds or bare dirt are not an allowed ground cover or landscape material either on-lot or in the right-of-way.

Table 24-8-2 Vegetation Credit Table.

Type of Plant Material	Credit in Square Feet
Large shrub (more than 8 ft tall at maturity)	50
Medium shrub (4-8 ft tall at maturity)	25
Small shrub (less than 4 ft tall at maturity) and Large ornamental grass (over 4 ft tall at maturity)	10
Perennial plant, groundcover and small ornamental grass (less than 4 ft tall at maturity)	5

- d. **Protection and replacement of existing vegetation.** Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements and is a priority to maintain the urban canopy, provided measures are taken to ensure the survival of the vegetation through construction, and all other location and design standards are met.
4. Landscape plans shall include an inventory of all existing trees or significant woody vegetation including size (dbh), health (good, fair, poor), species and any trees proposed to be transplanted, protected or removed. This inventory will include a supplemental watering schedule for all trees identified for protection and will be performed by an International Society of Arboriculture Certified Arborist. The supplemental watering schedule shall be included in the landscape plans.

5. All tree protection measures shall be based on ANSI A300 (Part 5) – Standards and Best Management Practices. All trees identified for protection shall be protected by a construction fence installed for the entirety of construction around the Tree Protection Zone (TPZ). Tree wells or retaining walls may be necessary to protect existing plants.
6. Existing healthy trees and shrubs shall be preserved and incorporated into the overall site and landscape design to the maximum extent practicable. Existing or transplanted trees may be credited toward minimum tree planting requirements as follows:
 - a. Existing healthy trees may be credited toward tree planting requirements of this Section according to the Tree Credit/Debit Table in table below. Tree credits shall be given as long as all other provisions and the intent of this Code are met. Fractional caliper measurements shall be attributed to the next lowest category.
 - b. The monetary value of tree transplanting can be applied towards mitigation requirements. Trees can be transplanted on site or on nearby publicly owned property. A transplanting schedule shall be developed and coordinated with the City of Greeley.
 - c. No credit shall be given for existing preserved trees which are:
 - i. Not located on the actual development site.
 - ii. Not properly protected from damage during the construction process.
 - iii. Not listed in a tree mitigation plant legend, separate from the general plant legend.
 - iv. Trees or plants listed in the State of Colorado Noxious Weed List.
7. All trees to be removed from a multi-family (more than four [4] units), institutional, commercial, industrial or mixed-use property, whether on-lot or in the right-of-way must be replaced on-lot or in the right-of-way, as appropriate, unless otherwise stated in this Chapter.
8. New trees that are designed into the landscape plans to meet mitigation criteria shall be additionally called out with an “M” on the design and in the tree mitigation plant legend. Existing trees proposed for transplanting will be called out with a “T” in the design and in the tree mitigation plant legend.
9. Cash in lieu shall be paid to the City for trees to be removed that cannot be replaced on-lot or in the right-of-way due to site constraints or overcrowding of landscaping based on the Tree Credit/Debit Table. Cash in lieu shall be determined by a cost estimate based on a schedule maintained by the Planning Division for labor and materials of trees meeting the minimum size requirements.
10. A permit to remove or install any tree, hard surface or other permanent improvement in the public right-of-way shall be obtained from the City prior to the commencement of the removal or installation within the right-of-way.

Table 24-8-3 Tree Credit/Debit Table.

Caliper at 4½ Feet Above Ground	Number of Tree Credits/Debits
---------------------------------	-------------------------------

20+ inches	equal to 4 trees
13—19 inches	equal to 3 trees
8—12 inches	equal to 2 trees
2—7 inches	equal to 1 tree
Less than 2 inches	equal to ½ tree

- e. *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) Plantings in the parkway shall not exceed 18 inches in height.
 - (g) Evergreen trees shall not be located in the public right-of-way unless prior written approval has been obtained by the Public Works Director or designee.
 - (h) When the applicant presents evidence that the placement of trees and/or shrubs as required in this Chapter would not be practical or feasible, a portion of the trees and shrubs may be located in alternative locations on the same lot, subject to approval by the Community Development Director or designee. If required trees or shrubs cannot be located on-lot due to site constraints, the applicant shall pay to the City cash in lieu of the required plantings based on a schedule maintained by the Planning Division for the cost of labor and materials.



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

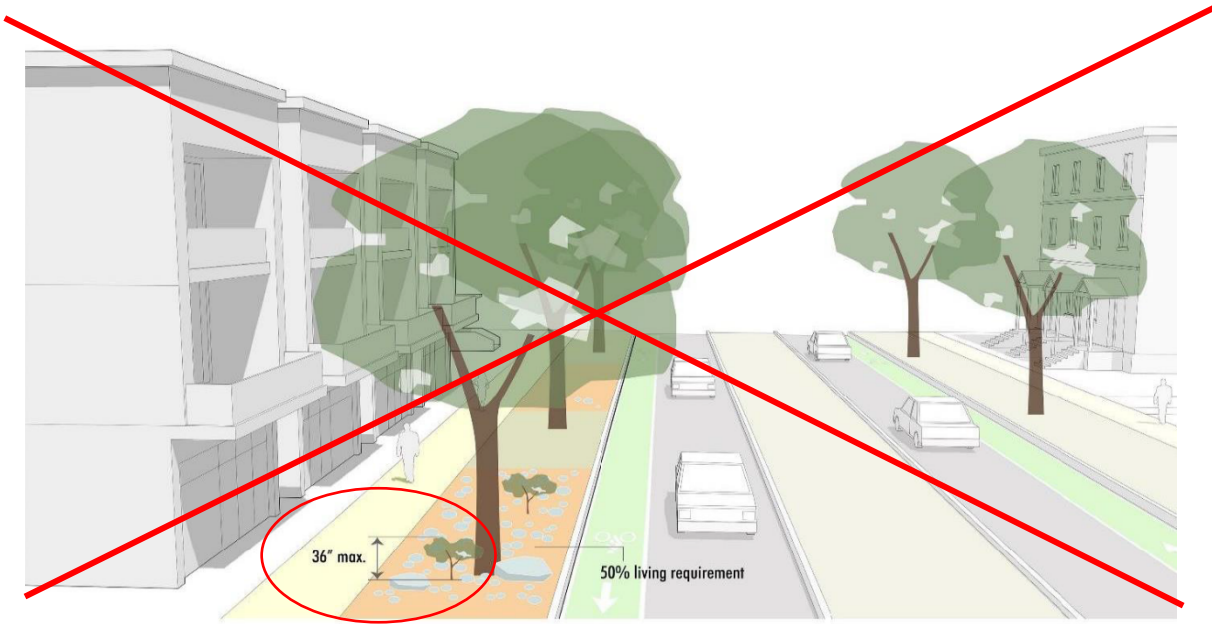


Figure 24-8-3: Streetscape — Pedestrian frontages.

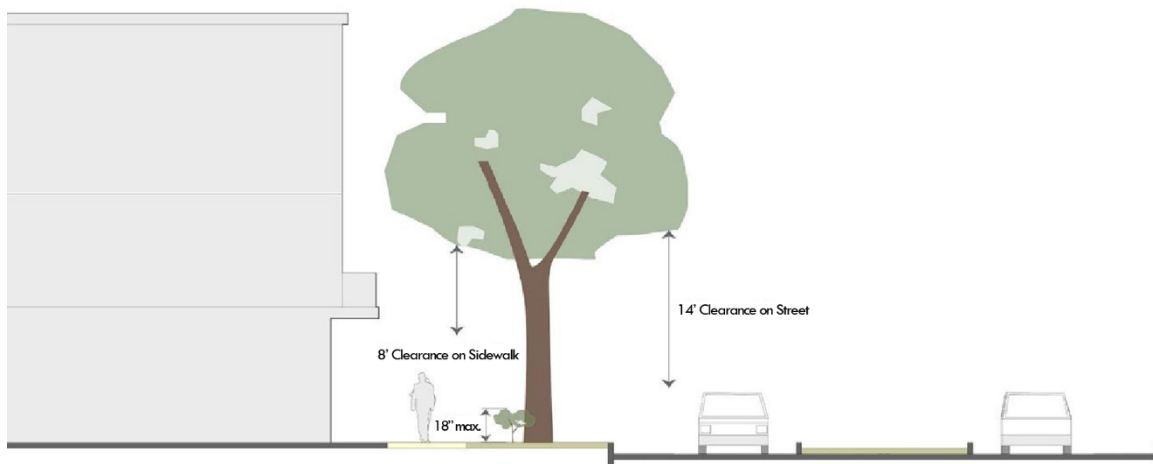
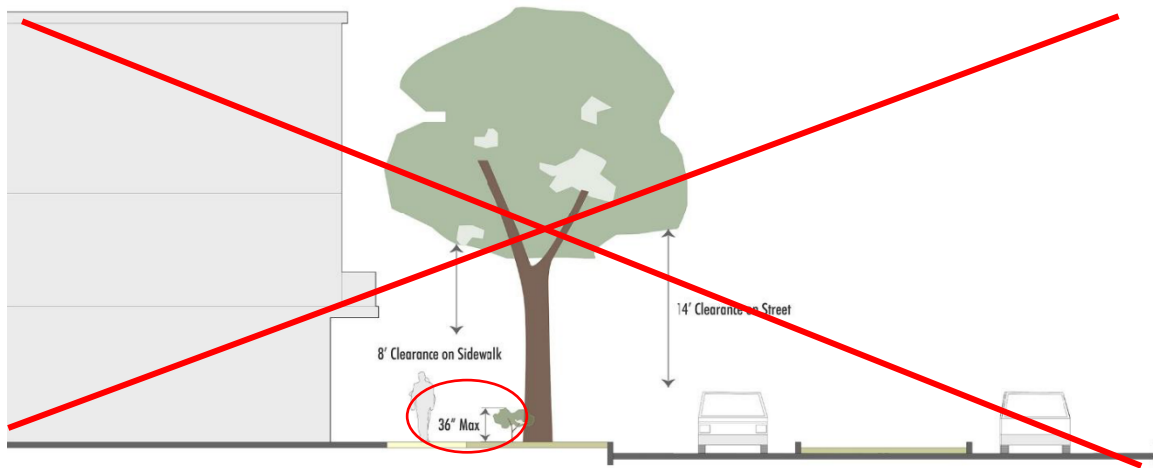


Figure 24-8-4: Tree clearance — Pedestrian frontage.

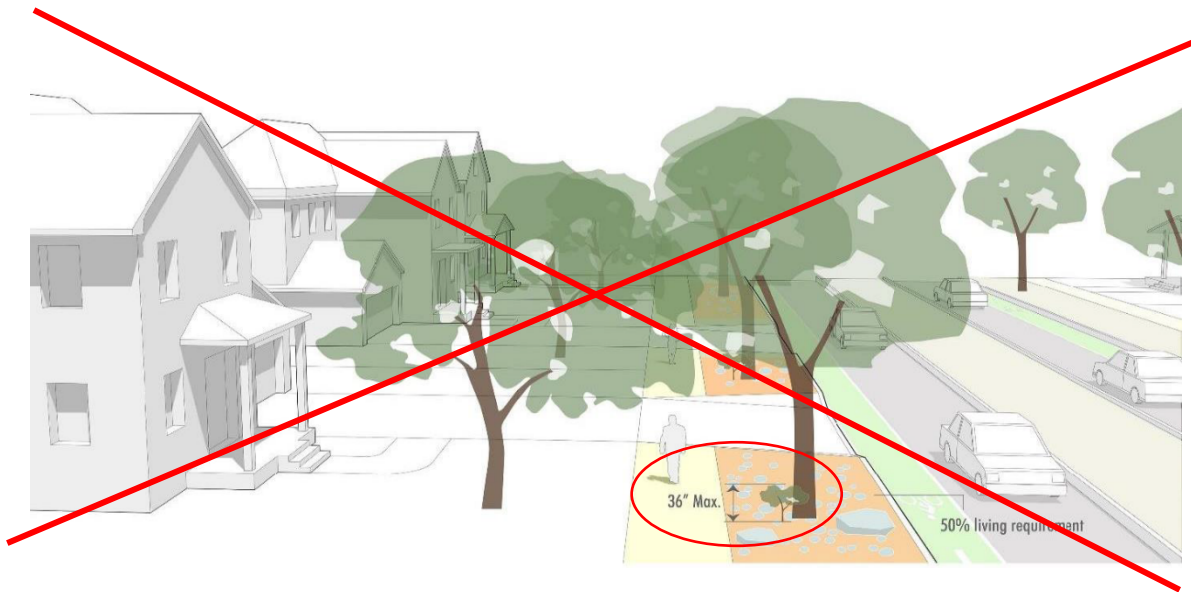


Figure 24-8-5: Streetscape — Residential frontages.



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) Landscapes must adhere to terms provided by easements.
 - (e) 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.
 - (f) 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.

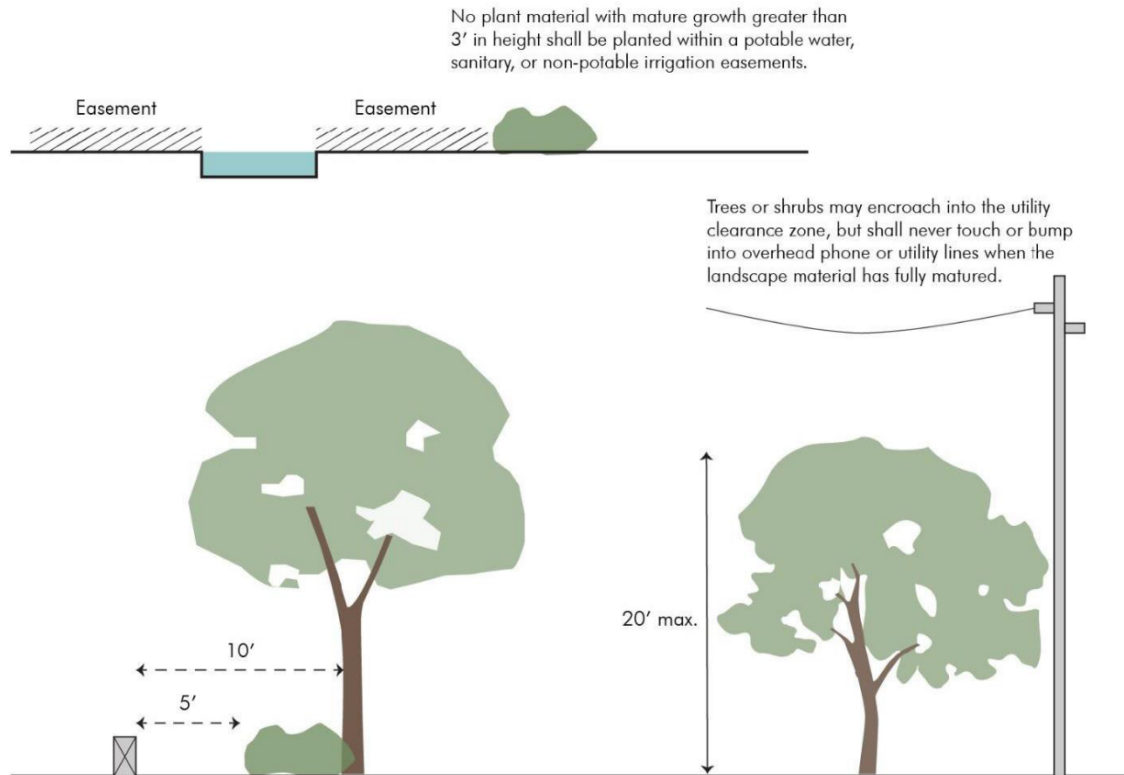


Figure 24-8-7: Utility line clearance zones.

- f. *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.

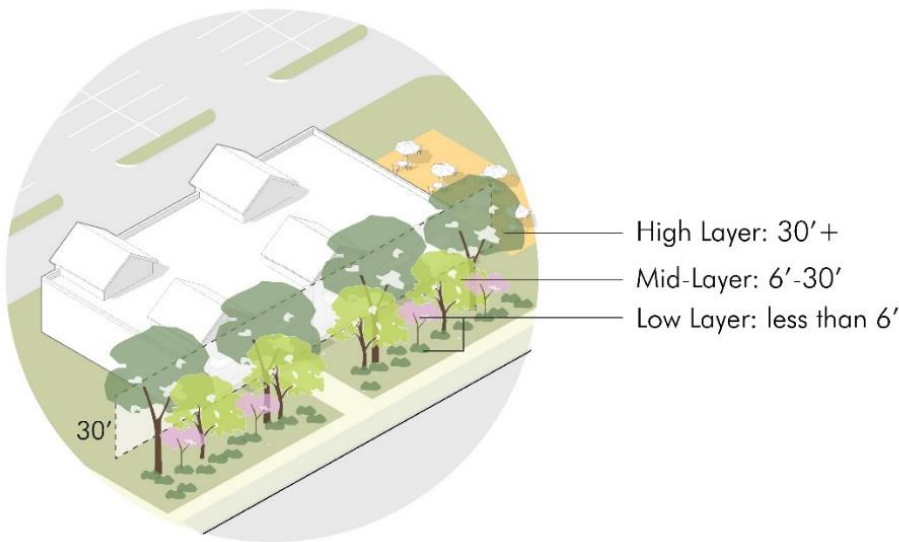


Figure 24-8-8: Planting layers.

- 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 24-8-4: 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.				

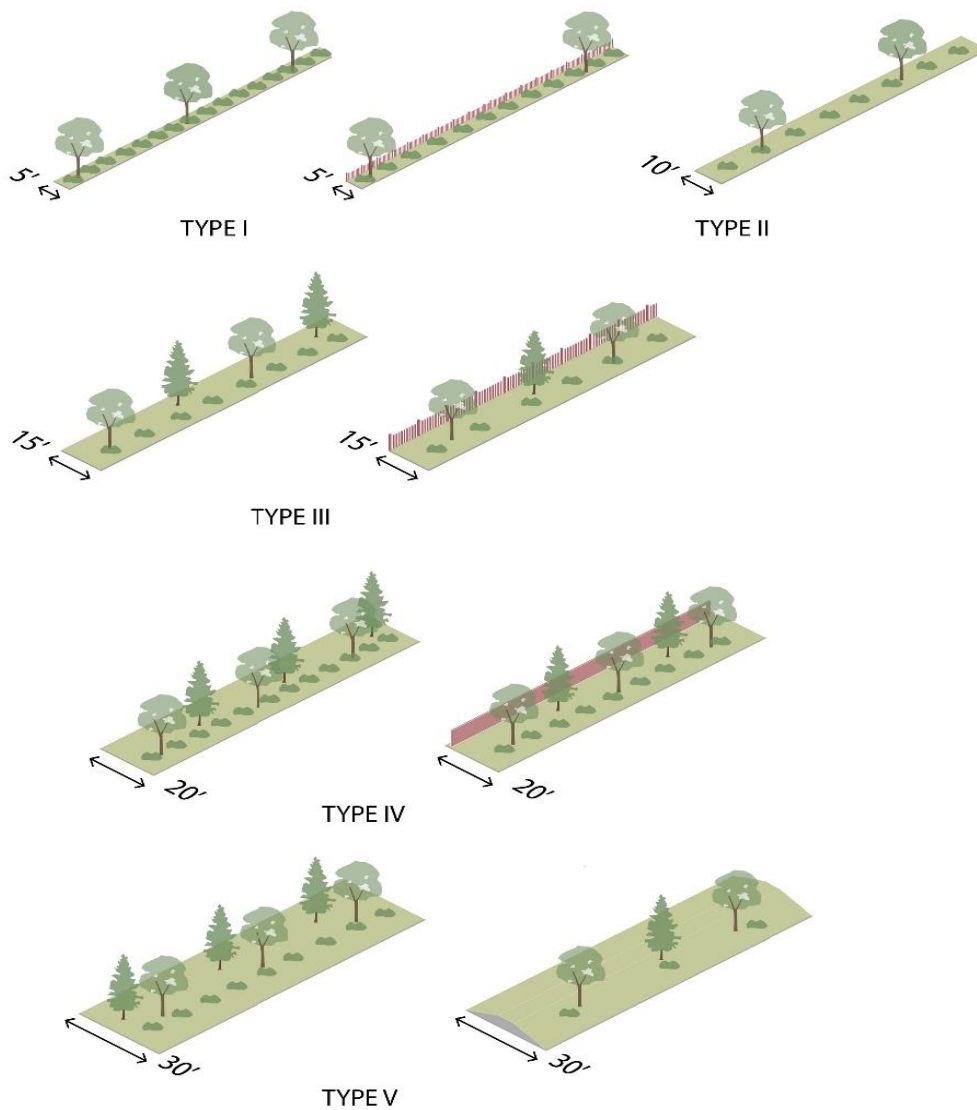


Figure 24-8-9: Perimeter design.

- 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 24-8-5: Perimeter Application	
Intensity	Land Use
Low-intensity use	<i>Residential:</i> detached house, multi-unit house, row house, and small-lot apartment building types <i>Institutions:</i> churches, schools, public facilities including recreation fields, community swimming pools and similar facilities

	• <i>Commercial</i>: offices, day care, and similar non-retail services 2 stories or less.
Medium-intensity use	• <i>Residential</i>: medium-lot apartment, large-lot apartment, or apartment complexes • <i>Commercial</i>: 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	• <i>Commercial</i>: 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. • <i>Industrial</i>: light manufacturing and research facilities • Any other commercial or industrial use under 3,000 square feet of gross floor area.
Very high-intensity use	• <i>Commercial</i>: Commercial uses with outside sales or storage; outside commercial recreation; vehicle or heavy equipment sales and storage • <i>Industrial</i>: 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 24-8-6: 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.

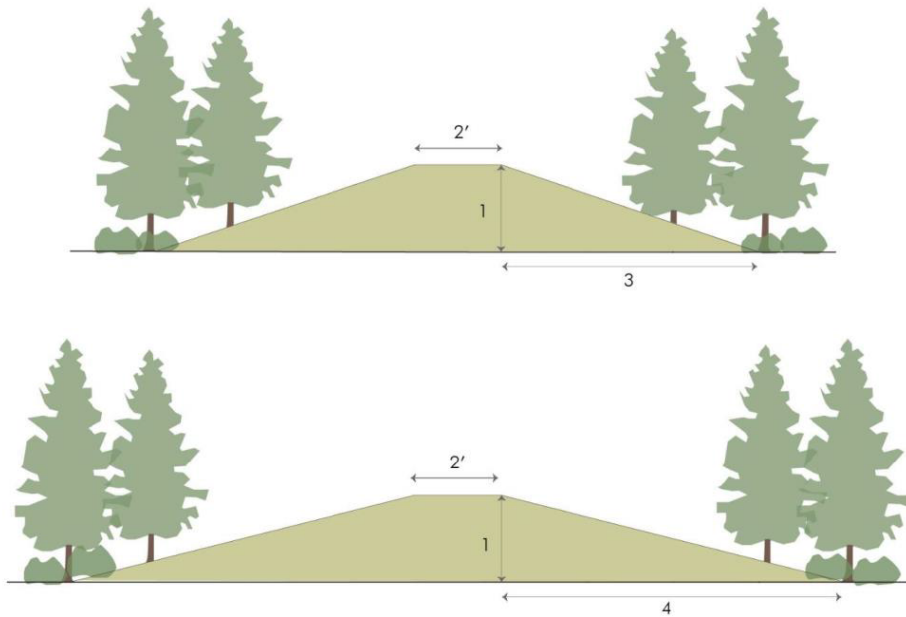


Figure 24-8-11: Earthen berms.

- 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.

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- 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.



Landscape Criteria Update

Don Threewitt, AICP | Community Development Deputy Director
City Council Meeting – February 18, 2025



Agenda



- Intent and Background Information
- Primary Code Updates:
 - Artificial Turf
 - Landscape Preservation & Mitigation
- Existing Definitions, Criteria, and Code
- Proposed Code Updates
- Questions and Comments
- Purpose: Informational

Intent and Background Information

- **Purpose:** Informational item pertaining to a potential Development Code amendment addressing artificial turf and updated landscape requirements
- **Background Information:**
 - City Council Work Session October 2023: Directive to allow artificial turf
 - SB24-005: Prohibit Landscaping Practices for Water Conservation
 - Prohibits local governments from allowing new nonfunctional turf, artificial turf, or invasive species on commercial, institutional, industrial, or common interest community property as well as on street rights-of-way, parking lots, medians, or transportation corridors
 - Fully effective January 1, 2026
 - Residential properties up to a 4-plex and athletic playing fields are exempt from the prohibitions
 - Front range communities currently planning code updates in response to SB24-005: Fort Collins, Loveland, Longmont, Thornton
 - Public Open House held on October 17, 2024

Existing Definitions:

Chapter 8 – Landscape Standards



- **Artificial Turf:** Any of the various synthetic fibers made to resemble natural grass.
- **Ground cover:** Materials that typically do not exceed one foot in height used to provide cover of the soil in landscaped areas, which may include a combination of, but is not limited to, river rock, cobble, boulders, concrete pavers, grasses, flowers, low-growing shrubs and vines, and those materials derived from once-living things, such as wood mulch. In no event shall weeds be considered ground cover.
- **Lawn:** A stretch of open, turf-grass covered land; artificial turf shall not be considered lawn or turf-grass.
- **Maintenance of landscaping:** Regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, removing and replacing of dead plants, and the repair and replacement of irrigation systems.

Proposed Definitions:

Chapter 8 – Landscape Standards



- **Functional Turf:** Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.
- **Nonfunctional Turf:** Turf that is not functional turf, including turf located in a street right-of-way, parking lot, median, or transportation corridor. Nonfunctional turf does not include turf that is designated to be part of a water quality treatment solution required for compliance with federal, state, or local agency water quality permitting requirements that is not irrigated and does not have herbicides applied.

Existing
Artificial Turf
Code:
Chapter 8 –
Landscape
Standards

Table 24-8-1: Plant Requirements

- Artificial turf is only acceptable as ground cover for areas not visible from public rights of way and street and may be subject to other engineering specifications subject to grading or drainage plans
- A minimum of 50% of any landscape area must consist of living plant material
- This criteria applies to both Commercial and Residential applications

Table 24-8-1: Plant Requirements			
Site Element	Trees	Evergreen Trees	Shrubs
Other. All other unbuilt or unpaved areas of a site.	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.		

Existing Preservation & Mitigation Code: Chapter 8 – Landscape Standards

Sec. 24-802.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.

- Requires an inventory of existing plants be provided
- 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
- 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
- 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)
- This criteria applies to all development applications

Proposed Additions

- Reintroduce 2021 Mitigation Requirements
 - Addresses challenges for maintaining urban canopy, replacement clarification and development requirements
- Establishes credit table for existing mature trees

Existing City Programs for Landscape

Share the Shade	Life After Lawn	Educational Sessions	Plants for Greeley	Waterwise Landscaping
Forestry Division (Culture Parks and Recreation Dept.)	Water Conservation Division (Water & Sewer Dept.)	Water Conservation Division (Water & Sewer Dept.)	Water Conservation Division (Water & Sewer Dept.)	Water Conservation Division (Water & Sewer Dept.)

Neighborhood Improvement Grants, Neighbor Labor, & Garden in a Box Programs

Neighborhood Resource Office (Community Development)

Yard Maintenance/Overgrown Vegetation/Weeds/Landscaping Inspections

Code Compliance (Code Compliance) & **Planning** (Community Development)

Proposed Artificial Turf Code Update

- Allow artificial turf in Residential front yards and yards visible from the public rights of way
- Clarify the criteria to prohibit artificial turf for commercial, institutional, industrial, or common interest community property as well as on street rights-of-way, parking lots, medians, or transportation corridors per SB24-005



Options: Artificial Turf Code Update

- Option 1:
Allow up to 25% artificial turf in front yard, subject to design standards, permitting, and inspection;
- Option 2:
Allow artificial turf up to 50% in front yard, subject to City design standards, with permitting and inspection;
- Option 3:
Allow artificial turf up to 50% in front yard, subject to City design standards, without permitting.



Next Steps: Schedule

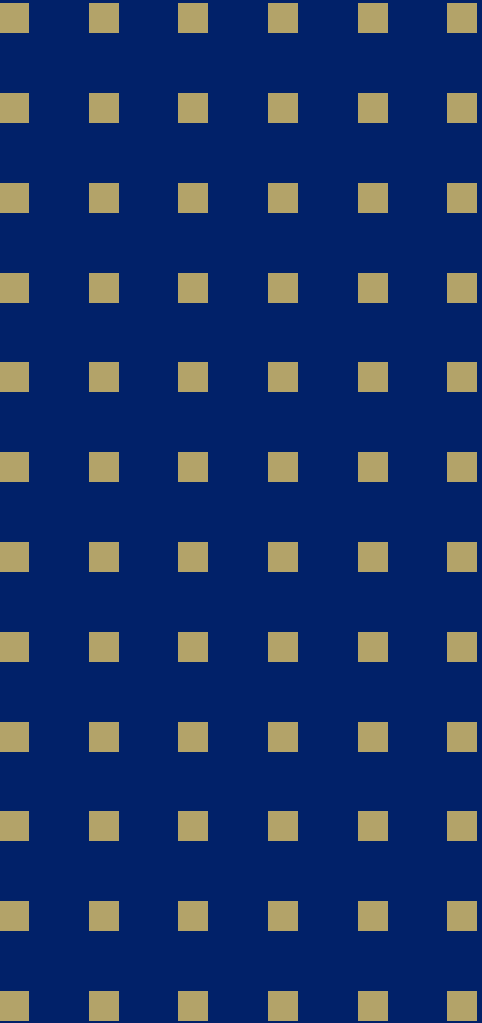
Planning Commission Work Session: 2/11/25

City Council Meeting - Informational Item: 2/18/25

Planning Commission Recommendation: 2/25/25

City Council 1st Reading: 3/4/25

City Council 2nd Reading & Public Hearing: 3/18/25

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Thank you

Questions and Comments



Council Agenda Summary

February 18, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards and Commissions - Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Golf Course Advisory Board, Judicial Review Board, Parks and Recreation Advisory Board, Stormwater Board and Youth Commission.

Summary:

Council appointments are needed due to vacancies and expiring terms for the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Golf Course Advisory Board, Judicial Review Board, Parks and Recreation Advisory Board, Stormwater Board and Youth Commission.

New applicants were interviewed by two council members on February 3.

Fiscal Impact:

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

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest. It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission. Should such conflicts arise, the Board or Commission member simply recuses themselves from that particular item. Such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other issues and Considerations:

None

Strategic Focus Area:

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

Decision Options:

1. Appoint or reappoint the individuals to serve on an applicable board or commission
2. Direct staff to re-advertise applicable vacancy

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

1. Sample Ballot
2. B&C Transmittal February 2025



Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold. Virtual interviews are customarily held on the second week of each month, and appointments are decided during the second City Council meeting (third week of the month).

***** BALLOT *****

Citizen Budget Advisory Committee	
<i>2 Positions: 3 Year Term</i>	
☐	Khalil N Bhanji
☐	(Recruit for Additional Applicants)

Citizen Transportation Advisory Board	
<i>1 Position: 3 Year Term</i>	
☐	Eva C Maines
☐	(Recruit for Additional Applicants)

Golf Course Advisory Board	
<i>2 Positions: 3 Year Term</i>	
☐	Jeff Collins
☐	Pat Gilliam (I)
☐	Ryan M Virgil
☐	(Recruit for Additional Applicants)

Judicial Review Board	
<i>1 Position: 3 Year Term</i>	
☐	Philip L Shafer
☐	Shane W Borah
☐	(Recruit for Additional Applicants)

Parks and Recreation Advisory Board	
<i>4 Positions: 3 Year Term</i>	
☐	Ben Christiansen
☐	Bill Hall
☐	Eva C Maines
☐	Savanna Bennett
☐	(Recruit for Additional Applicants)

Stormwater Board	
<i>3 Positions: 3 Year Term</i>	
☐	Eva C Maines
☐	James Freville (I)
☐	(Recruit for Additional Applicants)

Youth Commission	
<i>2 Positions: 2 Year Term</i>	
☐	Damian Sanchez
☐	(Recruit for Additional Applicants)

Comment: (I) = Incumbent

Boards & Commissions Transmittal

January 21, 2025

Key Staff Contact: Finn Foster 970-336-4000

Interview Date

February 3, 2025

Council Interview Team

Councilmembers DeBoutez and Hall

Council Appointment Date

February 18, 2025

Boards and Commissions Being Interviewed

- **Citizen Budget Advisory Committee**
- **Citizen Transportation Advisory Board**
- **Golf Course Advisory Board**
- **Judicial Review Board**
- **Parks and Recreation Advisory Board**
- **Stormwater Board**
- **Youth Commission**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol).

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

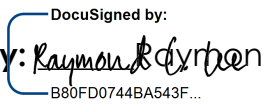
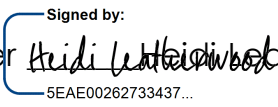
Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:  Raymond Lee, City Manager  Heidi Wetherwood, City Clerk



Council Agenda Summary

Title:

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



Council Agenda Summary

Item:16.

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendars

Council Meeting and Work Session Schedule/Planning Calendar

Council Meetings and Other Events Calendars

February 16 – March 15, 2025

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
- Community Information Session on Potential Camping Restrictions Related to Homelessness 5:30 p.m. LINC Library (501 8th Ave, Greeley, CO 80631)

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)

Friday, February 21, 2025

- Boomerang Short Course Groundbreaking Event 2 p.m. Boomerang Links Golf Course (7309 W 4th St, Greeley, CO 80634)

Monday, February 24, 2025

- Greeley Chamber of Commerce 11:30 a.m.
- 2025 Dream Team Honors Scholars - D6 Board of Education Night 5:30 p.m. Greeley - Evans School District 6 Administration Building (1025 9th Ave Greeley, CO 80631)

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)
 - Retirement Ceremony for Detective John Kinne 3 p.m. Greeley Police Department Donahue Room (2875 W 10th St, Greeley, CO 80634)
 - 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)
- Quarterly Weld BOCC & Municipality Call 5:30 p.m. Microsoft Teams
- 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.
-

Monday March 10 - March 12, 2025

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

Tuesday, March 11, 2025

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

2025 Council Meeting/Work Session Agenda Items Schedule

	2/11/2025		
	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
	Informational - West Greeley Financial Model Review	John Herge	Informational (Regular)
	Informational - Amendments to Landscaping Codes Artificial Turf	Don Threewitt/Brian McBroom	Regular (Informational)
	B&C Appointments	Jennifer Middleton	Regular
February 25, 2025 City Council Work Session	Initiative 14-2024 - Build to Rent Housing and Other Trends	Deb Callies/Brian McBroom	WS
	West Greeley Project Update	John Herge	WS
March 04, 2025 Council Meeting	Minutes- Feb 4 RM, Feb 11 WS	Heidi Leatherwood	Consent
	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	Brian McBroom	Consent
	Intro & 1st Rdg Ord - Eagles Lease (Hold)	John Herge	Consent
	Intro & 1st Rdg Ord - Business Incentive Agreement (Hold)	John Herge	Consent
	Intro & 1st Rdg Ord - Water Valley Pre-Development Agreement (Hold)	John Herge	Consent
	Executive Session - Municipal Judge Performance Review (Hold)	CM/Kimberly Southern-Weber	ES
March 11, 2025 City Council Work Session	Five Year Housing for All Strategic Plan Update (Consultant)	Deb Callies	WS
	Homeless Solutions and Camping Restrictions Update	Mandy Shreve, Will Jones, PD	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	Consent
	PH & 2nd Rdg Ord - Village at Greeley PUD	Brian McBroom	Regular
	PH & 2nd Rdg Ord - Eagles Lease (Hold)	John Herge	Regular
	PH & 2nd Rdg Ord - Business Incentive Agreement (Hold)	John Herge	Regular
	PH & 2nd Rdg Ord - Water Valley Pre-Development Agreement (Hold)	John Herge	Regular
	Informational - Mobility Development Plan	Will Jones/Paul Trombino	Informational (Regular)
	B&C Appointments	Jennifer Middleton	Regular
	Executive Session - City Manager 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			
	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
April 15, 2025 Council Meeting	Proclamation - National Youth Service Day Award	Mayor	Intro
	Minutes - March 18 RM; March 25 WS	Heidi Leatherwood	Consent
	Intro and first reading Ord - Water Revenue Improvement Bonds, Series 2025	Robert Miller/Tyra Litzau	Consent
	Intro and first reading Ord - First-Lien Sewer Improvement Revenue Bonds, Series 2025	Robert Miller/Tyra Litzau	Consent

	Intro and first reading Ord - Text Amendment - Family Definition, ADUs, & Parking	Caleb Jackson/Brian McBroom	Consent
	PH & 2nd Rdg Ord - City Manager Salary Increase (Hold)	Kimberly Southern-Weber	Regular
	PH & 2nd Rdg Ord City Attorney Salary Increase (Hold)	Kimberly Southern-Weber	Regular
	PH & 2nd Rdg Ord - Municipal Judge Salary Increase (Hold)	Kimberly Southern-Weber	Regular
	B&C Appointments	Jennifer Middleton	Regular



Council Agenda Summary

Item: 17.

Title

Adjournment