Greeley City Council Agenda

Regular Meeting

Tuesday, March 4, 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/81600168564

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, March 4, 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/81600168564

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations

   Women's History Month Proclamation

   What's Great About Greeley Presentation
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.

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9. Motion to approve the City Council Meeting Proceedings of February 4, 2025, and the City Council Work Session Proceedings of February 11, 2025
10. Introduction and first reading ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 49.056 acres located at the Northwest corner of 71st Avenue and 25th Street
11. Resolution adopting the 2024 Greeley Trails Master Plan Update

12. Resolution of the Greeley City Council officially naming the Short Course at Boomerang Links as "Mike Lee 9 at Boomerang Links"

End of Consent Agenda

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13. Pulled Consent Agenda Items

14. Sales of Dogs and Cats in Public Places and Retail Stores (Informational)

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

Item: 5.

Council Agenda Summary

Title:
Recognitions and Proclamations

Summary:
Mayor Pro-tem Hall will present a proclamation:

- Women's History Month

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

Attachments:
Women's History Month Proclamation

Item 5 – Presentation

Women's History Month

WHEREAS, President Reagan issued the first Presidential Proclamation in March 1987 as "Women's History Month" and called upon all Americans to mark the month with observances to honor the achievements of American women. Since then, Presidents Clinton, Bush, Obama, Trump, and Biden have issued annual proclamations designating the month of March as "Women's History Month"; and

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our City in countless recorded and unrecorded ways; and

WHEREAS, women have played and continue to play critical economic, cultural, and social roles in every sphere of the City by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, women have played a unique role throughout the history of the City by providing the majority of volunteer work of the Nation; and

WHEREAS, women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our City; and

WHEREAS, American women have served our country courageously in the military; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which creates a more fair and just society for all; and

WHEREAS, women of Greeley's past and present have created, organized and supported one another through historic groups such as the "Want to Know Club", "League of Women Voters of Greeley and Weld County", "Hispanic Women of Weld County", "Daughters of the American Revolution", "Herstory" and many, many others; and

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching, and study of American history.

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor Pro-Tem of the City of Greeley, do hereby proclaim March 2025, as ***Women's History Month*** in the City of Greeley, and urge the people of Greeley, Colorado to observe Women's History Month with appropriate programs, ceremonies, and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 4th day of March 2025.

_____

Dale Hall, Mayor Pro-Tem

City of Greeley Colorado

greeleygov.com

City Council Meeting

March 4, 2025

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

Dominic Tatti Receives 2024 CEMA Regional Emergency Manager Award

- CEMA – Colorado Emergency Management Association
- Award is for the Northeast region

Brentwood Middle School Named 2025 Colorado Trailblazer Schools to Watch!

- Designation by the Colorado Association of Middle Level Educatio
- Brentwood one of five schools in Colorado to receive designation

Greeley West’s Calvin Long Represents District 6 at Colorado All State Orchestra

City of Greeley Colorado

SPARTANS GREELEY WEST

Northridge Seniors, David Rivera Jr. and Jeff Nguyen, Take First at 2025 TEAMS Competition

- TEAMS – Test of Engineering Aptitude, Mathematics and Science
- State-level competition hosted by the Technology Student Association

UNC Achieves Carnegie's Prestigious R2 Research Activity Designation

Recognizes University of Northern Colorado's commitment to research, scholarship and creative works.

City of Greeley Colorado

UNC Reaccredited by the Higher Learning Commission

- Met all criteria for accreditation and federal compliance
- Key strengths – Strategic plan, student support services and a collaborative culture

City of Greeley Colorado

City of Greeley Colorado

greeleygov.com

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:
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 reagrding communication to Councilmember Butler Raymond to follow-up with Mayor to see if work session is needed	Brian McBroom
8-2024	Olson	**Code Compliance**	Oct 1, 2024 Council Meeting	Part 1 - 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 Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Part 1 was presented Feb. 11 and staff will be following up on next steps	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 is.	City Attorney's Office provided a Legal Memorandum to City Council on February 21, 2025	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

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.	Recieved proposals on 2/13 and now in the evaluation and selection process anticiapte making a selection by March 3	Brian McBroom
2- 2025	Butler	**Voter Polling**	February 18, 2025 Council Meeting	Mayor Gates requested that staff come back with a cost analysis prior to Councilor Butler's request. Request: a voter poll to investigate the desire to support Public Safety and Open Space tax measures. In addition he asked for potential Poudre River Restoration projects that could be part of the Open Space tax.		Kalen Myers

Council Agenda Summary

March 4, 2025
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Meeting Proceedings of February 4, 2025, and the City Council Work Session Proceedings of February 11, 2025

Summary:

The regular meetings of the City Council were held in City Council Chambers on February 4, 2025. The work session of the City Council was held in City Council Chambers on February 11, 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 on the budget?
No Impact: If there is no impact, provide the reason

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion 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. 02.04.2025 RM Minutes Draft
2. 2.11.2025 WS Minutes Draft

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
February 4, 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**
   City Clerk Heid Leatherwood called the roll.
   The following were present:

   Councilmember Tommy Butler
   Councilmember Deb DeBoutez
   Mayor Pro Tem Dale Hall
   Councilmember Brett Payton
   Councilmember Melissa McDonald
   Mayor John Gates

   Councilmember Johnny Olson was absent. (Excused)

4. **Approval of the Agenda**
   No changes were requested.

5. **Recognitions and Proclamations**
   Councilmember Payton presented What's Great about Greeley? report at 6:01 p.m.

6. **Citizen Input**
   1. Bill Gillard spoke about attending the West Greeley project meeting and asked for an American contractor and greater explanation of the debt liability.
   2. Kimber Watson expressed her concerns about immigration on a national level and asked Council to protect Greeley citizens. She also commented on safety risks to women drivers being pulled over by unmarked police vehicles.
   3. James Smith spoke about attending the West Greeley project meeting, stating he was in favor of it even though there were risks. He asked for good communication from the City as the project moved forward.
   4. Edwin Grant spoke about seeing past border control footage of Greeley on TV and spoke about immigration laws.

7. **Reports from Mayor and Councilmembers**
   Councilmember Butler spoke about attending "Greeley Day at the Capitol" along with Mayor Gates and Mayor Pro Tem Hall. They met with state legislators.

8. **Initiatives from Mayor and Councilmembers**
   None.

Consent Agenda

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9. **A motion to approve the City Council Meeting Proceedings of January 7, 2025, and the City Council Work Session Proceedings of January 14, 2025**

10. **Resolution authorizing the City of Greeley to enter into an Intergovernmental Agreement between the City of Greeley and the City of Evans for Transit Services**

11. **Resolution of the City Council of the City of Greeley, Colorado, declaring is official intent to reimburse itself with the proceeds of one or more tax-exempt financings for certain capital expenditures undertaken or to be undertaken by the City in connection with its water system; identifying said capital expenditures; and providing certain other matters in connection therewith**

12. **Resolution of the City Council of the City of Greeley, Colorado, declaring is official intent to reimburse itself with the proceeds of one or more tax-exempt financings for certain capital expenditures undertaken or to be undertaken by the City in connection with its sanitary sewer system; identifying said capital expenditures; and providing certain other matters in connection therewith**

End of Consent Agenda

Councilmember Payton moved to approve the Consent Agenda Items 9-12. Mayor Pro Tem Hall seconded the motion. The motion passed 6-0 with Councilmember Olson absent at 6:17 p.m.

13. **Pulled Consent Agenda Items**
    None.

14. **Public hearing and second 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**
    Jennifer Middleton, Deputy City Clerk, introduced the item at 6:18 p.m. with a presentation.

    Ms. Middleton explained the Colorado Statutory requirements in C.R.S 44-3-311 regarding the posting of a notice on the proposed premises for a new liquor license application, as well as publication in the newspaper with all pertinent hearing and applicant information. She noted that the current Greeley City Code established

additional courtesy notifications to residents and businesses within 500 feet of the proposed site. The City Clerk's office requested an amendment to the code eliminating the notification letters for cost savings while still meeting the State notification requirements.

Councilmember Butler asked for clarification about public comments related to the letter. Ms. Middleton explained that meetings are virtual, and the one public comment they received in 2024 was attributed to the notice posted on the door of the establishment. She said that there were 6 public comments received in 2023, but research could not determine if those were in response to the letters, notices being posted at the establishment, or from the posting in the paper.

Councilmember Butler said he thought the additional notices were a benefit to the community, the cost was minimal, and he was not concerned about the lack of response to the letters.

Councilmember DeBoutez asked City Attorney, Stacey Aurzada, if the notification letters were eliminated, would it impact other notifications in the City. Ms. Aurzada said it would not change any other notification processes in the code, nor would it set any precedent for other notifications.

Councilmember DeBoutez said she understood the need for basic efficiency with staff time and cost savings. She was surprised at a third of the notices being unopened and returned. She stated she was in support of the staff recommendation.

Councilmember Payton noted that the language in the code regarding the notice letters made it clear that the letters were not mandatory, but courtesy notices instead. Furthermore, the letter (whether it was sent or not) had no impact on the hearing.

Mayor Gates opened the public hearing at 6:26 p.m.
(Kimber Watson, Edwin Grant, Lynn Davis, and Nicky Eaton all spoke, but their comments did not pertain to the public hearing.)
The public hearing closed at 6:38 p.m.

Councilmember McDonald motioned to approve the ordinance. Mayor Pro Tem Hall seconded the motion. The motion passed 5-1 at 6:39 p.m. with Councilmember Butler voting "nay" and Councilmember Olson absent.

15. **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 Butler moved to approve the motion. Councilmember Payton seconded the motion. The motion passed 6-0 at 6:40 p.m. with Councilmember Olson absent.

16. Scheduling of Meetings, Other Events

None.

17. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:40 p.m.

Approved

X _____

John Gates
Mayor

Attest

X _____

Heidi Leatherwood
City Clerk

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
February 11, 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 via Zoom
   Mayor Pro Tem Dale Hall
   Councilmember Brett Payton
   Councilmember Johnny Olson via Zoom
   Councilmember Melissa McDonald
   Mayor John Gates

4. **Reports from Mayor and Councilmembers**
   Mayor Pro Tem Hall thanked Culture, Parks, and Recreation Director Diana Frick for providing each Councilmember with a presentation booklet on the history of the Poudre River.

5. **Greeley Trails Master Plan Update**
   Culture, Parks, and Recreation Department Director Diana Frick introduced Natural Areas and Trails Division Manager Justin Scharton and Kristina Kachur Webb with Logan Simpson to present at 6:02 p.m.

   Ms. Frick shared the vision and goals for the Trails Master Plan (TMP). The updated plan emphasized a robust, off-street trail system for recreation, transportation, and connectivity, incorporating things learned from the original Transportation Master Plan, Imagine Greeley Comprehensive Plan, and the Get Outdoors Greeley strategic plan. Ms. Frick said the TMP reflected community input gathered through public engagement and included insights from the Technical Advisory Committee (TAC).

   Ms. Kachur Webb spoke about two phases of public engagement, including pop up events, trailheads, farmers markets, libraries, recreation centers, and an online survey through Speak Up Greeley. Ms. Kachur Webb noted the 3 priority levels of trails,

although Priority 1 trails (16 miles) will be the focus of the 10-year plan. The plan also included trail design for regional trails, secondary trails, soft surface trails, and trailheads, which will provide guidelines such as width and surface type, particularly for continuity with regional trails. The plan identified costs of $2.5-$3.0 million per mile, depending on the need for bridges, topography, and river crossings.

Ms. Frick concluded the presentation saying the TMP would be a guiding strategy that would provide both long-term vision and the framework for short-term goals.

Councilmember Butler asked about the funding over the next ten years for the priority one trails. Mr. Scharton said their current tools were the Trail Development Impact Fees and grants with other choices included in the plan.

Councilmember DeBoutez asked how many people participated in the public engagement outreach. Ms. Kachur Webb said they received over 200 comments. Mr. Scharton said they could provide Council with a full report that reflected a significant amount of engagement.

Mayor Gates thanked staff for the information.

6. Poudre River Restoration Initiative (PRRI) Master Plan Update

Public Works Planning Manager, Victoria Leonhardt presented the item at 6:18 p.m. Public Works Director Paul Trombino was present for questions.

Ms. Leonhardt explained that the plan was an opportunity to look holistically at the Poudre River Corridor and understand how to balance the many opportunities of the natural resources it provides while also considering the complexities of an urban river.

- Phase 1 establishing the master plan principles was completed.
- Phase 2 would focus on a study area for design concepts and policy recommendations for the river corridor.

Ms. Leonhardt said many areas of the river showed signs of ecological degradation. She added that partners worked with the City to protect and revitalize the river, with the PRRI taking the next step to connect the dots between ecology, infrastructure, and recreation.

Phase two identified 7 study areas, and four areas were chosen as a focus. Ms. Leonhardt explained that private landownership was dominant and presented a challenge, as well as water rights. The areas chosen were prioritized based on the need for improvement and maximizing partnerships. A schedule for Phase 2 was shown to the Council, with public meetings and a digital survey planned for the end of June, and they anticipated bringing a complete plan for adoption in August.

Mayor Pro Tem Hall asked how the plan would be utilized. Ms. Leonhardt said at the end of Phase 2 they would have actionable items and long-term planning projects. Mr.

Trombino added there would be a financial strategy with the plan. Mayor Pro Tem Hall asked if there would be continued staff dedicated to the plan. Mr. Trombino said there would be a series of projects and priorities that will coalesce with other activities and development.

Councilmember DeBoutez asked for more information on funding and prioritization, particularly the downtown area. Ms. Leonhardt explained that the study areas numbers were just identifiers, not the prioritization order. She also said downtown connection helped direct the study areas.

Councilmember Olson asked if they had identified public and private partnerships. Ms. Leonhardt said that because private land ownership was a major component of the corridor, they were looking for opportunities to partner with developers and private landowners.

Mayor Gates thanked staff for the information.

7. Code Compliance Overview and Landscaping Standards

Code Compliance Manager Buxton Demers introduced the presentation at 6:34 p.m. Assistant City Manager Juliana Kitten was present to answer questions.

Mr. Demers explained that the Code Compliance Department was responsible for enforcement of private property violations with key areas of focus such as weeds, trash, refuse, and inoperable or unlicensed vehicles. Other enforcement issues are handled by other departments as noted in the presentation slides.

Landscaping standards were further covered by Mr. Demers, including requirements and prohibitions. Potential enhancements to the standards were presented including height requirements, clarification of agricultural versus ornamental, and strengthening ground cover requirements.

Mr. Demers showed a chart of the current code compliance process, with repeated or major violations resulting in an administrative hearing. Having consulted other jurisdictions on their processes, Mr. Demers was seeking council input. He proposed enhancing enforcement options by maintaining their current system and focusing on education and voluntary compliance with warning before enforcement or evaluating a ticketing system. He explained the pros and cons of a ticketing system, stating it would drive a faster enforcement process with more consistent outcomes and efficiency, but requiring a clear appeals process, equity considerations, and implementation costs.

Ms. Kitten explained they would like more guidance on the landscaping piece. There were some concerns about agriculture, and she asked if they should investigate that

further. She also said they currently have a culture of friendliness and want to maintain that, but there is also a need to speed the process up.

Mayor Pro Tem Hall was concerned that some people needed financial or physical help to keep up their yards. He wanted to know what was available, such as for older people who couldn't remove snow. Mr. Demers said they have a "Neighbor Labor" program for snow removal, but they do have trouble finding volunteers. There is also a "Share the Shade" program.

Councilmember DeBoutez asked about the 15% of properties that were not in compliance. She wanted to know if was related to absentee landlords. Mr. Demers said there was a mixture of many types of owners. Ms. Kitten said they could research the cases that went to hearing and collect the data.

Mayor Pro Tem Hall had concerns about landlords and how difficult it could be to contact them. He wanted to know if agents for the property owner could represent the owner at the hearings. Mr. Demers said the agent, owner, or tenant could respond to them. In the case no one responds, it goes back on the property owner.

Councilmember McDonald thanked Mr. Demers and his department. She asked for the percentage of persons with violations who were elderly and for information on the "Neighbor Labor" program. Mr. Demers noted that the program was connected to United Way and accessible through their website.

Councilmember Olson thought the programs were favorable and asked about if the City could provide weed killer. A concern he stated was for those owners trying to sell their homes with neighboring properties left unattended.

Mayor Gates noted that the council receives many calls on this topic, appreciated this information on programs and felt that enforcement was working. This was not a problem unique to Greeley, and he would like to see a hybrid solution before going to a straight ticketing system. He asked Ms. Kitten if she had the feedback she needed to move forward. Ms. Kitten replied that the department would collect the data on absentee landlords and look at who was having difficulty, such as the elderly population, as well as some landscape options so Council could make a more informed choice. Ms. Kitten added that Code Compliance would investigate options for increased voluntary compliance.

Mayor Gates and Council reached consensus on these tasks and thanked staff for their work.

8. Scheduling of Meetings, Other Events

None.

9. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:06 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk

Council Agenda Summary

March 4, 2025
Key Staff Contact: Brian McBroom, Community Development Director

Title:
Introduction and first reading ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 49.056 acres located at the Northwest corner of 71st Avenue and 25th Street

Summary:
The City of Greeley is considering an application for a Planned Unit Development (PUD) with two Planning areas. Two Planning Areas, both allowing for-lease single-family and duplex residential uses. The property is 49.056 acres in size and is located at the northwest corner of the intersection of 71st Avenue and 25th Street.

The applicant proposes to establish Planned Unit Development (PUD) zoning on 49.056 acres currently zoned H-A (Holding Agriculture). The Village at Greeley PUD includes two Planning Areas, to be on separate lots created by a future subdivision process. The Planning Areas will be bisected by a north-south extension of 74th Avenue.

Planning Area 1 is 29.41 acres and Planning Area 2 is 17.18 acres in size. Both would allow residential uses, specifically single-family dwellings and duplexes. The project is a for-lease development, with residential units not on individual lots under separate ownership. The project will be managed and leased under a professional management company. The net density for Planning Area 1 is 9.9 dwelling units per acre, for Planning Area 2 is 10.47 units per acre. Upon approval of the PUD, the development would require a Site Plan Review (SPR) and a subdivision process. An SPR involves review and approval of landscaping plans, outdoor lighting plans and other standards, required to comply with architectural and other specific residential and nonresidential development standards as required by the PUD and Greeley Development Code as applicable.

The subject property is zoned H-A (Holding Agriculture), which according to the Greeley Development Code, are properties that are "…either being used for agricultural purposes or have little or no immediate development potential." Staff notes that with the development to the north (Homestead Heights, subdivided in 2015) and to the south (Westgate, subdivided in 2021), the potential for development has changed significantly since the H-A zoning was established. Staff notes that under the current H-A zoning, the uses allowed in the Greeley Development Code are fairly limited, with very low density due to a minimum allowable lot area of 40 acres. Commercial type uses are extremely limited in H-A as well.

Fiscal Impact:
Fiscal Impact:

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

No Impact

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

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

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality
Housing For All
Quality of Life
Safe and Secure Community

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for March 18, 2025

Attachments:

1. Ordinance No. 4, 2025 with Appendix A
2. PC Summary Report
3. Vicinity & Zoning Map
4. Plan Set
5. Neighbor Comment Letters
6. Neighbor Notification Boundary Map
7. Project Narrative
8. Memo in lieu of draft minutes Village at Greeley PUD

CITY OF GREELEY, COLORADO
ORDINANCE NO. 4, 2025
CASE NO. PUD2024-0001

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 49.056 ACRES LOCATED AT THE NORTHWEST CORNER OF 71ST AVENUE AND 25TH STREET

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

Section 1. The following described property located in the City of Greeley is hereby established a PUD (PLANNED UNIT DEVELOPMENT) in the City of Greeley, County of Weld, State of Colorado:

Legal Description
See Appendix A, attached hereto, and incorporated herein.

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

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

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By:** _____
City Clerk **Mayor**

APPENDIX A

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 49.056 ACRES LOCATED AT THE NORTHWEST CORNER OF 71ST AVENUE AND 25TH STREET

LEGAL DESCRIPTION FOR REZONING AREA:

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ILLEGIBLE 3 ¼" ALUMINUM CAP;

THENCE S89°06'07"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE, MONUMENTED BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" YELLOW PLASTIC CAP STAMPED KSI LS 23098 AND POINT OF BEGINNING;

THENCE S00°30'05E, A DISTANCE OF 765.38 FEET ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF WESTGATE FIRST FILING, RECORDED AT RECEPTION NO. 4789621 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED WITH A NO. 5 REBAR OF UNKNOWN LENGTH WITH A 1 ¼" RED PLASTIC CAP STAMPED AZTEC PLS38258;

THENCE ON THE NORTHERLY LINES OF SAID WESTGATE FIRST FILING FOR THE FOLLOWING FOUR (4) COURSES;

1. S89°03'49"W, A DISTANCE OF 709.04 FEET TO A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" PURPLE CAP STAMPED NORTHERN PLS 38730;
2. S45°47'57"W, A DISTANCE OF 144.94 FEET TO A BENT NO. 4 REBAR OF UNKNOWN LENGTH;
3. N88°41'59"W, A DISTANCE OF 898.97 FEET TO A SET 24' NO. 5 REBAR WITH A 1 ¼" ORANGE PLASTIC CAP, STAMPED PLS 37911;
4. N89°26'33"W, A DISTANCE OF 908.86 FEET TO A NO. 5 REBAR OF UNKNOWN LENGTH WITH 2 ½" ALUMINUM CAP STAMPED D.B. & CO PLS 32435;

THENCE N00°52'54"W, A DISTANCE OF 807.67 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3 ¼" ALUMINUM CAP STAMPED PLS 10855, 1997;

THENCE N89°06'07"E, A DISTANCE OF 2626.45 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING.
PARCEL CONTAINS 2,136,865 SQUARE FEET OR 49.056 ACRES, MORE OR LESS.

PLANNING COMMISSION SUMMARY

ITEM: Rezone 49.056 acres from an H-A (Holding Agriculture) Zoning District to a PUD (Planned Unit Development)

FILE NUMBER: PUD2024-0001

PROJECT: The Village at Greeley PUD

LOCATION: Northwest corner of the intersection of 71st Avenue and 25th Street

APPLICANT: Todd Hager on behalf of ENFR Management LLC

CASE PLANNER: Jeffrey Woeber, Planner III

PLANNING COMMISSION HEARING DATE: January 14, 2025

PLANNING COMMISSION FUNCTION:
The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-205(c) and 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering an application for a Planned Unit Development (PUD) with two Planning areas. Two Planning Areas, both allowing for-lease single-family and duplex residential uses. The property is 49.056 acres in size and is located at the northwest corner of the intersection of 71st Avenue and 25th Street.

A. REQUEST

The applicant proposes to establish Planned Unit Development (PUD) zoning on 49.056 acres currently zoned H-A (Holding Agriculture). The Village at Greeley PUD includes two Planning Areas, to be on separate lots created by a future subdivision process. The Planning Areas will be bisected by a north-south extension of 74th Avenue. Planning Area 1 is 29.41 acres and Planning Area 2 is 17.18 acres in size. Both would allow residential uses, specifically single-family dwellings and duplexes. The project is a for-lease development, with residential units not on individual lots under separate ownership. The project will be managed and leased under a professional management company. The net density for Planning Area 1 is 9.9 dwelling units per acre, for Planning Area B is 10.47 units per acre.

Upon approval of the PUD, the development would require a Site Plan Review (SPR) and a subdivision process. An SPR involves review and approval of landscaping plans, outdoor lighting plans and other standards, required to comply with architectural and other specific

residential and nonresidential development standards as required by the PUD and *Greeley Development Code* as applicable.

B. STAFF RECOMMENDATION
Approval

C. LOCATION

Abutting Zoning
North: R-L (Residential Low Density)
South: PUD (Planned Unit Development)
East: R-E (Residential Estate)
West: H-A (Holding Agriculture)

Abutting Land Uses
North: Residential
South: Residential
East: 71st Avenue, Residential
West: City of Greeley Open Space Area

Site Characteristics:
The subject property is currently two separate metes and bounds parcels, each containing a residence and outbuildings (to be removed for the Village at Greeley project). It is relatively flat and has previously been used for agricultural purposes.

D. BACKGROUND
The subject property is zoned H-A (Holding Agriculture) which according to the Greeley Development Code are properties that are "…either being used for agricultural purposes or have little or no immediate development potential." Staff notes that with the development to the north (Homestead Heights, subdivided in 2015) and to the south (Westgate, subdivided in 2021), the potential for development has changed significantly since the H-A zoning was established.

Staff notes that under the current H-A zoning, the uses allowed in the Greeley Development Code are fairly limited, with very low density due to a minumum allowable lot area of 40 acres. Commercial type uses are extremely limited in H-A as well.

E. APPROVAL CRITERIA
Rezoning Review Criteria, Section 24-204(b):

1. **The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

   Staff Comment: The subject area is identified as a "Suburban Neighborhood" on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. The PUD proposal supports the vision for a Suburban Neighborhood, which are "Neighborhoods and residential subdivisions primarily

made up of single-family detached homes." Special Considerations for Suburban Neighborhood areas include "opportunities to create a wider range of housing options." These Special Considerations also recommend single family, ADUs and rental housing.

The following are among the goals recommended by the *Imagine Greeley Comprehensive Plan* that support the proposed PUD:

Goal ED-2: Promote desired economic sectors and a diverse local economy.
The Village at Greeley is a development that provides a new approach for those desiring to live in Greeley, set up with a layout with amenities and an environment that can result in residents living and working in a varied and diverse local economy.

Goal GC-2: Promote a balanced mix and distribution of land uses.
The Village at Greeley PUD and development provides a new approach to for lease residential development beyond the more typical multi-family apartment configuration. This provides a balance as far as the type of rental options within the significant areas of residential development within the City of Greeley.

Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.
The Village at Greeley development, within the proposed PUD plan, does provide for a safe, aesthetically pleasing and livable community through planned and required public improvements, design standards, and careful compliance with development standards within the *Greeley Development Code* in the required Site Plan Review process.

Staff finds the proposed PUD is in accordance with the goals and objectives of the Comprehensive Plan, and the PUD does not conflict with that or other Plans or policies adopted by the City. The request complies with this criterion.

2. **The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
   Staff Comment: The intent of the Planned Unit Development is to provide a residential, suburban neighborhood that is compatible with the area. The proposal is consistent with other development in the vicinity.

   The request complies with this criterion.

3. **Whether the area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**
   Staff Comment: It is in the public interest to provide the for-lease residential use that would be possible through the Village at Greeley PUD. This general area of Greeley has changed and developed significantly in recent years and the PUD will provide flexible and attractive options.

   The request complies with this criterion.

4. **Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**
   Staff Comment: Staff notes that with the development to the north (Homestead Heights, subdivided in 2015) and to the south (Westgate, subdivided in 2021), the potential for development has changed significantly since the H-A zoning was established.

   The request complies with this criterion.

5. **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**
   Staff Comment: The proposal would enable development compatible with character of the area. The plans in the PUD show streets, buildings, etc. are consistent with development in this area of the City.

   The request complies with this criterion.

6. **The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**
   Staff Comment: Services and facilities are available for anticipated uses. Staff has worked closely with City and other utilities, Public Works, the Greeley Fire Department and other agencies to ensure availability of services and facilities.

   The request complies with this criterion.

7. **The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not**

anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Staff Comment: Development of this site will help fulfill a need for rental housing that is not feasible under the existing zoning. The PUD zoning is more appropriate for serving the community than the current zoning.

The request complies with this criterion.

8. **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: Planning staff and review agencies have worked to minimize impacts from the proposed development, with access, traffic and drainage being considered. There will be landscape buffering required, in compliance with *Greeley Development Code* landscaping standards Impacts have been considered at the PUD review stage, and staff notes a Site Plan Review will be required where specific landscaping and exterior lighting plans and architectural standards will be reviewed for compliance the *Greeley Development Code* standards.

The request complies with this criterion.

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

Staff Comment: Planning staff and the Administrative Review Team recommend approval.
The request complies with this criterion.

<u>Planned Unit Development Review Criteria, Section 24-205(c):</u>

1. **The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.**

Staff comment: The proposal allows a type of residential use to be incorporated into the area in a way that achieves greater consistency and more specificity than standard zones would allow.

The request complies with this criterion.

2. **The benefits from any flexibility in the proposed plan:**
   (1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;

(2) involves innovative concepts that were not anticipated by the development code; or
(3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.

Staff comment: The proposed PUD plan provides uniqueness and will not have potential negative impact on the community's health, safety and welfare. The residential for-rent concept is fairly innovative and unique in Greeley, and it appears likely this type of rental development will become more prevalent in the future. The PUD proposes four different residential building type/models and will include detached single-family homes as well as paired home/duplexes.

The request complies with this criterion.

3. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.**

Staff comment: The request is consistent with sound planning principles and is consistent with applicable goals and objectives of the Comprehensive Plan.

The request complies with this criterion.

4. **The plan meets all of the review criteria for zoning map amendments in Section 24-204.**

Staff comment: The request complies with Section 24-204, Review Criteria for Rezoning as detailed above.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property has not been subdivided and is legally described as two metes and bounds parcels. A subdivision will be required upon PUD approval and would be required prior to approval of an SPR. These would need to be finalized and in place prior to submittal of building permits for the development.

2. HAZARDS

According to the City's GIS the subject property is not within or near any FEMA Flood Zones, nor are there any hazardous slopes according to the City's maps. Topography is fairly flat.

3. **WILDLIFE**
As the property is within an area that was predominantly farmland, with no forested areas or riparian corridors nearby, it does not appear to be particularly valuable wildlife habitat. It is not within an "Ecologically Sensitive Area" based on the available City map. Staff will address wildlife habitat in more detail with the required Site Plan Review process.

4. **FLOODPLAIN**
None of the subject property is within any designated FEMA floodplain.

5. **DRAINAGE AND EROSION**
The existing drainage patterns are expected to continue to follow the existing lay of the land. Conceptual stormwater facilities were considered in review of the PUD. Drainage and erosion control will be examined in greater detail through any future land use requests including required Subdivision and Site Plan Review processes.

6. **TRANSPORTATION**
The primary access to the Village at Greeley development is via 71st Avenue into 25th Street. A required extension of 74th Avenue within the PUD site would intersect with 25th Avenue to the south, and up to 22nd Street to the north which also connects back to 71st Avenue. Access and traffic have been considered and reviewed by the City's Public Works and EDR Departments. Plans for any required access improvements will require review and approval of a Site Plan Review, with improvements to be implemented with development of the PUD property.

G. SERVICES

1. **WATER**
Water mains exist in 71st Avenue, 74th Avenue, and 73rd Avenue to the north of the site. The applicant will be required to provide all necessary extensions and any infrastructure improvements to serve the site.

2. **SANITATION**
Sanitary sewer mains exist in 73rd Avenue to the north and south of the site. The applicant will be required to provide all necessary extensions and any infrastructure improvements to serve the site.

3. **EMERGENCY SERVICES**
The site is served by the Greeley Fire and Police Department. Fire Station #5 is on 47th Street approximately 2 miles east of the subject site.

4. **PARKS AND OPEN SPACES**
Comments by Greeley Parks indicate "cash in lieu" is appropriate for this project, payment of which will be required prior to recordation of the subdivision. A 27-acre City of Greeley community park is proposed directly west of the subject property, with the required extension of 25th Street providing access from the Village at Greeley development. The PUD proposes a system of sidewalk/trail connections, lawn areas, dog

park, and a large detention pond area that will involve landscaping to City standards with Site Plan Review.

5. **SCHOOLS**
   The subject site is within the Greeley Evans School District 6 (D6). Frontier Academy High School and University Schools are to the northeast of the PUD site. Cash-in-lieu for schools would be required with required future subdivision of the site per D6 standards and formulas.
6. **METROPOLITAN DISTRICT**
   N/A

H. NEIGHBORHOOD IMPACTS

1. **VISUAL**
   No significant negative visual impacts are anticipated as a result of development associated with the PUD. Development of the site must comply with perimeter landscaping and architectural standards.

2. **NOISE**
   No noise impacts are anticipated as a result of this application. Any noise created by future development is regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Notices were mailed on December 11, 2024, to 367 surrounding property owners and residents located within 1000 feet of the subject property boundary. One sign was posted on the site per the Development Code noticing requirements. A notice was posted to the City of Greeley website per the Development Code noticing requirements. A neighborhood meeting was held at the Greeley Family FunPlex on October 22, 2024. At that meeting, the applicant and staff answered numerous general questions regarding the proposed development. Concerns were raised for traffic increases, with assurance by staff that traffic impacts were being carefully considered in the PUD and any forthcoming subdivision and SPR process. Meeting attendees noted that rental properties often are not maintained to the same standards as owner occupied homes. The applicant stated that a professional management company would ensure that all units are well maintained. It was also noted that contracts and lease agreements for the rentals would not allow excessive numbers of people to occupy a unit, to avoid overcrowding and parking issues. Attendees did also voice support for the residential project, noting it is preferable to a commercial type development at this location.

J. MINERAL ESTATE OWNER NOTIFICATION

Staff has determined the statutory requirement for mineral notices does not apply if no additional lots are being created, which is the case with this PUD. Subdivision and/or Site Plan Review processes will require such notice as applicable.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval.

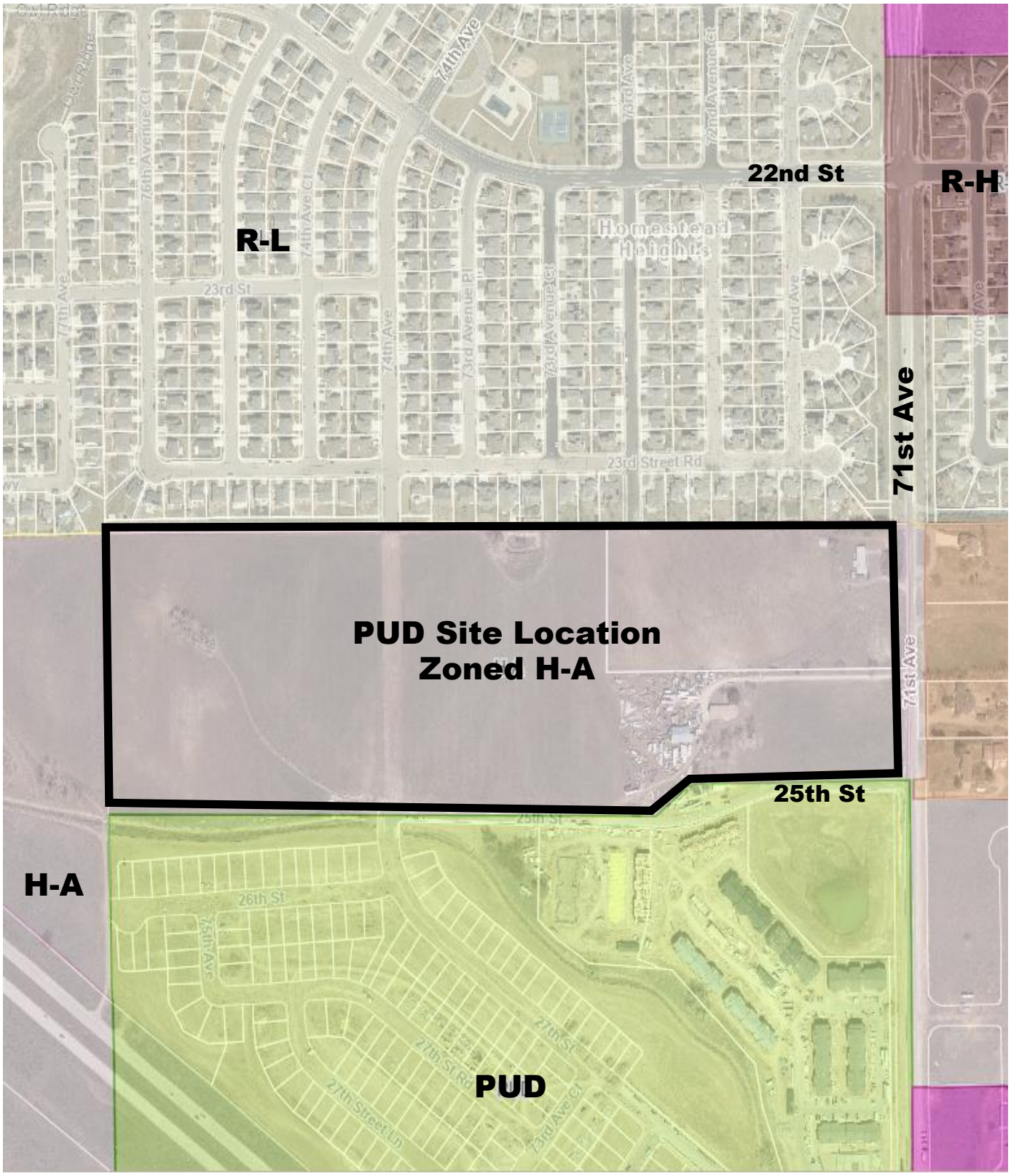
Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is not in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council denial.

ATTACHMENTS

Vicinity/Zoning Map
Project Narrative
PUD Plan Set
Neighborhood Notification Boundary Map
Staff PowerPoint Slides

VICINITY/ZONING MAP, VILLAGE AT GREELEY PUD2024-0001



THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

PROJECT CONTACTS

PROPERTY OWNER
JIM L. ELLS
2435 71ST AVENUE
GREELEY, CO 80634

APPLICANT
ENFR MANAGEMENT, LLC
6617 N. SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, AZ 85250
TEL: (480) 951-2207
CONTACT: BRYAN J. FREEL

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: JESSICA K. GREENOUGH, PE

SURVEYOR
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
TEL: (479) 443-4506
CONTACT: JASON M. PAGE, PLS

TRAFFIC ENGINEER
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: BRIAN HORAN, PE

LEGAL DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH., RANGE. 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ILLEGIBLE 3-1/4" ALUMINUM CAP;

THENCE S89°06'07"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE, MONUMENTED BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" YELLOW PLASTIC CAP STAMPED KSI LS 23098 AND POINT OF BEGINNING;

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3. N88°41'59"W, A DISTANCE OF 898.97 FEET TO A SET 24" NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911 ;
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THENCE N89°06'07"E, A DISTANCE OF 2626.45 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,136,865 SQUARE FEET OR 49.056 ACRES, MORE OR LESS.

ZONING

THE VILLAGE AT GREELEY IS CURRENTLY ZONED AS HOLDING AGRICULTURAL (H-A) AND IS PROPOSED TO BE REZONED AS PLANNED UNIT DEVELOPMENT (PUD). THE PROPOSED DEVELOPMENT WILL CONSIST OF FOR-LEASE SINGLE FAMILY AND DUPLEX HOMES WITH PRIVATE BACKYARDS IN A PROFESSIONALLY MANAGED COMMUNITY WITH LUXURY AMENITIES. THE PRIMARY REASON BEHIND THE ZONE CHANGE TO PUD IS TO ALLOW FOR DEVELOPMENT OF A UNIQUE PRODUCT TYPE THAT DOES NOT EASILY FIT INTO ANY OF THE CITY OF GREELEY'S EXISTING ZONING CLASSIFICATIONS. THE PRODUCT FITS UNDER THE CITY OF GREELEY'S HOUSING CATEGORY II: MISSING MIDDLE HOUSING.

DEVELOPMENT SUMMARY

LAND USE	ACRES
RESIDENTIAL (PLANNING AREA 1)	25.74
RESIDENTIAL (PLANNING AREA 2)	16.14
OPEN SPACE (PLANNING AREA 1)	2.15
OPEN SPACE (PLANNING AREA 2)	1.66
STORMWATER DETENTION (PLANNING AREA 1)	2.98
PUBLIC RIGHT-OF-WAY	4.19
TOTAL	49.06
USABLE OPEN SPACE	
PLANNING AREA 1	5.13
PLANNING AREA 2	1.66
TOTAL USABLE OPEN SPACE	6.79

INCLUDES TRAILS, DRAINAGE, LANDSCAPE TRACTS, PARKS, DETENTION POND

PARKS DEDICATION REQUIREMENTS

PARK DEDICATION REQUIREMENTS WILL BE SUBJECT TO THE FOLLOWING CALCULATIONS

REQUIRED DEDICATION = 9.75 ACRES PER 1,000 PEOPLE

PEOPLE = 2.7 PER UNIT*424 UNITS = 1,145 PEOPLE

PARK LAND DEDICATION = 9.75*1.145 = 11.16 ACRES

PARK LAND DEDICATION WILL BE MET WITH CASH IN LIEU

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17. BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

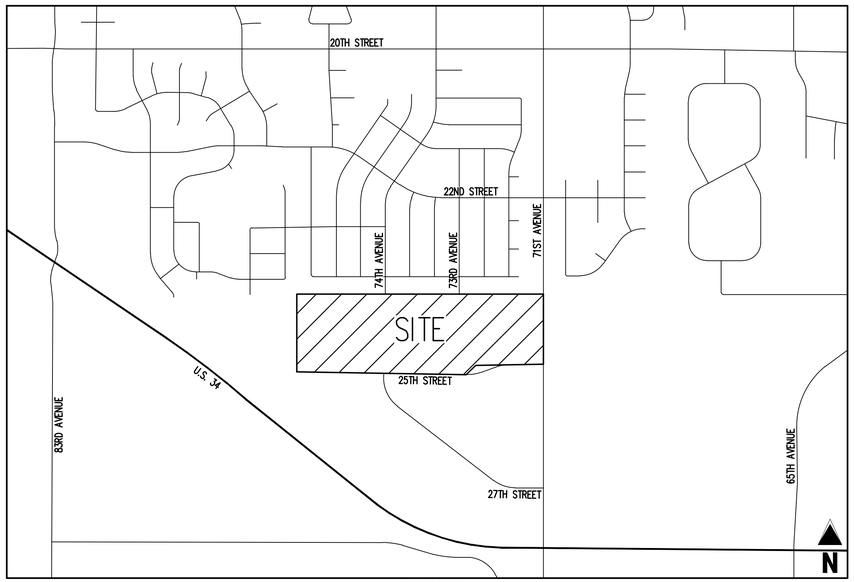
BENCHMARK

CITY OF GREELEY CONTROL NETWORK BENCHMARK #64, CAP ID GPS-LL, PIN ID UNKNOWN. NAVD 88 ELEVATION 4973.33

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ENTIRELY LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08123C1518E, WHICH BEARS AN EFFECTIVE DATE OF 01/20/2016 AND IS NOT LOCATED IN A FLOOD HAZARD ZONE.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

PAGE NUMBER	SHEET NUMBER	SHEET TITLE
1	1.0	COVER SHEET
2	2.1	EXISTING CONDITIONS MAP
3	2.2	EXISTING CONDITIONS MAP
4	2.3	EXISTING CONDITIONS MAP
5	2.4	EXISTING CONDITIONS MAP
6	3.0	ZONING SUITABILITY MAP
7	4.0	PROJECT BOUNDARY MAP
8	5.0	OVERALL LAYOUT
9	5.1	SITE DISTRIBUTION PLAN
10	6.0	PLANNING AREA PLAN
11	7.0	TRAFFIC PLAN
12	8.0	DEVELOPMENT STANDARDS
13	8.1	DEVELOPMENT STANDARDS

PROJECT NARRATIVE

THE VILLAGE AT GREELEY SEEKS TO CREATE A NEW RESIDENTIAL COMMUNITY THAT OFFERS FOR-LEASE, SINGLE FAMILY HOMES WITH PRIVATE OUTDOOR PATIO SPACES TO SUPPORT THE SURROUNDING NEIGHBORHOOD AND EMPLOYMENT CENTERS. THIS COMMUNITY PROVIDES A STRONGLY DESIRED HOUSING OPTION IN A PROFESSIONALLY MANAGED COMMUNITY WITH LUXURY AMENITIES. VILLAGE AT GREELEY WILL OFFER 1, 2, AND 3-BEDROOM HOMES WITH FLOOR PLANS RANGING FROM 655 SQUARE FEET TO 1,313 SQUARE FEET. THE 2-BEDROOM AND 3-BEDROOM HOMES WITHIN THE COMMUNITY WILL BE DETACHED, AND THE 1-BEDROOM HOMES WILL BE DUPLEXES. EVERY HOME IN THE COMMUNITY WILL BE SINGLE-STORY IN A MODERN, OPEN FLOOR PLAN DESIGN WITH VAULTED CEILINGS, ABUNDANT NATURAL LIGHT, AND A PRIVATE OUTDOOR PATIO AND BACKYARD. VILLAGE AT GREELEY WILL BE DEVELOPED IN THREE PHASES WITH PHASE 1A CONSTRUCTING 150 UNITS, PHASE 1B CONSTRUCTING 101 UNITS, AND PHASE II CONSTRUCTING 173 UNITS. A TOTAL OF 424 UNITS WILL BE CONSTRUCTED.

THE VILLAGE AT GREELEY IS DESIGNED WITH A NEIGHBORHOOD COMMUNITY THEME, WHERE RESIDENTS CAN ENJOY A FRIENDLY NEIGHBORHOOD ENVIRONMENT. THE HOMES ARE ARRANGED IN ARCHITECTURAL CLUSTERS TO ENCOURAGE INTERACTION, WHILE ALSO MAINTAINING PERSONAL PRIVACY. THIS STYLE INCLUDES A VARIETY OF PITCHED ROOFS COMPLEMENTING THE ARCHITECTURAL STYLE TO CREATE ENHANCED MASSING, FINISHES, AND TEXTURES. EACH FLOOR PLAN WILL FEATURE THREE DIFFERENT ARCHITECTURAL ELEVATION STYLES, HELPING CREATE THE ARCHITECTURALLY THEMED CLUSTERS. THE CLUSTERS ARE LAID OUT TO PREVENT ARCHITECTURAL THEMES FROM BEING ADJACENT TO EACH OTHER. THE PROPOSED BUILDING ELEVATIONS INCORPORATE DESIGN ELEMENTS SUCH AS METAL AWNINGS, BOARD AND BATTEN, VARIOUS MASONRY VENEERS, AND A VARIETY OF DECORATIVE ELEMENTS TO PROVIDE A UNIQUE AND ATTRACTIVE DETAIL TO ALL ELEVATIONS. WHEREVER POSSIBLE, EACH CLUSTER IS DESIGNED WITH ARCHITECTURAL FEATURES AND COLORIZATION TO PROVIDE DIFFERENTIATION, RESIDENT WAYFINDING, WHILE ALSO ACHIEVING A COHESIVE AESTHETIC.

THE VILLAGE AT GREELEY DISTINGUISHES ITSELF FROM OTHER SIMILAR COMMUNITIES BY OFFERING A HIGH QUALITY OF LIFE THROUGH THE EXTENSIVE AMENITIES SUCH AS RESORT-STYLE COMMUNITY POOLS AND SPAS, BARBEQUE AREAS, A DOG PARK, MULTIPLE COMMUNITY OPEN AREAS FOR RECREATIONAL ACTIVITIES AND STAND-ALONE COMMUNITY CENTERS OUTFITTED WITH STATE-OF-THE-ART FITNESS CENTERS AND GATHERING SPACES FOR COMMUNITY AND/OR PRIVATE EVENTS. MOST IMPORTANTLY, THE DEVELOPER (THROUGH ITS ON-SITE REPRESENTATIVES) WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF AMENITIES AND LANDSCAPING INCLUDING INDIVIDUAL PATIOS AND BACKYARD AREAS. OTHER AMENITIES WILL INCLUDE A CAR WASH STATION, CAR-CHARGING STATIONS, PET GROOMING AREA AND VALET TRASH PICKUP SERVICE COMBINED WITH TRASH COMPACTORS TO MINIMIZE REFUSE CONTAINER EYESORES. EVERY HOME WILL INCLUDE A DOGGY-DOOR ACCESS TO THE BACKYARD FOR THOSE BELOVED FAMILY FOUR-LEGGED FRIENDS.

THE VILLAGE AT GREELEY WILL IMPLEMENT INTERIOR PROJECT CONNECTIVITY THROUGH VARIOUS OPEN SPACES THAT ARE BOTH ACTIVE AND PASSIVE AND WITH CAREFUL CONSIDERATION FOR BOTH PEDESTRIAN AND VEHICULAR CIRCULATION WITHIN THE PROJECT. LANDSCAPED WALKWAYS CONNECT THE RESIDENTS TO THE INTERIOR OF THE PROJECT WHERE ACTIVE AMENITIES AND THE COMMUNITY CENTER/POOL ARE LOCATED. IN ADDITION TO THE COMMON OPEN SPACE FOR ALL RESIDENTS - EACH RESIDENCE WILL HAVE THEIR PRIVATE BACKYARD WITH GREEN SPACE AND PATIO TO ENJOY, ALL WHILE MAINTAINING KEEN FOCUS ON WATER CONSERVATION AND XERISCAPE STYLE LANDSCAPING. PARKING THROUGHOUT THE COMMUNITY INCLUDES UNCOVERED, COVERED, GARAGE AND ACCESSIBLE SPACES. GARAGE STRUCTURES ARE DESIGNED TO COMPLEMENT THE HOMES - IN ARCHITECTURAL STYLE AND COLORIZATION. STORAGE UNITS AVAILABLE FOR RESIDENTS TO RENT ARE DESIGNED AT THE ENDS OF THE GARAGE BUILDINGS. STEEL PARKING SHADE CANOPIES ARE PAINTED TO COMPLEMENT THE PROJECT COLOR SCHEME.

THE VILLAGE AT GREELEY LUXURY HOMES ARE A UNIQUE PRODUCT THAT PROVIDE AN ALTERNATIVE TO TYPICAL LARGE BUILDING MULTIFAMILY STRUCTURES BY CREATING INDIVIDUAL HOMES WITH PRIVATE YARDS UNDER A LEASING STRUCTURE WITH NO RESIDENT MAINTENANCE REQUIREMENTS. THIS HYBRID HOUSING PRODUCT WILL SERVE THE GROWING POOL OF RESIDENTS WHO ARE LOOKING FOR AN ALTERNATIVE TO TRADITIONAL MULTIFAMILY HOUSING THAT OFFERS THE BENEFITS AND FUNCTION OF PRIVATE HOME OWNERSHIP, BUT WITHOUT THE OBLIGATIONS ATTENDANT TO OWNERSHIP.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM A SURVEY COMPLETED BY PIXIS, LLC AND DATED AUGUST 10, 2022. ALL ELEVATIONS SHOWN HEREIN ARE TIED TO NAVD 88 DATUM.
2. ALL REFERENCES TO THE CITY OF GREELEY DEVELOPMENT CODE SHALL REFERENCE THE CODE DATED OCTOBER 1, 2021, AS AMENDED.
3. PHASING SHALL BE ALLOWED WITHIN THIS PUD. ALL PUBLIC IMPROVEMENTS TO BE DEDICATED TO THE CITY OF GREELEY (25TH STREET EXTENSION, 74TH AVENUE, ETC.) SHALL BE CONSTRUCTED WITH THE INITIAL PHASE OF DEVELOPMENT.
4. RAW WATER SHALL BE DEDICATED AT THE TIME OF SUBDIVISION FOR ANY PUBLIC RIGHTS-OF-WAY IRRIGATION REQUIREMENTS. IN ALL OTHER CASES, RAW WATER ACCEPTABLE IN FORM TO THE CITY OF GREELEY SHALL BE DEDICATED TO THE CITY IN ACCORDANCE WITH SECTION 20-254 OF THE GREELEY MUNICIPAL CODE, AS AMENDED.
5. ALL RECOMMENDED IMPROVEMENTS FROM THE TRANSPORTATION IMPACT STUDY, PREPARED BY GALLOWAY & COMPANY, INC. AND DATED XXXX SHALL BE REQUIRED AT THE TIME OF CONSTRUCTION.
6. ALL DEVELOPMENT MASTER DRAINAGE BASINS SHOWN WITHIN THIS PUD ARE BASED ON EXISTING TOPOGRAPHY OF THE PROPERTY. NO BASIN TRANSFER WILL BE ALLOWED BETWEEN THE MAJOR BASINS PER THE CITY OF GREELEY AND STATE OF COLORADO REQUIREMENTS.
7. THE DEVELOPMENT IS REQUIRED BY THE CITY OF GREELEY AND THE STATE OF COLORADO TO PROVIDE STORMWATER QUALITY PRIOR TO RELEASE OF RUNOFF FROM ANY DEVELOPMENT AREA OF THE PROPERTY.
8. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY OF GREELEY'S SUBDIVISION REGULATIONS (CHAPTER 3).

PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PUD SHALL BE VALID FOR 15 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

THE VILLAGE AT GREELEY

BY: _____

_____

TITLE: _____

DATE: _____

COMMUNITY DEVELOPMENT DIRECTOR

_____ _____
COMMUNITY DEVELOPMENT DATE

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THE

____ DAY OF _____ , 2024.

_____
PLANNING COMMISSION

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION
PUD2024-0001		

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

#	Date	Issue / Description	Init.
A	12/12/23	1ST PUD SUBMITTAL	JKG
B	06/05/24	2ND PUD SUBMITTAL	JKG
C	08/28/24	3RD PUD SUBMITTAL	JKG
D	10/11/24	4TH PUD SUBMITTAL	JKG
E	12/19/24	5TH PUD SUBMITTAL	SMB

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

COVER SHEET

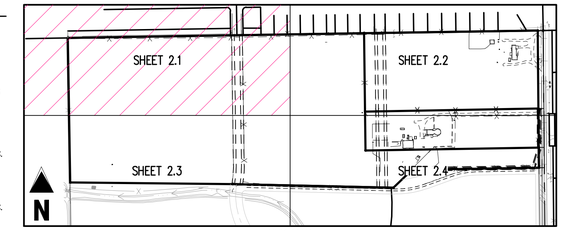
1.0

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

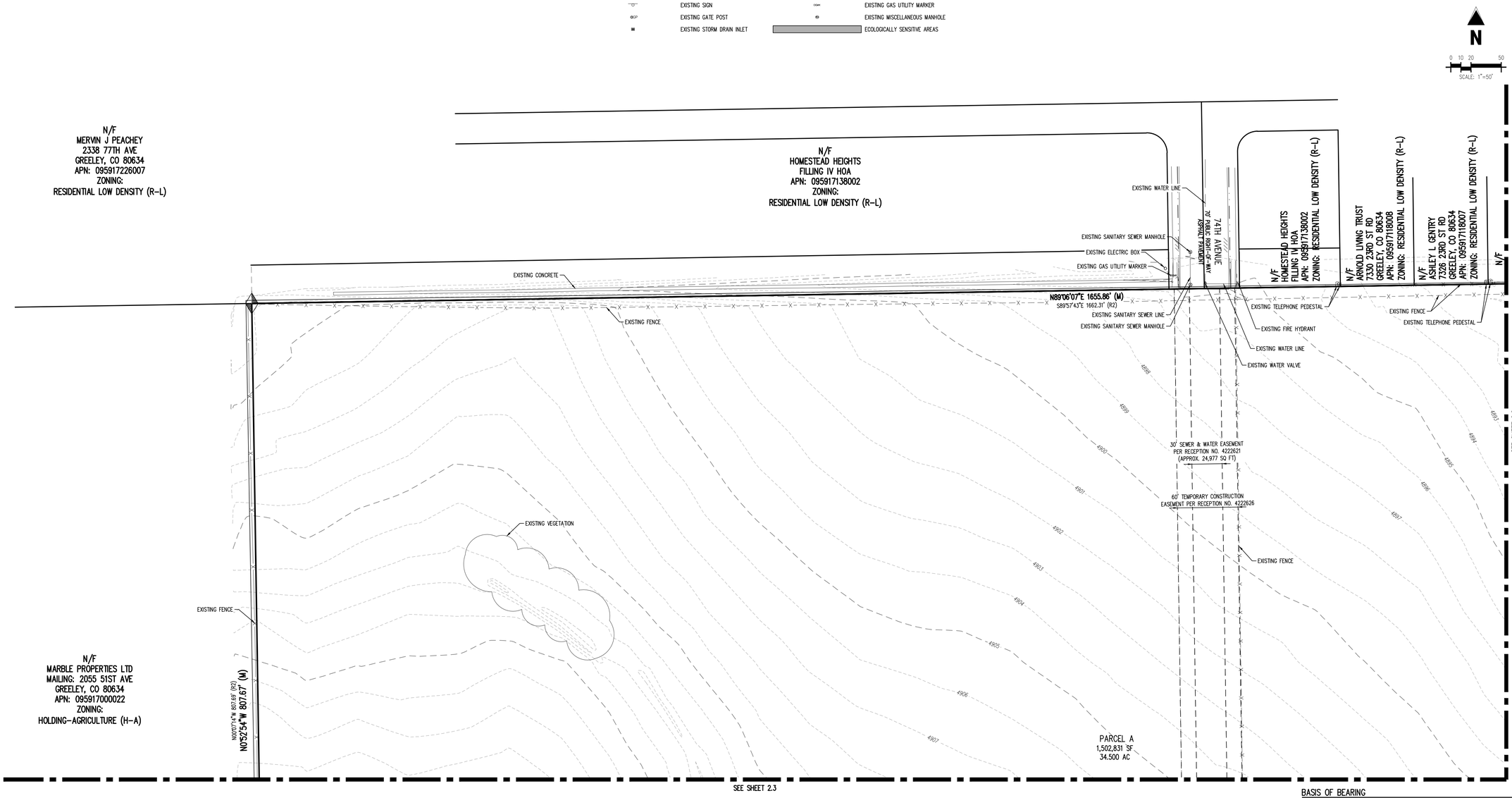
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

SITE LEGEND

EXISTING PROPERTY LINE		EXISTING FLARED END SECTION		ALIQUOT CORNER (AS DESCRIBED)	
ADJACENT PROPERTY LINE		EXISTING FIRE HYDRANT		FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED	
RIGHT-OF-WAY		EXISTING WATER METER		SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED	
SECTION LINE		EXISTING WATER VALVE			
ROAD CENTERLINE		EXISTING WATER WELL			
EXISTING EASEMENT		EXISTING WATER SPIGOT	REC. NO.	RECEPTION NUMBER	
EXISTING CURB AND GUTTER		EXISTING SANITARY SEWER MANHOLE	(M)	MEASURED	
EXISTING CULVERT		EXISTING SANITARY SEWER CLEANOUT	(R)	RECORDED = DEED RECORDED AT REC. NO. 4812411	
-SD-		EXISTING ELECTRIC BOX	(R1)	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621	
-W-		EXISTING UTILITY POLE	(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460739	
-SS-		EXISTING GUY WIRE			
-OHE-		EXISTING TELEPHONE PEDESTAL			
-FO-		EXISTING FIBER OPTIC MANHOLE			
-G-		EXISTING FIBER OPTIC MARKER			
		EXISTING GAS UTILITY MARKER			
		EXISTING MISCELLANEOUS MANHOLE			
EXISTING STORM DRAIN INLET		ECOLOGICALLY SENSITIVE AREAS			



KEY MAP
SCALE: 1"=400'



BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

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E	12/19/24	5TH PUD SUBMITTAL	SMB

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

EXISTING CONDITIONS MAP

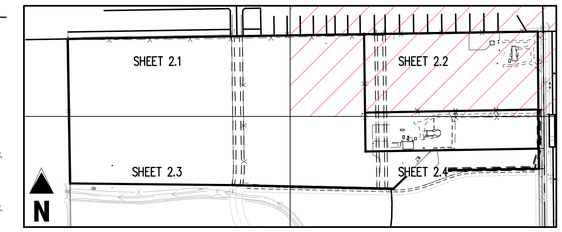
2.1

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

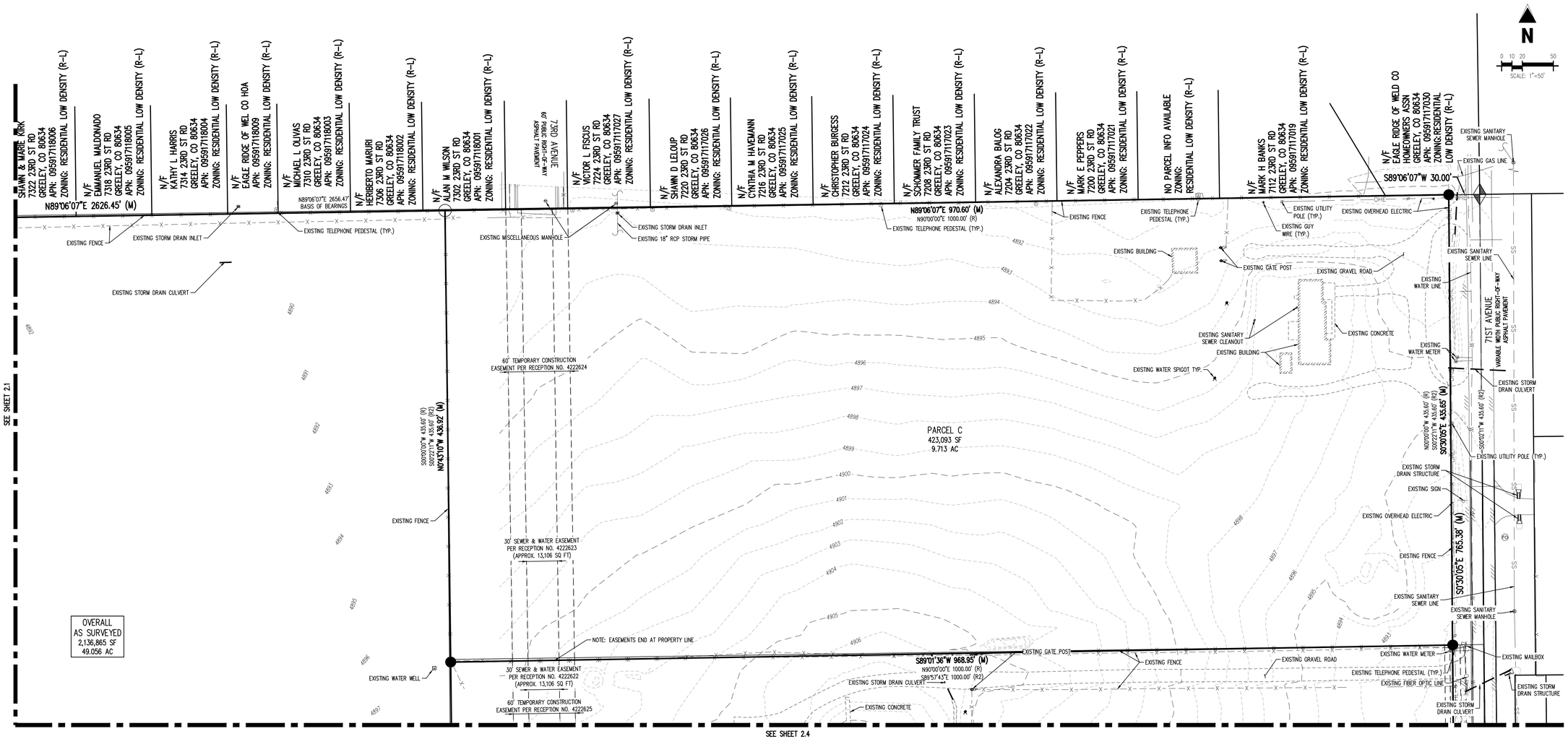
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

SITE LEGEND

EXISTING PROPERTY LINE		EXISTING FLARED END SECTION		ALIQUOT CORNER (AS DESCRIBED)	
ADJACENT PROPERTY LINE		EXISTING FIRE HYDRANT		FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED	
RIGHT-OF-WAY		EXISTING WATER METER		SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED	
SECTION LINE		EXISTING WATER VALVE			
ROAD CENTERLINE		EXISTING WATER WELL	REC. NO.	RECEPTION NUMBER	
EXISTING EASEMENT		EXISTING WATER SPIGOT	(M)	MEASURED	
EXISTING CURB AND GUTTER		EXISTING SANITARY SEWER MANHOLE	(R)	RECORDED = DEED RECORDED AT REC. NO. 4812411	
EXISTING CULVERT		EXISTING SANITARY SEWER CLEANOUT	(R1)	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621	
EXISTING STORM DRAIN LINE		EXISTING ELECTRIC BOX	(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460739	
EXISTING WATER LINE		EXISTING UTILITY POLE			
EXISTING SANITARY SEWER LINE		EXISTING GUY WIRE			
EXISTING OVERHEAD ELECTRIC LINE		EXISTING TELEPHONE PEDESTAL			
EXISTING FIBER OPTIC LINE		EXISTING FIBER OPTIC MANHOLE			
EXISTING GAS LINE		EXISTING FIBER OPTIC MARKER			
EXISTING SIGN		EXISTING GAS UTILITY MARKER			
EXISTING GATE POST		EXISTING MISCELLANEOUS MANHOLE			
EXISTING STORM DRAIN INLET		ECOLOGICALLY SENSITIVE AREAS			



KEY MAP
SCALE: 1"=400'



BASIS OF BEARING

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
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E	12/19/24	5TH PUD SUBMITTAL	SMB

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

EXISTING CONDITIONS MAP

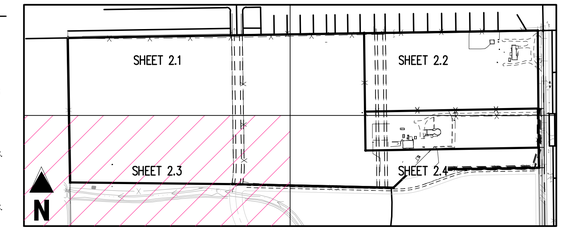
2.2

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

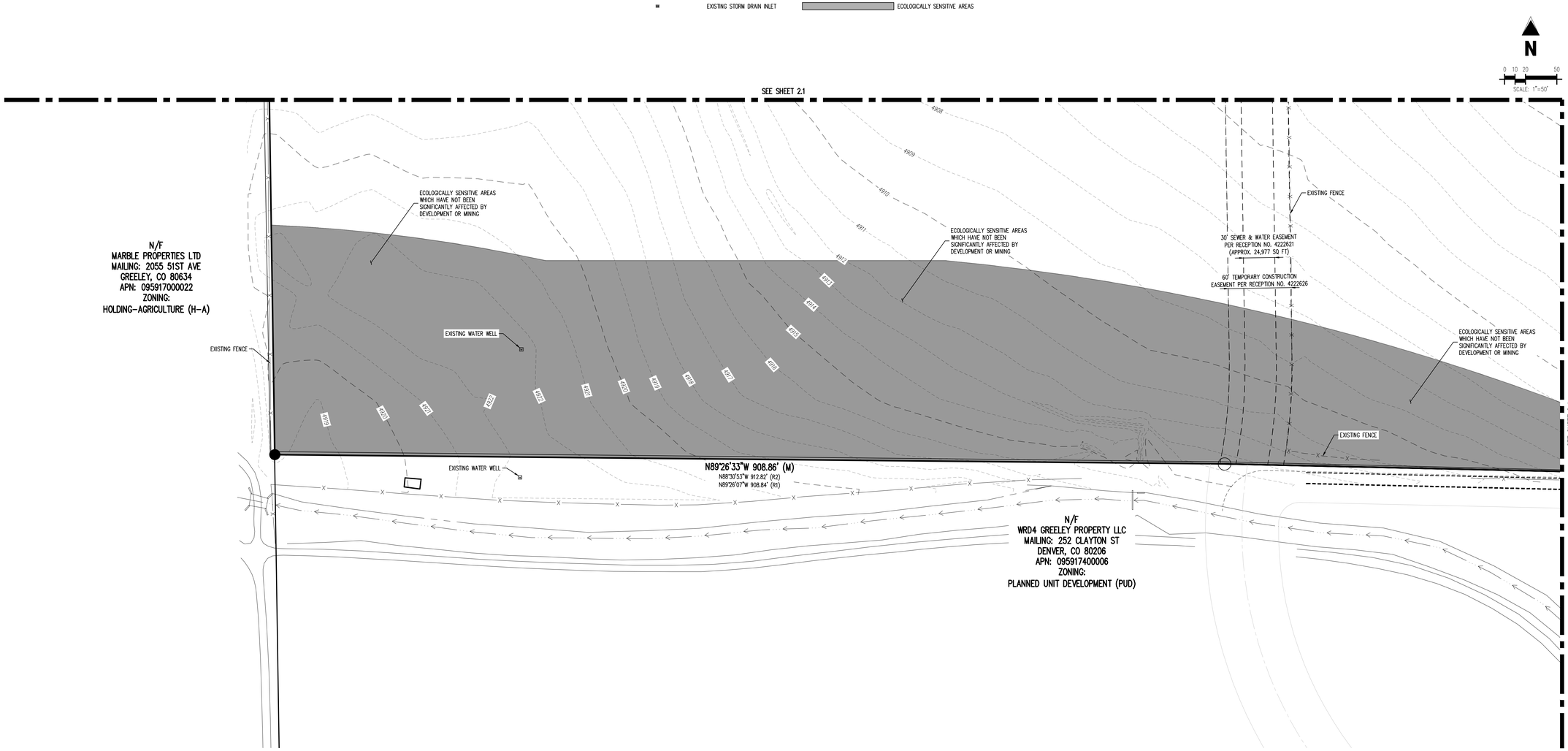
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

SITE LEGEND

	EXISTING PROPERTY LINE		EXISTING FLARED END SECTION		ALIQUOT CORNER (AS DESCRIBED)
	ADJACENT PROPERTY LINE		EXISTING FIRE HYDRANT		FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
	RIGHT-OF-WAY		EXISTING WATER METER		SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	SECTION LINE		EXISTING WATER VALVE		
	ROAD CENTERLINE		EXISTING WATER WELL	REC. NO.	RECEPTION NUMBER
	EXISTING EASEMENT		EXISTING WATER SPIGOT	(M)	MEASURED
	EXISTING CURB AND GUTTER		EXISTING SANITARY SEWER MANHOLE	(R)	RECORDED = DEED RECORDED AT REC. NO. 4812411
	EXISTING CULVERT		EXISTING SANITARY SEWER CLEANOUT	(R1)	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
—SD—	EXISTING STORM DRAIN LINE		EXISTING ELECTRIC BOX	(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460739
—W—	EXISTING WATER LINE		EXISTING UTILITY POLE		
—SS—	EXISTING SANITARY SEWER LINE		EXISTING GUY WIRE		
—OHE—	EXISTING OVERHEAD ELECTRIC LINE		EXISTING TELEPHONE PEDESTAL		
—FO—	EXISTING FIBER OPTIC LINE		EXISTING FIBER OPTIC MANHOLE		
—G—	EXISTING GAS LINE		EXISTING FIBER OPTIC MARKER		
	EXISTING SIGN		EXISTING GAS UTILITY MARKER		
	EXISTING GATE POST		EXISTING MISCELLANEOUS MANHOLE		
	EXISTING STORM DRAIN INLET		ECOLOGICALLY SENSITIVE AREAS		



KEY MAP
SCALE: 1"=400'



BASIS OF BEARING

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Project No:	EMP000001
Drawn By:	MNS
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Date:	NOVEMBER 2024

EXISTING CONDITIONS MAP

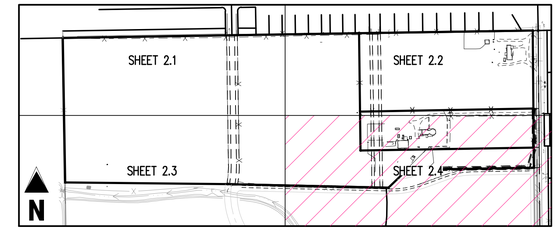
2.3

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

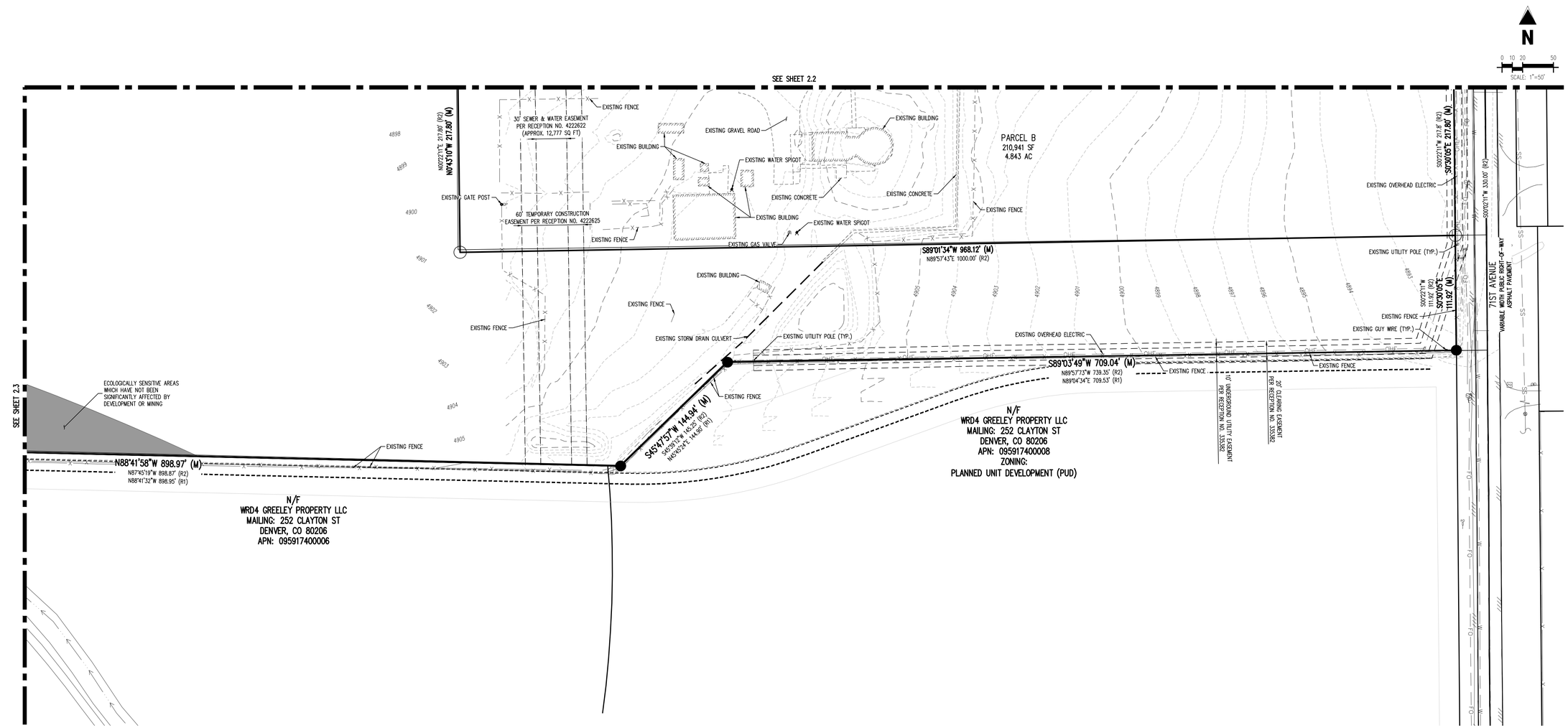
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

SITE LEGEND

	EXISTING PROPERTY LINE		EXISTING FLARED END SECTION		AUIQUOT CORNER (AS DESCRIBED)
	ADJACENT PROPERTY LINE		EXISTING FIRE HYDRANT		FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
	RIGHT-OF-WAY		EXISTING WATER METER		SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	SECTION LINE		EXISTING WATER VALVE		
	ROAD CENTERLINE		EXISTING WATER WELL		
	EXISTING EASEMENT		EXISTING WATER SPIGOT	REC. NO.	RECEPTION NUMBER
	EXISTING CURB AND GUTTER		EXISTING SANITARY SEWER MANHOLE	(M)	MEASURED
	EXISTING CULVERT		EXISTING SANITARY SEWER CLEANOUT	(R)	RECORDED = DEED RECORDED AT REC. NO. 4812411
-SD-	EXISTING STORM DRAIN LINE		EXISTING ELECTRIC BOX		
-W-	EXISTING WATER LINE		EXISTING UTILITY POLE	(R1)	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
-SS-	EXISTING SANITARY SEWER LINE		EXISTING GUY WIRE		
-OHE-	EXISTING OVERHEAD ELECTRIC LINE		EXISTING TELEPHONE PEDESTAL	(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460739
-FO-	EXISTING FIBER OPTIC LINE	FOM	EXISTING FIBER OPTIC MANHOLE		
-G-	EXISTING GAS LINE		EXISTING FIBER OPTIC MARKER		
	EXISTING SIGN		EXISTING GAS UTILITY MARKER		
GGP	EXISTING GATE POST		EXISTING MISCELLANEOUS MANHOLE		
	EXISTING STORM DRAIN INLET		ECOLOGICALLY SENSITIVE AREAS		



KEY MAP
SCALE: 1"=400'



BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17. BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

#	Date	Issue / Description	Init.
A	12/12/23	1ST PUD SUBMITTAL	JKG
B	06/05/24	2ND PUD SUBMITTAL	JKG
C	08/28/24	3RD PUD SUBMITTAL	JKG
D	10/11/24	4TH PUD SUBMITTAL	JKG
E	12/19/24	5TH PUD SUBMITTAL	SMB

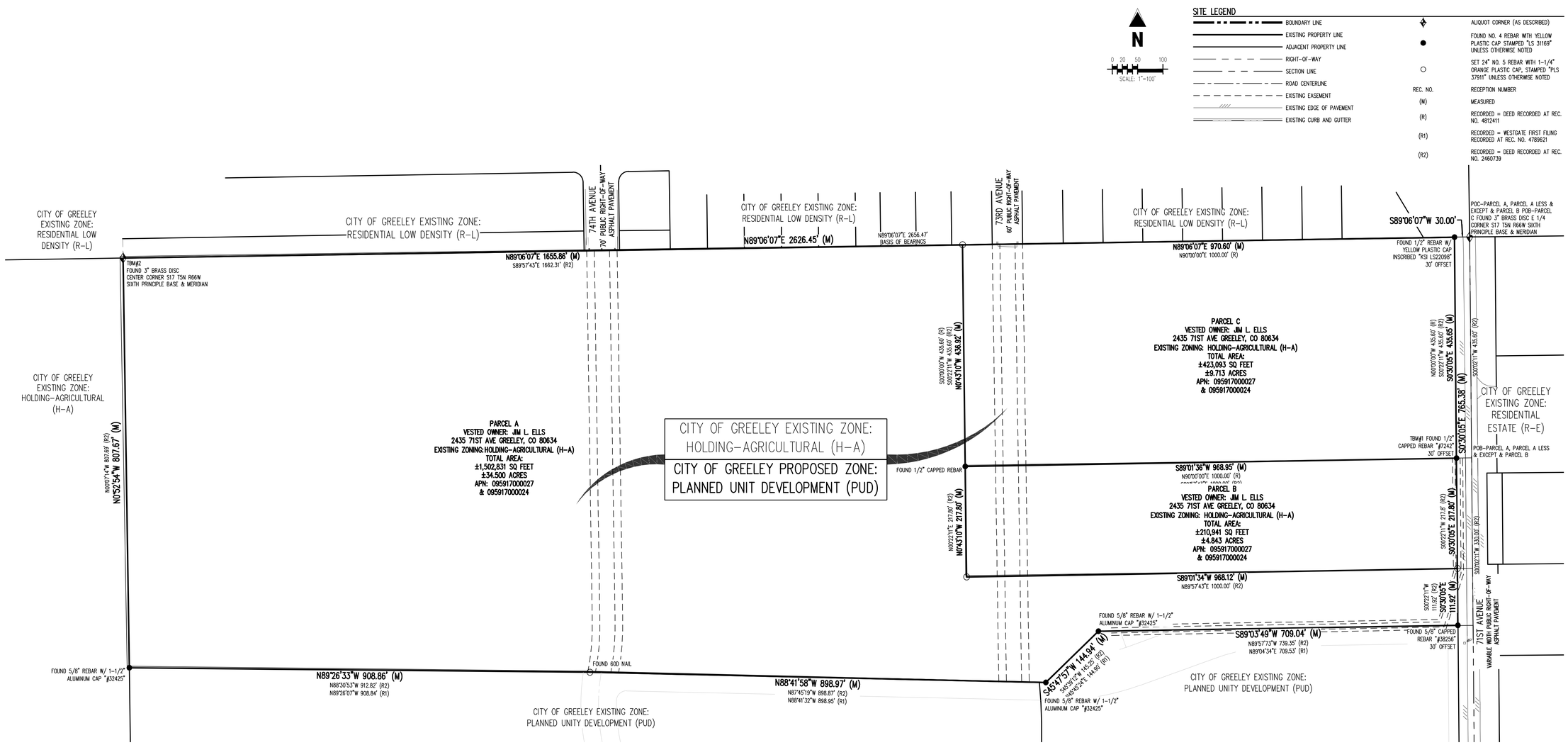
Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

EXISTING CONDITIONS MAP

2.4

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001



LEGAL DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH., RANGE. 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ILLEGIBLE 3-1/4" ALUMINUM CAP;

THENCE S89°06'07"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE, MONUMENTED BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" YELLOW PLASTIC CAP STAMPED KSI LS 23098 AND POINT OF BEGINNING;

THENCE S00°30'05"E, A DISTANCE OF 765.38 FEET ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF WESTGATE FIRST FILING, RECORDED AT RECEPTION NO. 4789621 IN THE WELD COUNTER CLERK AND RECORDER'S OFFICE, MONUMENTED WITH A NO. 5 REBAR OF UNKNOWN LENGTH WITH A 1-1/4" RED PLASTIC CAP STAMPED AZTEC PLS 38258;

THENCE ON THE NORTHERLY LINES OF SAID WESTGATE FIRST FILING FOR THE FOLLOWING FOUR (4) COURSES;

1. S89°03;49"W, A DISTANCE OF 709.04 FEET TO A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" PURPLE CAP STAMPED NORTHERN PLS 38730;
2. S45°47'57"W, A DISTANCE OF 144.94 FEET TO A BENT NO. 4 REBAR OF UNKNOWN LENGTH;
3. N88°41'59"W, A DISTANCE OF 898.97 FEET TO A SET 24" NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911 ;
4. N89°26'33"W, A DISTANCE OF 908.86 FEET TO NO. 5 REBAR OF UNKNOWN LENGTH WITH 2-1/2" ALUMINUM CAP STAMPED D.B. & CO PLS 32435;

THENCE N00°52'54"W, A DISTANCE OF 807.67 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED PLS 10855, 1997;

THENCE N89°06'07"E, A DISTANCE OF 2626.45 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,136,865 SQUARE FEET OR 49.056 ACRES, MORE OR LESS.

ZONING SUMMARY		
EXISTING ZONING	PROPOSED ZONING	AREA (S.F. AND ACREAGE)
HOLDING-AGRICULTURAL	PUD	±2,163,991 S.F. (±2,159,957 S.F., MEASURED) ±49.678 ACRES (±49.586 ACRES, MEASURED)
TOTALS		±2,163,991 S.F. (±2,159,957 S.F., MEASURED) ±49.678 ACRES (±49.586 ACRES, MEASURED)

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17. BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

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ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
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Project No:	EMP000001
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ZONING SUITABILITY MAP

3.0

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
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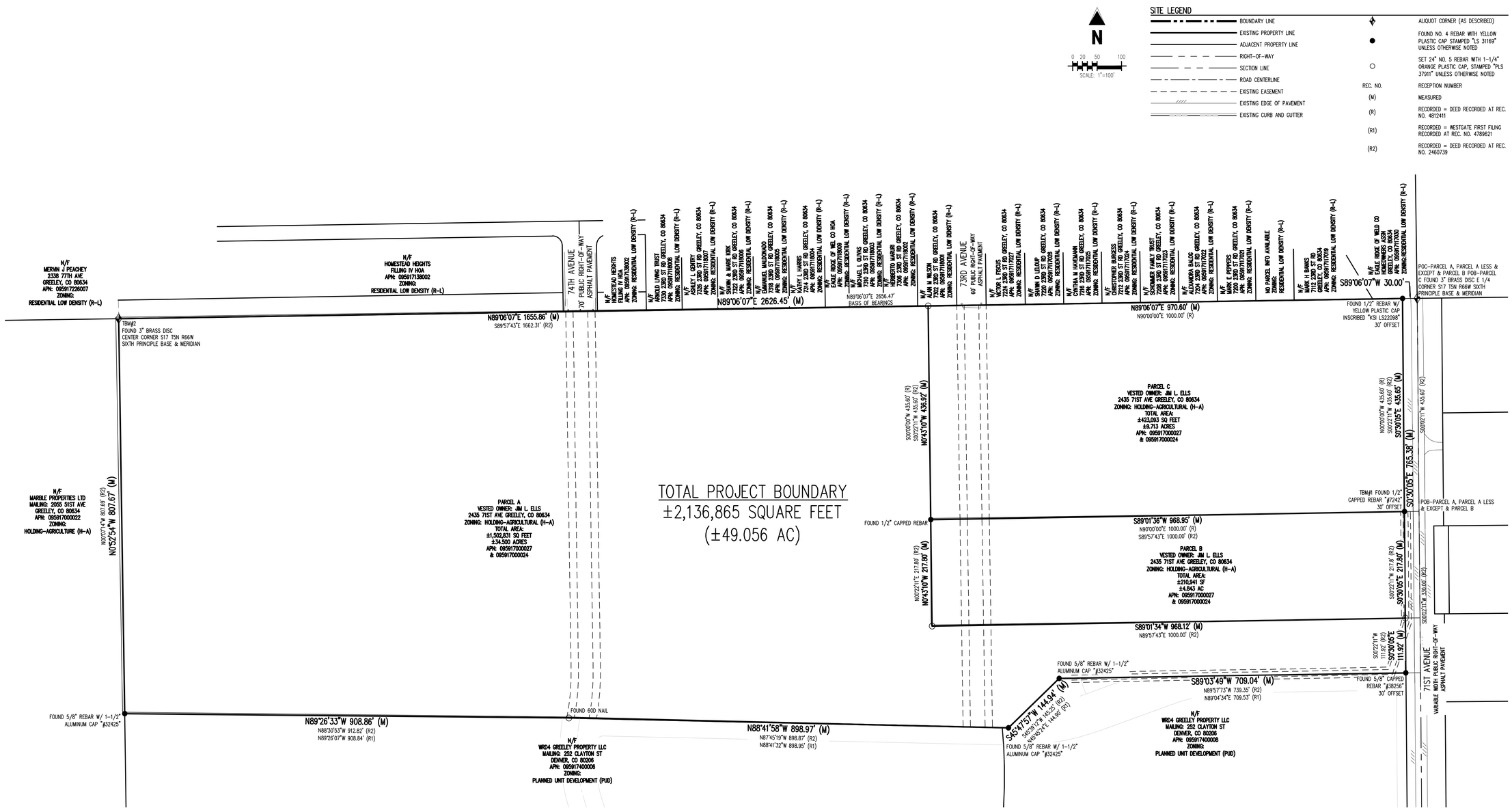

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Project No:	EMP000001
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PROJECT BOUNDARY MAP

4.0

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

SITE DATA TABLE		
EXISTING ZONING: H-A – HOLDING – AGRICULTURAL		
PROPOSED ZONING: PUD – PLANNED UNIT DEVELOPMENT		
ITEM	AREA (SQ. FT)	AREA (ACRES)
TOTAL SITE AREA (GROSS, MEASURED)	±2,136,865	±49.06
TOTAL SITE AREA (NET)	±1,824,394	±41.88
TRACTS AND ROADS	±312,471	±7.17
PLANNING AREA 1 SITE AREA	±1,121,385	±25.74
PLANNING AREA 2 SITE AREA	±702,989	±16.14
ITEM	NUMBER OF UNITS	DU/ACRES (NET)
PLANNING AREA 1	255	9.90
1 BEDROOM	112	
2 BEDROOM	113	
3 BEDROOM	30	
PLANNING AREA 2	169	10.47
1 BEDROOM	74	
2 BEDROOM	75	
3 BEDROOM	20	
TOTAL (NET)	424	10.12
TOTAL (GROSS)	424	8.64
ITEM	PARKING SPACES	SPACE/DU
PLANNING AREA 1 (SURFACE)	517	
PLANNING AREA 1 (GARAGE)	44	
PLANNING AREA 1 (TOTAL)	561	2.20
PLANNING AREA 2 (SURFACE)	347	
PLANNING AREA 2 (GARAGE)	32	
PLANNING AREA 2 (TOTAL)	379	2.24
TOTAL	940	2.22

UNITS	TYPE	QTY
PLANNING AREA 1		
MODEL 1	DUPLEX/1 BR	40 BLDGS/80 UNITS
MODEL 2	SINGLE FAMILY/2 BR	113
MODEL 3	SINGLE FAMILY/3 BR	30
MODEL 4	SINGLE FAMILY/ 1 BR	32
PLANNING AREA 2		
MODEL 1	DUPLEX/1 BR	26 BLDGS/52 UNITS
MODEL 2	SINGLE FAMILY/2 BR	75
MODEL 3	SINGLE FAMILY/3 BR	20
MODEL 4	SINGLE FAMILY/ 1 BR	22

AMENITY LEGEND	
1	CLUBHOUSE/COMMUNITY POOL
2	DOG PARK
3	BARBEQUE AREA
4	PAVILLION
5	CAR AND DOG WASH
6	FIRE PIT
7	LAWN AMENITY AREAS
8	TRASH/RECYCLING
9	LEASING OFFICE

N

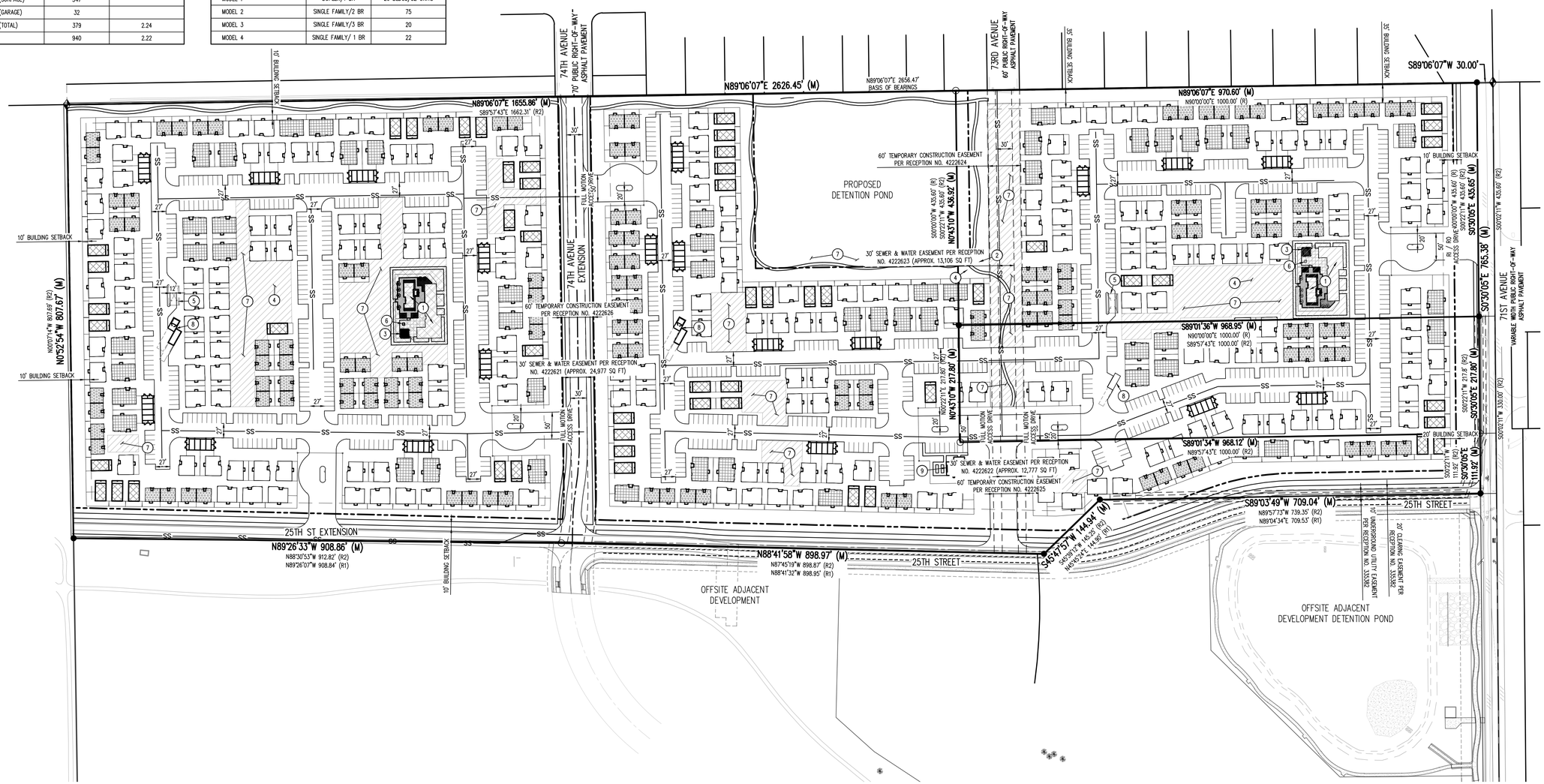
0 20 50 100
SCALE: 1"=100'

SITE LEGEND

BOUNDARY LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE/ROW BOUNDARY
ADJACENT PROPERTY LINE
RIGHT-OF-WAY
SECTION LINE
ROAD CENTERLINE
EXISTING EASEMENT
EXISTING EDGE OF PAVEMENT
EXISTING CURB AND GUTTER
CURB AND GUTTER BY OTHERS
PROPOSED UNIT TYPE 1
PROPOSED UNIT TYPE 2
PROPOSED UNIT TYPE 3
PROPOSED UNIT TYPE 4
PROPOSED OPEN SPACE

ALIQUOT CORNER (AS DESCRIBED)
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED

REC. NO. — RECEPTION NUMBER
(M) — MEASURED
(R) — RECORDED = DEED RECORDED AT REC. NO. 4812411
(R1) — RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
(R2) — RECORDED = DEED RECORDED AT REC. NO. 2460739



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OVERALL LAYOUT

5.0

PLAN NUMBER 1 ELEVATION STYLE A

PLAN 1	# OF BUILDINGS	PLAN 2	# OF BUILDINGS	PLAN 3	# OF BUILDINGS	PLAN 4	# OF BUILDINGS
1A	24	2A	64	3A	17	4A	18
1B	19	2B	63	3B	15	4B	19
1C	23	2C	61	3C	18	4C	17
GARAGE W/STORAGE GA	18	COMMUNITY CENTER A	2	LEASING OFFICE LA	1	OVERSIZED GARAGE OGA	1

SITE PLAN
NTS

SITE DISTRIBUTION PLAN | VILLAGE AT GREELEY | GREELEY, COLORADO

8-12-2024

EMPIRE GROUP OF COMPANIES
BUILTBYEMPIRE.COM | 480-546-7900

FELTENGROUP
PHONE: 602.867.2500 WWW.FELTENGROUP.COM

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THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

AMENITY LEGEND	
1	CLUBHOUSE/COMMUNITY POOL
2	DOG PARK
3	BARBEQUE AREA
4	PAVILLION
5	CAR AND DOG WASH
6	FIRE PIT
7	LAWN AMENITY AREAS
8	TRASH/RECYCLING
9	LEASING OFFICE

N

0 20 50 100
SCALE: 1"=100'

SITE LEGEND

BOUNDARY LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE/ROW BOUNDARY
ADJACENT PROPERTY LINE
RIGHT-OF-WAY
SECTION LINE
ROAD CENTERLINE
EXISTING EASEMENT
EXISTING EDGE OF PAVEMENT
EXISTING CURB AND GUTTER
CURB AND GUTTER BY OTHERS

PLANNING AREA 1
PLANNING AREA 2
PROPOSED UNIT TYPE 1
PROPOSED UNIT TYPE 2
PROPOSED UNIT TYPE 3
PROPOSED UNIT TYPE 4

ALIQUOT CORNER (AS DESCRIBED)
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
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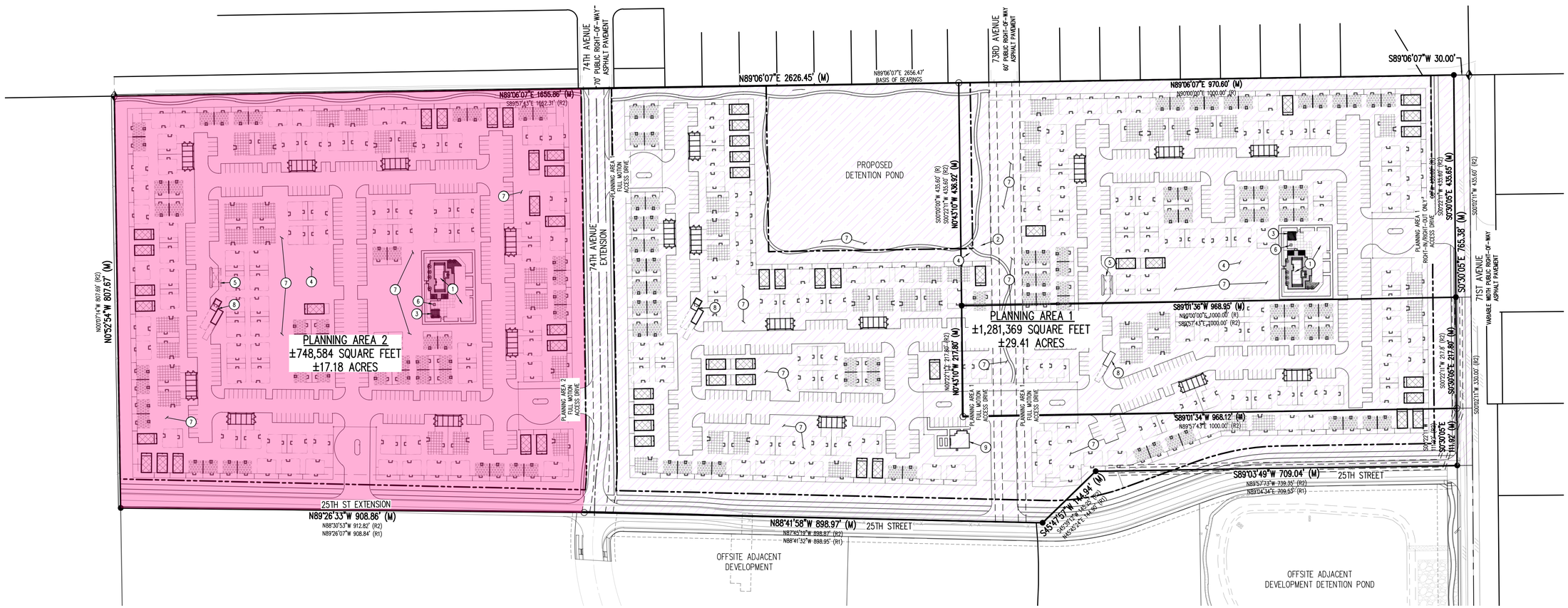

PLANNING AREA PHASING COMMITMENTS

PLANNING AREA 1 PHASE:
- CONSTRUCT ALL INTERIOR ROADWAYS, UTILITIES, AND PERIMETER FENCING BETWEEN 71ST AVENUE AND 74TH AVENUE.
- CONSTRUCT THE NEW ACCESS POINT ON 71ST AVENUE.
- CONSTRUCT UTILITY MAIN EXTENSIONS FROM 73RD AVENUE TO 25TH STREET UNDER THE NEW 73RD AVENUE EXTENSION.
- CONSTRUCT UTILITY MAIN EXTENSIONS FROM 74TH AVENUE TO 25TH STREET UNDER THE NEW 74TH AVENUE EXTENSION.
- CONSTRUCT 73RD AVENUE AND 74TH AVENUE SURFACE IMPROVEMENTS, INCLUDING PAVEMENT, CURB AND GUTTER, SIDEWALK, AND STRIPING.
- CONSTRUCT ACCESS DRIVES TO PLANNING AREA 1 OF THE DEVELOPMENT FROM 73RD AVENUE AND 74TH AVENUE.
- CONSTRUCT ACCESS DRIVES UP TO PC TO PLANNING AREA 1 OF THE DEVELOPMENT FROM 73RD AVENUE AND 74TH AVENUE.
- CONSTRUCT UTILITY MAIN STUBS FROM 74TH AVENUE TO PLANNING AREA 2 (WATER, SANITARY SEWER). STUB WATER MAIN TO NEW ACCESS DRIVE IN PLANNING AREA 2 ACROSS 74TH AVENUE.
- CONSTRUCT STORM SEWER OUTFALL FROM PLANNING AREA 1 TO THE PROPOSED DETENTION POND.
- CONSTRUCT THE REGIONAL DETENTION POND. INSTALL PLANNING AREA 1 PLATES (ORIFICE, RESTRICTOR) BASED ON PLANNING AREA 1 DRAINAGE CALCULATIONS.
- CONSTRUCT IRRIGATION MAIN FROM IRRIGATION POND AT THE SOUTHWEST CORNER OF 25TH STREET AND 71ST AVENUE THROUGH PLANNING AREA 1 DEVELOPMENT.

PLANNING AREA 2 PHASE:
- CONSTRUCT ACCESS DRIVES TO PLANNING AREA 2 OF THE DEVELOPMENT FROM 74TH AVENUE.
- CONSTRUCT THE REGIONAL DETENTION POND. INSTALL PLATES (ORIFICE, RESTRICTOR) BASED ON DRAINAGE CALCULATIONS FOR THE ENTIRE DEVELOPMENT.
- CONSTRUCT IRRIGATION MAIN FROM PLANNING AREA 1 STUB THROUGH PLANNING AREA 2 DEVELOPMENT.
- CONNECT TO WATER MAIN STUB FROM 74TH AVENUE. LOOP WATER MAIN THROUGH PLANNING AREA 2. STUB WATER TO NEW ACCESS DRIVE IN PLANNING AREA 2 ACROSS 74TH AVENUE.

	LOT WIDTH (E-W)	LOT LENGTH (N-S)	BLOCK SIZE (SF, AC)
PLANNING AREA 1	1,652'	863'	1,281,369 SF | 29.41 AC
PLANNING AREA 2	915'	832'	748,584 SF | 17.18 AC

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PLANNING AREA PLAN

6.0

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

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N

0 20 50 100
SCALE: 1"=100'

SITE LEGEND

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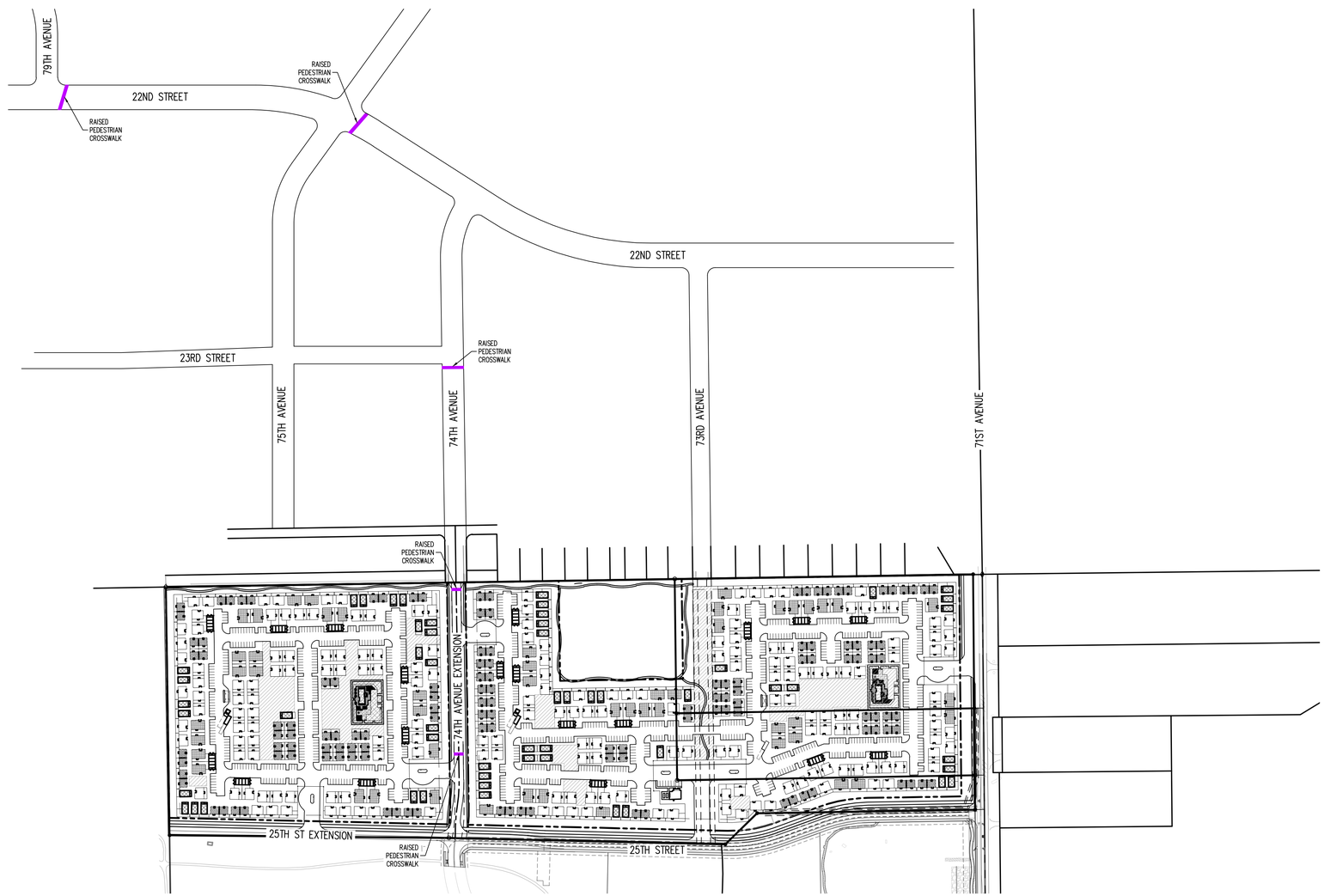

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TRAFFIC PLAN

7.0

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

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GENERAL PROVISIONS

1. CONFORMANCE

DEVELOPMENT OF THIS PLANNED COMMUNITY SHALL CONFORM TO ALL RESTRICTIONS, REGULATIONS, AND PROCEDURES ADOPTED BY THE CITY OF GREELEY AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS PLANNED UNIT DEVELOPMENT PLAN (PUD). THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMENDED, SHALL APPLY. ANY DEVELOPMENT STANDARD NOT SPECIFIED HEREIN SHALL COMPLY WITH THE CITY OF GREELEY DEVELOPMENT CODE, AS AMENDED. ALL STANDARDS APPLY TO ALL PLANNING AREAS.

2. EFFECT OF THE CITY OF GREELEY ZONING ORDINANCE

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF VILLAGE AT GREELEY PROVIDED; HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE CITY OF GREELEY ZONING ORDINANCE OR ANY OTHER APPLICABLE ORDINANCES, RESOLUTIONS, OR REGULATIONS OF THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED, AND IN EFFECT AT THE DATE OF PUD APPROVAL, SHALL PREVAIL.

3. DENSITY VARIATIONS

IN NO EVENT SHALL THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS WITHIN ALL LAND USE PARCELS AS SET FORTH IN THIS PUD BE EXCEEDED. THE MAXIMUM NUMBER OF DWELLING UNITS PER ACRE SHALL BE 12 WHICH SHALL BE THE MAXIMUM DENSITY ALLOWED IN ANY PLANNING AREA. THE TOTAL NUMBER OF DWELLING UNITS ACTUALLY DEVELOPED IN A PLANNING AREA MAY BE LESS THAN THE NUMBER ESTABLISHED IN THIS PUD. REMAINING UNITS MAY BE TRANSFERRED TO OTHER PARCELS IN WHOLE OR IN PART. ANY RESIDENTIAL PLANNING AREA MAY CONTAIN UP TO THE MAXIMUM DENSITY ALLOWED FOR THE RECEIVING PARCEL AS SET FORTH IN THIS PUD AND AS DETERMINED BY THE DEVELOPER, WITHOUT THE NEED TO AMEND THIS PUD.

4. DENSITY TRANSFER

IF THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE CHART IS NOT ACHIEVED FOR A GIVEN PLANNING AREA, THOSE UNITS CAN BE TRANSFERRED TO OTHER PLANNING AREAS. ALL OPEN SPACE REQUIREMENTS AND ANY APPLICABLE ZONING STANDARDS OF A PLANNING AREA SHALL BE IN COMPLIANCE IF AND WHEN DWELLING UNITS ARE TRANSFERRED.

5. PLANNING AREA BOUNDARIES

PLANNING AREA BOUNDARIES ARE SHOWN ON THE PUD AND ARE GENERALLY DETERMINED GY THEIR RELATIONSHIP TO ROADS, OPEN SPACE, AND ADJACENT LAND USES. MODIFICATIONS IN PLANNING AREA BOUNDARIES AND STREETS ARE PERMITTED AND WILL OCCUR WITHIN PLANNING AND ENGINEERING REFINEMENT. FINAL PARCEL BOUNDARIES AND ROAD ALIGNMENTS SHALL BE DETERMINED AND SHOWN ON A SITE PLAN OR PLAT. NO AMENDMENT TO THE PUD WILL BE REQUIRED PROVIDED THAT THE CHANGES IN PLANNING AREA DO NOT EXCEED 20% OF THE DEFINED PARCEL.

6. CONSTRUCTION STANDARDS

CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE INTERNATIONAL CODE SERIES (BUILDING, MECHANICAL, FIRE, ETC.), THE NATIONAL ELECTRIC CODE, THE COLORADO PLUMBING CODE, AND OTHER SUCH CODES AND THE SUCCESSORS THEREOF, SETTING FOR THE CONSTRUCTION STANDARDS AS PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS OR OTHER STANDARDS–ESTABLISHING BODIES, AS ADOPTED BY THE CITY OF GREELEY. ALL FUTURE CONSTRUCTION SHALL BEET ALL APPLICABLE CITY OF GREELEY CODES, ORDINANCES, RESOLUTIONS, DESIGN CRITERIA, AND RELATED REGULATIONS. IT IS ALSO HEREBY UNDERSTOOD THAT ALL SITE DEVELOPMENT IS SUBJECT TO CITY OF GREELEY REVIEWS AND COMMENTS PRIOR TO FINAL APPROVAL AND / OR ACCEPTANCE.

7. UNDERGROUND UTILITY REQUIREMENTS

ALL NEW ELECTRICAL AND COMMUNICATIONS DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND. ALL EXISTING OVERHEAD ELECTRICAL AND COMMUNICATIONS DISTRIBUTION LINES WITHIN THE PROPERTY BOUNDARY SHALL BE PLACED UNDERGROUND.

8. SOIL TESTS

SOIL TESTS FOR BUILDING SITES SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATION FOR THE PURPOSE OF ESTABLISHING ENGINEERING CRITERIA FOR BUILDING FOUNDATION DESIGN.

9. ADMINISTRATIVE CHANGES

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS PUD ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATIVE CONCEPTS EXPRESSED IN THE NARRATIVE PROVISIONS OF THE PUD. THY ARE NOT INTENDED TO BE ABSOLUTE, NOR TO REPRESENT THE ULTIMATE BUILD OUT OF THE PUD. RATHER THEY ARE INCLUDED TO DEPICT POTENTIAL DESIGN SOLUTIONS THAT MAY EVOLVE WITHIN THE COMMUNITY.

IT IS THE GOAL OF THIS PUD TO SERVE AS A GUIDING DOCUMENT FOR THE APPROPRIATE BUILDOUT OF THE VILLAGE AT GREELEY COMMUNITY. IN GRANTING FINAL PLAN APPROVAL THE CITY SHALL ALLOW VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

A. FINAL ROAD ALIGNMENTS;
B. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES;
C. FINAL BUILDING ENVELOPES;
D. FINAL ACCESS AND PARKING LOCATIONS;
E. FINAL PARCEL DEFINITIONS;
F. FINAL SIGNAGE AND MONUMENT SIGNAGE DESIGN; AND
G. LANDSCAPING ADJUSTMENTS.

10. ROADWAY DESIGN

THE ROADWAYS SHALL COMPLY WITH THE CITY OF GREELEY'S CURRENT ROADWAY STANDARDS UNLESS AS SHOWN AS APPROVED HEREIN.

PUD DEVELOPMENT STANDARDS

ALLOWED USES

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, THE FOLLOWING LIST OF USES WILL BE ALLOWED IN ALL PLANNING AREAS. ANY USE NOT LISTED BLEOW SHALL NOT BE PERMITTED EXCEPT BY SPECIAL REVIEW AND APPROVAL BY THE CITY OF GREELEY.

- SINGLE–FAMILY DETACHED (SFD) DWELLINGS
- TWO–FAMILY DWELLINGS (DUPLEX)
- ACCESSORY STRUCTURES

ACCESSORY STRUCTURES

THE FOLLOWING ACCESSORY USES SHALL BE ALLOWED WITHIN ALL PLANNING AREAS OF THIS PUD. THERE IS NOT LIMIT TO THE NUMBER OF ALLOWABLE ACCESSORY STRUCTURES WITHIN THIS PUD.

- LEASING OFFICES
- CLUBHOUSES
- MULTI–BAY DETACHED GARAGES
- SHADE STRUCTURES
- PAVILIONS
- FIRE PITS
- TRASH AND RECYCLING ENCLOSURES
- TRASH COMPACTORS
- CAR PORTS
- FREESTANDING CANOPIES
- SIMILAR STRUCTURES AS DESCRIBED ABOVE

1.0 BLOCK SIZES AND CONNECTIVITY

SECTION 24–301 OF THE GREELEY DEVELOPMENT CODE LISTS A MAXIMUM ALLOWABLE BLOCK SIZE OF 8 ACRES WITH A BLOCK LENGTH OF 260' MINIMUM, 1,000' MAXIMUM. THIS PUD PROPOSES A MAXIMUM ALLOWABLE BLOCK SIZE OF 18.5 ACRES WITH A BLOCK LENGTH OF 1,000' . THE ANTICIPATED BLOCK SIZES FOR EACH PLANNING AREA ARE INCLUDED BELOW. THESE MAY BE MODIFIED BY UP TO 20% (SO LONG AS THEY DO NOT EXCEED THE MAXIMUM BLOCK SIZE OF 18.5 ACRES) AS NEEDED DURING THE ADMINISTRATIVE SITE AND ENGINEERING REVIEW PROCESS WITH THE CITY OF GREELEY. INTERNAL ACCESS STREETS SHALL MIMIC THE BLOCK STRUCTURE IN TABLE 24–3–1, INCLUDE THE URBAN DESIGN AMENITIY OF STREETS IN TABLE 24–3–2, AND CREATE LOGICAL EXTENSIONS AND CONNECTIVITY TO THE PUBLIC STREETSCAPE BEYOND THE PUD AREA. PEDESTRIAN TRAILS MEETING THE REQUIREMENTS OF SECTION 24–301.b.3 MAY BE REQUIRED THROUGH THE PLANNING AREAS.

	LOT WIDTH (E–W)	LOT LENGTH (N–S)	BLOCK SIZE (SF, AC)
PHASE 1	882'	863'	707,575 SF | 16.24 AC
PHASE 1A	770'	832'	523,314 SF | 12.01 AC
PHASE 2	915'	832'	749,110 SF | 17.20 AC

2.0 RESIDENTIAL PUD DEVELOPMENT STANDARDS CHART

RESIDENTIAL UNIT TYPE	MAX DENSITY	MAX BUILDING HEIGHT
SINGLE FAMILY DETACHED	12.0 DU/AC	35'
TWO–FAMILY DUPLEX	12.0 DU/AC	35'
ACCESSORY STRUCTURES	N/A	35'

2.1 SETBACKS STANDARDS CHART

UNIT TYPE	MINIMUM BUILDING SETBACKS				UNIT SEPARATION (WALL TO WALL)
	FRONT	INTERIOR SIDE	CORNER SIDE	REAR	
SINGLE FAMILY DETACHED	25'	20'	20'	25'	10'
TWO–FAMILY DUPLEX	25'	20'	20'	25'	10'
ACCESSORY STRUCTURES	25'	20'	20'	25'	10'

*SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

**REAR YARDS FOR SINGLE FAMILY AND DUPLEX UNITS (INCLUDING FENCES AND AT GRADE PATIOS) SHALL BE ALLOWED WITHIN BUILDING SETBACKS.

2.2 RESIDENTIAL FENCES AND WALLS

FENCING IS ALLOWED FOR ENCLOSURE OF ALL PRIVATE SIDE AND REAR YARDS, POOL AREAS, DOG RUNS, AND AMENITY AREAS. FENCING MAY CONSIST OF ALUMINUM, STEEL, CEDAR, OR SIMILAR MATERIALS TYPICAL OF MULTI–FAMILY DEVELOPMENT. THE MAXIMUM ALLOWABLE FENCE HEIGHT IS 6' FOR PRIVATE REAR YARDS, 8' FOR POOL AREAS, AND 10' FOR TRASH AND RECYCLING ENCLOSURE AREAS. FENCES MUST BE LOCATED AT LEAST 2' FROM ANY SIDEWALK, 1' FROM ANY RIGHT–OF–WAY OR EASEMENT, AND 3' FROM ANY PAVEMENT OR VEHICLE DRIVE LANE.

2.3 RESIDENTIAL FRONTAGE TYPES AND DESIGN STANDARDS

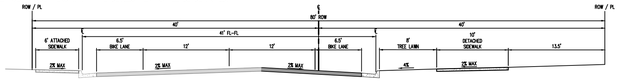
TABLE 24–5–7: RESIDENTIAL FRONTAGE TYPES AND DESIGN STANDARDS, INCLUDING BUILDING ORIENTATION TOWARDS PUBLIC AND / OR PRIVATE ROADWAYS AND RIGHTS–OF–WAY, IS NOT APPLICABLE TO THIS PUD.

2.4 RESIDENTIAL BUILDING DESIGN STANDARDS

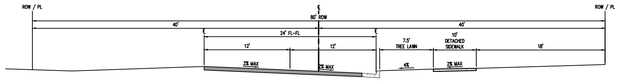
MINIMUM WIDTHS AND DEPTHS OF PORCHES, STOOPS, AND ENTRY COURTS PER TABLE 24–5–8: FRONT ENTRY FEATURES SHALL NOT APPLY TO THIS PUD. ALL ENTRY FEATURES SHALL HAVE A SIDEWALK OR PATH AT LEAST 4' WIDE CONNECTING THE ENTRY FEATURE TO THE NEAREST PUBLIC OR PRIVATE SIDEWALK OR STREET. ENTRY FEATURES SHALL BE INTEGRATED INTO THE OVERALL BUILDING DESIGN INCLUDING COMPATIBLE MATERIALS, ROOF FORMS, AND ARCHITECTURAL STYLE AND DETAILS. ENTRY FEATURES SHALL BE SINGLE–STORY, SO THAT ANY ROOF STRUCTURE AND ANY ORNAMENTATION OCCUR BETWEEN 8' AND 15' ABOVE THE FLOOR LEVEL OF THE ENTRY FEATURE.

3.0 ROADWAY STANDARDS

ALL PUBLIC SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE DETACHED.



25TH STREET COLLECTOR STREET SECTION – EAST OF 74TH AVENUE
SCALE: 1" = 10'



25TH STREET COLLECTOR STREET SECTION – WEST OF 74TH AVENUE
SCALE: 1" = 10'

NOTE:
ROADWAY SECTIONS ARE ILLUSTRATIVE AND REPRESENT MINIMUM ROADWAY STANDARDS. THESE SECTIONS ARE SUBJECT TO CHANGE BASED ON ROADWAY REQUIREMENTS FOR FUTURE LAND USE SUBMITTALS.

3.1 PARKING STANDARDS

THE FOLLOWING PARKING STANDARDS SHALL APPLY TO ALL SINGLE FAMILY DETACHED AND DUPLEX UNITS.

UNIT STYLE	MINIMUM PARKING (SPACES PER DU)	MAXIMUM PARKING (SPACES PER DU)
SINGLE FAMILY DETACHED	1.5	2
TWO–FAMILY DUPLEX	1.75	2
CLUBHOUSE, LEASING OFFICE	2	2.25

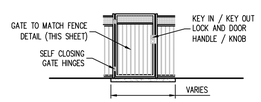
*1 GUEST PARKING SPACE SHALL BE REQUIRED FOR EVERY 10 REQUIRED PARKING SPACES. ADA PARKING SHALL BE PROVIDED PER THE ADA DESIGN GUIDELINES
**PARKING MAY BE COMPRISED OF ANY COMBINATION OF SURFACE PARKING, DETACHED GARAGES, AND CARPORT COVERED PARKING.

3.2 LOADING STANDARDS

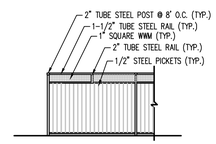
SECTION 24–7–8 – LOADING SPACES IS NOT APPLICABLE TO THIS PUD.

4.0 FURNISHINGS

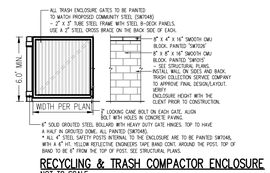
THE FURNISHINGS SHOWN BELOW ARE PROVIDED AS EXAMPLES ONLY. THESE EXACT FURNISHINGS ARE NOT REQUIRED.



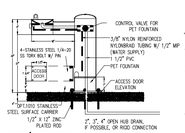
COMMUNITY ACCESS GATE
NOT TO SCALE



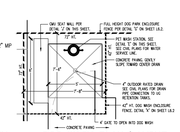
FULL VIEW FENCE
NOT TO SCALE



RECYCLING & TRASH COMPACTOR ENCLOSURE
NOT TO SCALE



PET/PEDESTRIAN WATER FOUNTAIN
NOT TO SCALE



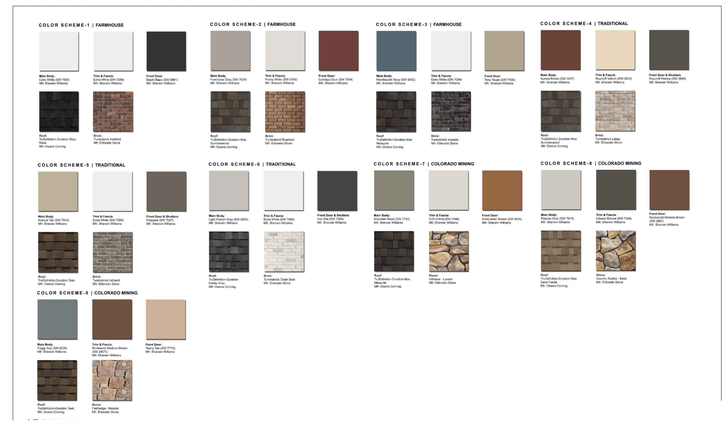
DOG WASH PLAN/LAYOUT
NOT TO SCALE

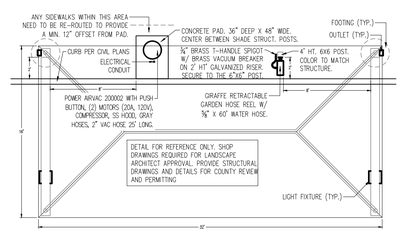
5.0 TABLE OF COMMITMENTS

AREA / IMPROVEMENT	PLAN PREPARATION AND APPROVAL	CONSTRUCTION	MAINTENANCE RESPONSIBILITY	OWNERSHIP
74TH AVENUE	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	CITY OF GREELEY	CITY OF GREELEY
73RD AVENUE UTILITIES (WATER AND SANITARY SEWER)	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	CITY OF GREELEY	CITY OF GREELEY
PARTIAL EXTENSION OF 73RD AVENUE FROM 25TH STREET RIGHT–OF–WAY, SIDEWALK, AND TREE LAWN ALONG WEST SIDE OF 71ST AVENUE	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	CITY OF GREELEY	CITY OF GREELEY
25TH STREET WIDENING, TRAIL, AND TREE LAWN	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	CITY OF GREELEY	CITY OF GREELEY
EXTEND 25TH STREET FULL SECTION TO WEST PROPERTY BOUNDARY	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	CITY OF GREELEY	CITY OF GREELEY
DETENTION POND	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC
TRAIL FROM PHASE 1A THROUGH PHASE 1B TO PHASE 2 (ALONG NORTH SIDE OF DETENTION POND)	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC
INTERSECTION AT 74TH AVENUE & 25TH STREET (INCLUDES LEFT TURN LANES IN EAST AND WEST TRAVEL DIRECTIONS)	ENFR MANAGEMENT, LLC	ENFR MANAGEMENT, LLC	CITY OF GREELEY	CITY OF GREELEY

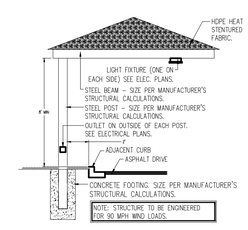
6.0 ARCHITECTURAL EXAMPLES

THE COLORS AND MATERIALS SHOWN BELOW ARE PROVIDED AS AN EXAMPLE ONLY AND ARE NOT EXCLUSIVELY REQUIRED AS THE ONLY ALLOWABLE COLORS AND MATERIALS.

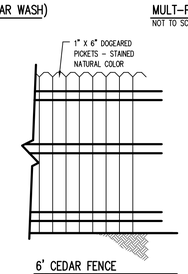




MULT–POST CANTILEVER SHADE STRUCTURE (CAR WASH)
NOT TO SCALE



MULT–POST CANTILEVER SHADE STRUCTURE (CAR WASH)
NOT TO SCALE



6' CEDAR FENCE
NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

#	Date	Issue / Description	Init.
A	12/12/23	1ST PUD SUBMITTAL	JKG
B	06/05/24	2ND PUD SUBMITTAL	JKG
C	08/28/24	3RD PUD SUBMITTAL	JKG
D	10/11/24	4TH PUD SUBMITTAL	JKG
E	12/19/24	5TH PUD SUBMITTAL	SMB

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

DEVELOPMENT STANDARDS

8.0

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001

6.0 ARCHITECTURAL EXAMPLES
THE COLORS AND MATERIALS SHOWN BELOW ARE PROVIDED AS AN EXAMPLE ONLY AND ARE NOT EXCLUSIVELY REQUIRED AS THE ONLY ALLOWABLE COLORS AND MATERIALS.

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E	12/19/24	5TH PUD SUBMITTAL	SMB

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

DEVELOPMENT STANDARDS

8.1

December 24, 2024

Jeffrey Woeber, The Greeley Planning Division

1001 11th Av

Greeley, Co 80631

RE: Planning Commission Hearing January 14, 2025

Mr. Woeber and The Greeley Planning Division

In response to the document I received regarding any responses reference the Village of Greeley PUD. What is the plan for additional water runoff from the Village of Greeley PUD. I don't believe building so many dwellings on fifty acres will not be adding to the property values of us long term residences.

I live at 2530 71st Av, Greeley and in the spring of 2023 experienced firsthand damage to my property and home due to the poor planning. The City of Greeley allowed construction of the Authentix Greeley Apartments with an overflow that was grossly undersized. There was no plan for the overflow that occurred. The water flooded 71st Av to the south and north of my residence causing flooding to at least one neighbor's property. When I was able to make contact with someone from the city a worker from the Public Works department came out. Long story short, I did not get any help with repairs or loss on my property.

This all leads to my concerns about the future building of such a large complex. Will I unnecessary expenses as a result of the poor planning like I have delt with previously from the City of Greeley.

Regards,

Patricia Bethel

Patricia Bethel

From: Jeff Woeber
To: Kelli Davis
Subject: FW: March 4th meeting minute submission
Date: Thursday, February 13, 2025 4:14:38 PM

-----Original Message-----
From: Qortney Walker <q@qwealthmanagement.com>
Sent: Thursday, February 6, 2025 8:13 AM
To: Jeff Woeber <Jeff.Woeber@Greeleygov.com>; Amanda Heaston <mandyheaston@gmail.com>
Subject: March 4th meeting minute submission

[You don't often get email from q@qwealthmanagement.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

City Counsel,

I am requesting that this request be added to the minutes of the March 4th meeting for the village at Greeley PUD.

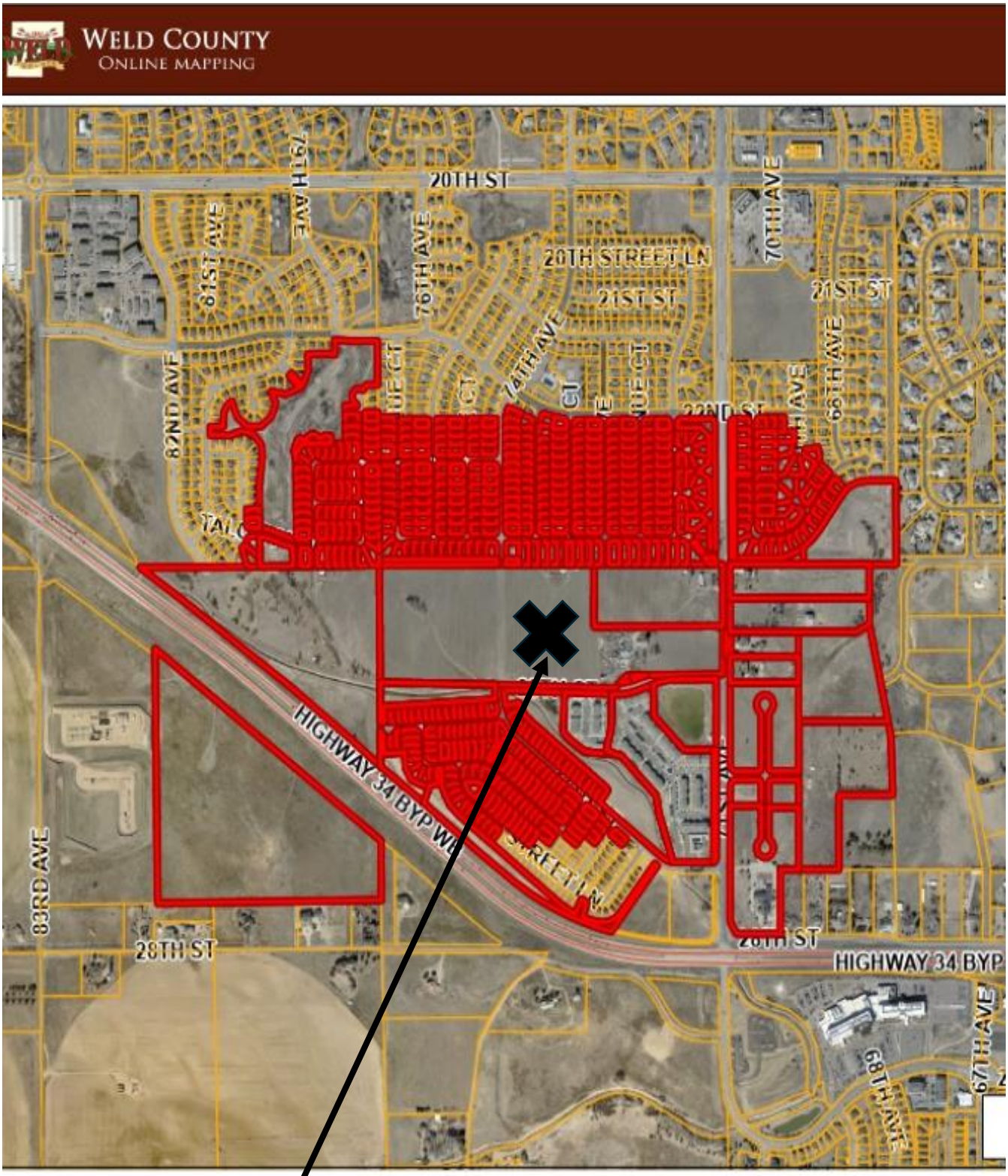
Two things I would like addressed.
1.) does the city think that two for lease only communities within blocks of each other is really a good idea for our community and its citizens.
I have 4 kids and am very stressed of how they are going to go into the world and find stability and success. Purchasing a home is at the top of those stresses. Why would we build not one but two communities that don't allow its citizens to purchase these lower cost type homes. This doesn't help your and my kids. It only helps a corporation get rich. Please explain to the city how this is best for its people and our cities future?

2.) There are 3 homes that this new build will greatly effect. I request that privacy walls be provided for the 3 remaining homes on 71st. Similar to the homes north of this project on 71st ave. This would allow congruity for the homes off 71st and would protect our personal homes from the increase of crime that we are already experiencing. We understand that building will happen and we aren't trying to stop the building on this land. But we are wanting the same protections that have been allowed to other citizens in similar situation

Thank you for these considerations.

Qortney Walker.
Sent from my iPhone

NOTICE BOUNDARY MAP, VILLAGE AT GREELEY PUD2024-0001



PUD Site Location

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Memorandum

To: City of Greeley
Planning and Zoning Department

From: Galloway & Company, Inc
Jessica Greenough, Civil Technical Project Manager

Date: June 26, 2024

Re: Empire Group Rezoning Submittal for 49.58 Acres, SWC 23rd Street and 71st Avenue

Project Description:

This is a proposed rezoning of land currently zoned Holding Agricultural to Planned Unit Development (PUD). The property is 49.58 acres at the Southwest Corner of 23rd Street and 71st Avenue.

The Parcel Nos. for the properties subject to the rezoning request are:

- 095917000024
- 095917000027

The Village at Greeley seeks to create a new residential community that offers for-lease, single family homes with private outdoor patio spaces to support the surrounding neighborhood and employment centers. This community provides a strongly desired housing option in a professionally managed community with luxury amenities. Village at Greeley will offer 1, 2, and 3-bedroom homes with floor plans ranging from 655 square feet to 1,313 square feet. The 2-bedroom and 3-bedroom homes within the community will be detached, and the 1-bedroom homes will be duplexes. Every home in the community will be single-story in a modern, open floor plan design with vaulted ceilings, abundant natural light, and a private outdoor patio and backyard. Village at Greeley will be developed in three phases with Phase IA constructing 150 units, Phase IB constructing 101 units, and Phase II constructing 173 units. A total of 424 units will be constructed.

The Village at Greeley is designed with a "neighborhood community" theme, where residents can enjoy a friendly neighborhood environment. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. This style includes a variety of pitched roofs complementing the architectural style to create enhanced massing, finishes, and textures. Each floor plan will feature three different architectural elevation styles, helping create the architecturally themed clusters. The clusters are laid out to prevent architectural themes from being adjacent to each other. The proposed building elevations incorporate design elements such as metal awnings, board and batten, various masonry veneers, and a variety of decorative elements to provide a unique and attractive detail to all elevations. Wherever possible, each cluster is designed with architectural features and colorization to provide differentiation, resident wayfinding, while also achieving a cohesive aesthetic.

The Village at Greeley distinguishes itself from other similar communities by offering a high quality of life through the extensive amenities such as resort-style community pools and spas, barbeque areas, a dog park, multiple community open areas for recreational activities and stand-alone community centers outfitted with state-of-the-art fitness centers and gathering spaces for community and/or private events. Most importantly, the developer (through its on-site representatives) will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash station, car-charging stations, pet grooming area and valet trash pickup service combined with trash compactors to minimize refuse container eyesores. Every home will include a doggy-door access to the backyard for those beloved family four-legged friends.

The Village at Greeley will implement interior project connectivity through various open spaces that are both active and passive and with careful consideration for both pedestrian and vehicular circulation within the project. Landscaped walkways connect the residents to the interior of the project where active amenities and the community center/pool are located. In addition to the common open space for all residents – each residence will have their private backyard with green space and patio to enjoy, all while maintaining keen focus on water conservation and xeriscape style landscaping. Parking throughout the community includes uncovered, covered, garage and accessible spaces. Garage structures are designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are designed at the ends of the garage buildings. Steel parking shade canopies are painted to complement the project color scheme.

The Village at Greeley luxury homes are a unique product that provide an alternative to typical large building multifamily structures by creating individual homes with private yards under a leasing structure with no resident maintenance requirements. This hybrid housing product will serve the growing pool of residents who are looking for an alternative to traditional multifamily housing that offers the benefits and function of private home ownership, but without the obligations attendant to ownership.

The developer will submit a Site Plan and Civil Construction Documents following approval of the rezoning. Included with this rezoning application are the following: (a) Concept Site Plan; (b) Existing Conditions Map; (c) Zoning Suitability Map; (d) Project Boundary Map; (e) Traffic Impact Study; (f) Preliminary Drainage Report; and (g) Preliminary Hydraulic Analysis.

The following is a description of how the application meets the criteria for PUDs:

Review Criteria:

1. The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.
   Per the general comments received during the first submittal of the rezoning (ZON2022-0024 2/16/2023) City Staff highly recommended proposing a PUD zone district as the proposed residential product type did not fit in with a straight zone district. The proposed PUD is consistent with the Comprehensive Plan as it is within the Long Range Expected Growth Area.

2. The benefits from any flexibility in the proposed plan:
   a. Promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;
      The general public health, safety, and welfare of the community will be upheld for the areas immediately near or within the proposed project. The PUD was created out of the necessity to fit the proposed residential product type into a zoning document that could capture all the necessary regulations and design criteria that was offered within existing zone districts.
   b. Involves innovative concepts that were not anticipated by the development code;
      The innovative concept is built directly from the type of residential product the development proposes. The concept follows a multifamily/ high to medium density housing product typically seen with apartments, townhomes, or condominiums but as single family detached and duplex products. The existing city code does not have this housing type defined and therefore innovative concepts to introduce it are within the PUD document. or
   c. Apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and design standard.
      The project has used existing zone district regulations and code such as Residential High Density and Residential Medium Density zone districts while making its own unique context in the residential product it is developing.

3. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.
The PUD is designed to mitigate any potential adverse impacts while promoting sound planning and urban design principles. The limited additions that qualify this PUD are in line with the existing zone districts, especially the Residential High Density zone district. The PUD was crafted to complement the goals and objectives of the Comprehensive Plan. The PUD will offer a housing mix missing in the general area while promoting walkable neighborhoods as seen to the north of the subject property.

4. The plan meets all of the review criteria for zoning map amendments in Section 24-204. *The review criteria for zoning map amendments are listed below with responses to how each criterion is being met.*

Review Criteria for Zoning Map Amendments in Section 24-204:

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan. *The proposed for lease cottage style community is consistent with Growth and City Form Goal 2 to "Promote a balanced mix and distribution of land uses," as well as Objective GC 2.2 Jobs Housing Balance, which is to "support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa)." The project is also consistent with Growth and City Form Goal 6 to "Maintain and enhance the character and interconnectivity of Greeley's neighborhoods" as well as Objective GC-6.3 Neighborhood Character, which is to "Maintain, enhance, and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs."*

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. *The surrounding neighborhoods have been, and will be, developed as single family and multi-family residential and this rezoning to Planned Unit Development is consistent with the intent of the City to provide a diverse housing mix in residential neighborhoods.*

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area. *The area is developing and rezoning from Holding Agricultural to residential zoning is consistent with the transition of this area to suburban development within Greeley City limits.*

4. Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity. *The existing zoning Holding Agricultural has been in place since this property was annexed. Given the development trends, it is appropriate to rezone this property to residential.*

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development. *The proposed zoning to Planned Unit Development will be complementary to the surrounding residential neighborhoods with street connections and a diverse housing mix.*

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district. *The proposed residential use of this*

property can be served by the adjacent street network as demonstrated in the submitted traffic study.

7. The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning. *The current zoning, Holding Agricultural, is a transition zoning put in place at the time of annexation until the property is ready for development. The proposed Planned Unit Development zoning will allow for development in a suburban residential land use pattern. The cottage style for lease product offers diversity to the housing products currently available in this part of the City, a need made evident by the incorporation of this new zoning classification by the City.*

8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community. *This proposed development associated with this rezoning request provides a diverse housing type in a well-planned master development. This housing product offers the community a unique opportunity that is not currently available in this part of the City. Given the product's design, layout and single-story nature, there are no foreseen negative impacts to the neighboring properties or the City as a whole.*

9. The recommendations of professional staff or advisory review bodies. *The planning staff recommended Planned Unit Development as being best suited for this housing type. This is a new zone district intended to provide smaller residential units and this project is specifically situated to serve the needs identified by the creation of this new zoning district.*

Statement of Commitments:

Area / Improvement	**Plan Preparation And Approval**	**Construction**	**Maintenance Responsibility**	**Ownership**
74th Avenue	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
73rd Avenue Utilities (Water And Sanitary Sewer)	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
Partial Extension Of 73rd Avenue From 25th Street	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC
Right-Of-Way, Sidewalk, And Tree Lawn Along West Side Of 71st Avenue	E ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
25th Street Widening, Trail, And Tree Lawn	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
Extend 25th Street Full Section To West Property Boundary	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
Detention Pond	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC
Trail From Phase 1a Through Phase 1b To Phase 2 (Along North Side Of Detention Pond)	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC
Intersection At 74th Avenue & 25th Street (Includes Left Turn Lanes In East And West Travel Directions)	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley

MEMORANDUM

TO: Mayor John Gates
Greeley City Councilors

Cc: Raymond C. Lee III, City Manager
Heidi Leatherwood, City Clerk

FROM: Donald Threewitt, AICP, Community Development Deputy Director

DATE: February 25, 2025

RE: Planning Commission recommendation for Village at Greeley Planned Unit Development

Link to Planning Commission Meeting:

https://greeleyco.portal.civicclerk.com/event/2479/media

Draft minutes from the Planning Commission aren't available at the time of submission. This memo verifies action taken at the January 14, 2025 regular meeting of the Greeley Planning Commission.

Commissioners voted 6-0 in favor of a recommendation to approve: Commissioners voted 6-0 in favor of a recommendation to approve the Village at Greeley Planned Unit Development.

Council Agenda Summary

March 4, 2025
Key Staff Contact: Justin Scharton, Natural Areas & Trails Manager

Title:
Resolution adopting the 2024 Greeley Trails Master Plan Update

Summary:
Revised Trails Master Plan Overview

The original Trails Master Plan, adopted in 2002, has exceeded its typical ten-year planning horizon. Previous planning efforts, including the 2002 plan, did not extend trail planning to the City's full Long Range Expected Growth Area (LREGA). As Greeley and the northern Colorado region continue to develop, a regional Trails Master Plan is essential for the Natural Areas & Trails (NAT) division to strategically coordinate future trail alignments with developers and other City departments. To develop this plan, NAT partnered with Logan Simpson Design.

Planning Process

The planning process began with a comprehensive review of existing trail and master plans for Greeley, neighboring communities, and the northern Colorado region.

- Public Engagement Phase 1 (April 2023): Gathered baseline data and community suggestions for trail corridors.
- Technical Advisory Committee (TAC) Formation (June 2023): Experts reviewed public feedback, refined corridor priorities, and guided plan implementation.
- Public Engagement Phase 2 (Summer 2023): A preliminary draft map was shared for public feedback, leading to further refinement.
- TAC Review (September 2023): Finalized corridor recommendations and established prioritization criteria.
- Implementation Recommendations (Nov 2023 – Feb 2024): NAT staff presented to 12 boards and commissions to gather input on prioritization and implementation.

Key Components of the Final Plan

The final Trails Master Plan provides a framework for the next decade, including:

- High-priority trail corridors
- Criteria for future trail alignments
- Trail design and maintenance standards

- Cost estimates for completing priority trail sections within ten years

Trail corridors identified in the plan are conceptual, requiring further design, funding, and public engagement to finalize alignments.

Adoption Process
The plan was initially presented to the Planning Commission on January 9, 2024, followed by a revised version on April 9, 2024, which the Commission recommended for adoption by the City Council.

Staff recommends that the Council approve the Trails Master Plan update by resolution as presented.

Fiscal Impact:
Fiscal Impact:

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

No Impact: At this time, there is no fiscal impact, as the plan is conceptual in nature. Staff will work to identify funding opportunities to implement segments of the trail system in future phases.

Legal Issues:
Consideration of this matter is a legislative process

Other issues and Considerations:
None

Strategic Focus Area:
Quality of Life

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

Council's Recommended Action:
Adopt the resolution.

Attachments:
1. Resolution No. 9, 2025 with Exhibit A
2. Trails Master Plan Executive Summary with revised trail segment

CITY OF GREELEY, COLORADO
RESOLUTION NO. 9, 2025

A RESOLUTION ADOPTING THE 2024 GREELEY TRAILS MASTER PLAN UPDATE

WHEREAS, the City of Greeley Conceptual Trails Plan was adopted in 2002; and

WHEREAS, Greeley has grown and changed substantially since that plan was created; and

WHEREAS, a comprehensive off-street trail system is important for Greeley's quality of life; and

WHEREAS, the Trails Master Plan update builds on the goals and objectives of the 2021 Get Outdoors Greeley Strategic Plan, and

WHEREAS, the 2024 Greeley Trails Master Plan is informed by public outreach and expert guidance by a diverse Technical Advisory Committee; and

WHEREAS, the updated plan addresses expressed desires of the community and applies the most recent science to developing and managing Greeley's trail system moving forward, and

WHEREAS, the Greeley Planning Commission voted to recommend approval of the Trails Master Plan and to forward the recommendation to City Council to adopt the Plan by resolution.

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

Section 1. The City Council hereby accepts and adopts the 2024 Greeley Trails Master Plan Update, a copy of which is attached hereto as Exhibit A.

Section 2. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2025.

ATTEST **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor Pro-tem**

EXHIBIT A
2024 TRAILS MASTER PLAN UPDATE

Greeley Trails Master Plan Update

Greeley Trails Master Plan Update

The City of Greeley

February 19, 2025

Introduction

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

The TMP builds on past plans, integrates community desires discovered during public outreach, and is informed by expert guidance from a Technical Advisory Committee (TAC) of diverse City departments and regional agency partners. In line with long-

range planning best practices, this Master Plan will be reviewed annually, with a comprehensive updated scheduled approximately every ten years.

Goals and objectives for this update build on the strategy established in the 2021 Get Outdoors Greeley strategic plan and complement the objectives of concurrently developing plans, such as the ongoing Culture, Parks, and Recreation Department (CPRD) Comprehensive Master Plan update and Greeley on the Go 2045 Transportation Master Plan (2023).

This updated Plan addresses current needs of the community, adapts to a changing environment, reassesses past planning efforts, and applies the most recent science to managing Greeley's trail system moving forward. Making the full TMP available as a Story Map allows users to view and search for publicly available data involved in the development of the TMP update and serves as a hub for plan update details.

Executive Summary

View the executive summary here.

Speak Up Greeley

For more information, click here to go to the Speak Up Greeley page for this project.

Haga clic aquí para ir a la página Speak Up Greeley para este proyecto.

Plan Process

The process for updating the Plan involved multiple outreach opportunities with the public and stakeholders throughout 2023 and early 2024.

The work was completed by consulting firm, Logan Simpson, including:

- Jeremy Call
- Kristina Kachur Webb
- Aly Winchell

In collaboration with the City of Greeley Natural Areas & Trails Division:

- Karen Scopel
- Kristen Wilkinson
- Justin Scharton

Anticipated adoption of the Trails Master Plan is early 2025.

Project Timeline 2023 - 2025

April - May 2023	Public Outreach Phase 1: Existing Conditions Questionnaire
June 2023	Identification of Potential Trail Corridors Technical Advisory Committee #1: Input on Trail Corridors
July 2023	Public Outreach Phase 2: Comments on Preliminary Trail Corridors
August 2023	Engineering Study of Select Trails
September 2023	Technical Advisory Committee #2: Review of Trails Master Plan Draft
October 2023	Operations and Maintenance Recommendations Top Trail Priorities and Finances for the Next 10 Years
November 2023	Trails Master Plan Draft review by the City of Greeley staff

December 2023 - February 2024	Public Outreach Phase 3: Trails Master Plan Draft Feedback from City Boards and Commissions Revised Plan Based on Public and Stakeholder Input
February - April 2024	Plan Reviewed and Recommended for Adoption by Planning Commission
April - December 2024	Final Revisions and Executive Summary completion
February 2025	Presentation to City Council

Planning Process Objectives

1. **Assess past planning efforts and current trail system conditions** to understand what strategies and management practices best suit Greeley's current and future trail system needs. This update also aims to complement the goals and objectives already established in the Get Outdoors Greeley Strategic Plan and will be folded into the strategy in the Culture Parks and Recreation Department's Comprehensive Plan, which will be completed after the TMP.
2. **Recommend trail system alignments** by synthesizing selections from past plans and new analysis. The analysis recommends strategies for wildlife corridor connectivity, regional connectivity, Poudre River Trail future alignment, trail segment capital projects, and equitable access to nature for all Greeley residents.
3. **Define standards** for levels of service, recommended size and distance between amenities, characteristics for each trail type,

accessibility for mobility devices, and categorization of trails to drive levels of service.

4. **Estimate cost** for a full trail system build out and **develop a high-level capital replacement plan** 20 years out.
5. **Engage with the public throughout the planning process** to ensure the update aligns with the Greeley community vision for their off-street trail system.

Trails Master Plan Strategic Goals

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

Within the 10-year scope of this plan, NAT will implement Poudre Trail capital projects listed in the Get Outdoors Greeley Strategic Plan and additional priority trail development projects identified for implementation in this Trails Master Plan.

The trail prioritization process provides equitable access to nature via the trail system. Emphasis will be placed on providing access for nature deficient areas with more than a 10-minute walk to nature, along with focusing on connecting currently disconnected sections of the trail system across the community.

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

Trails not only provide a fun and healthy way to access community hubs, but when properly planned, a community trail system provides one pillar of a multi-modal transportation system. Where trail alignments differ in the the Greeley on the Go 2045 Plan or other adopted plans prior to the TMP's adoption, this Plan's alignments should be considered more up to date and authoritative.

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

For example, eleven miles of the regional Poudre River Trail travels through Greeley's management area and will eventually extend seven miles east to the confluence of the Cache la Poudre and South Platte Rivers.

Expansion of existing trail corridors such as the Poudre River and Sheep Draw trails will continue to be priorities in this TMP update. Another focus of the Plan is connectivity for currently disconnected portions of the community and new trail sections that result in the highest possible positive impact.

Proactive Community Growth Strategies | *Engage development projects early through the City's development review process.*

NAT will work proactively and collaboratively with developers and the City's Community Development Department to ensure thoughtful and comprehensive trail connections are made based on the TMP as Greeley grows toward build-out.

Operational Excellence | *Provide effective, efficient, and consistent levels of service to all Greeley residents.*

NAT will establish acceptable levels of service for the various components of managing a community trail system.

NAT will also monitor the progress of this strategy by detailing where these levels of service are met and what steps are needed for compliance in other areas.

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

NAT will integrate long-term financial planning into the TMP update to build and manage the community's trail system over the entire planning horizon.

Previous Planning Efforts Summary

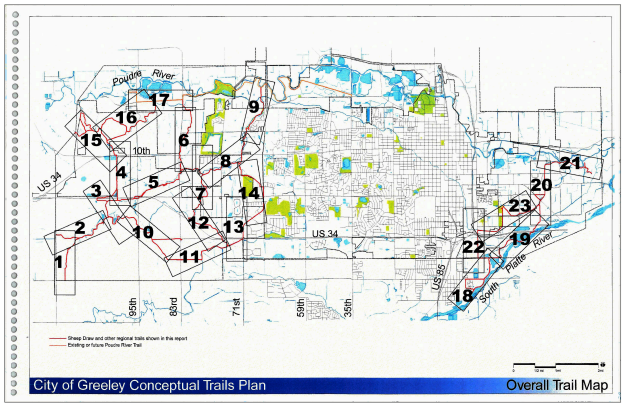
The TMP builds off existing plans and policies. Together these plans offer stepping stones for the 2025 update. In addition to the plans listed in this section, many other plans for adjacent municipalities, as well as site and subdivision plans throughout Greeley, were also reviewed.

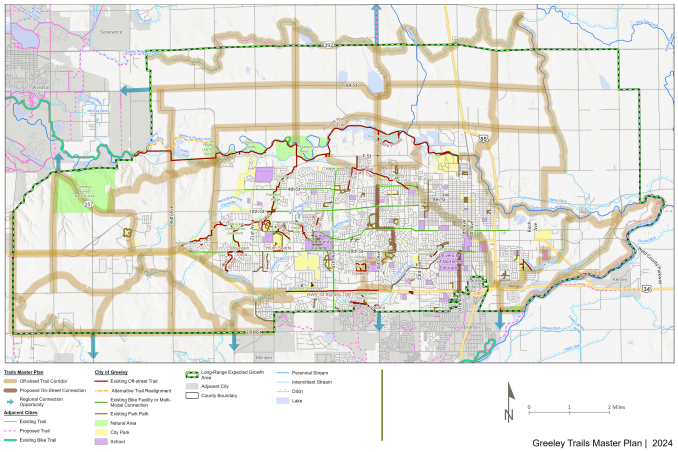
Plan	Goals
City of Greeley Conceptual Trails Plan (2002)	- The trails outlined in this report were intended to be regional trails. - Provides conceptual trail alignments that will guide the City's decision process as development and infrastructure improvements arise. - Alignments shown are conceptual and each area should be evaluated in detail before completing construction documents.
Cache la Poudre/ South Platte River Trail Master Plan (2009)	- Identifies opportunities to connect two regional trails along the Cache la Poudre and South Platte Rivers through Greeley and Evans - Both rivers are community amenities - they provide scenic value, places for people to recreate, and wildlife habitat. - Trails would connect people to the rivers. - A regional trail system will promote economic development in this area.
Greeley Riverbanks Poudre River Trail Study (2019)	- Identifies areas of high trail-undermining threat due to bank

Plan	Goals
	erosion - Describes the geomorphic drivers of bank erosion issues - Assesses and prioritizes high threat areas for risk reduction efforts - Develops recommended risk reduction alternatives for prioritized high threat areas - Provides high-level construction cost estimates to support City planning and budgeting
Get Outdoors Greeley Strategic Plan (2021)	- Sustainable funding - Connections to nature - Stewardship - Community connections - Operational excellence - Capital planning
North Front Range Metropolitan Planning Organization's Active Transportation Plan (2021)	- Identifies regional trails that will connect northern Colorado communities - These trails will provide opportunities for people to move between communities without using a car. - By including these future trails in the

Plan	Goals
	TMP, regional connections to the Greeley trail system are highlighted.
Greeley on the Go 2045 Transportation Master Plan (2023)	- Safety - Economic vitality - Multimodal network - Environment and technology - Equity and health - Funding and strategic investments - Highlights how a complete multi-modal system could look at build-out - Note that for any discrepancies for trail corridors and existing trails between this plan and the Transportation Master Plan, this Plan takes precedence.

Move the slider below to compare the 2002 Conceptual Trails Plan with the 2024 Trails Master Plan:





Maps illustrating the 2002 Conceptual Trails Plan (left) and the 2025 Trails Master Plan (right).

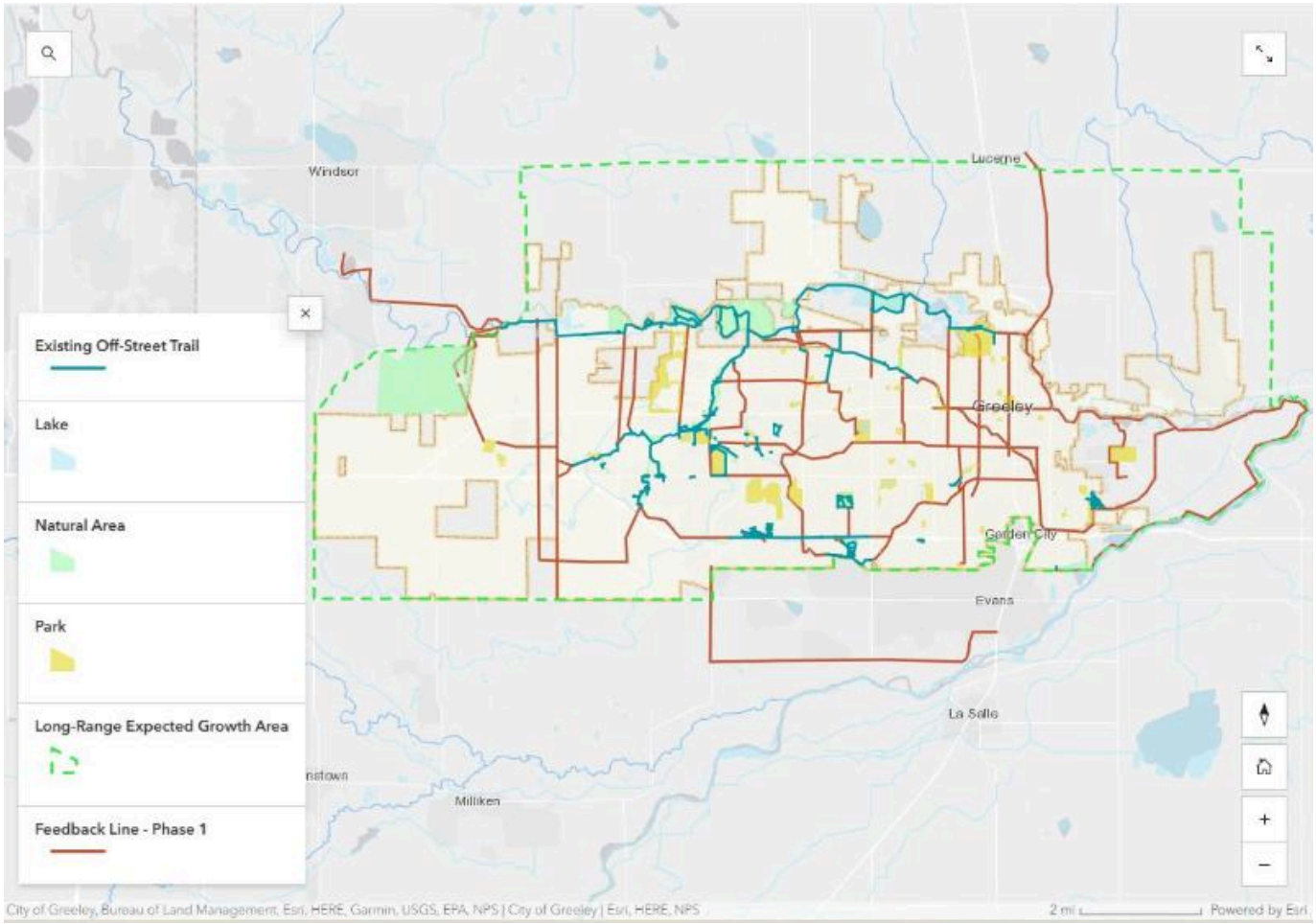
The Trails Master Plan highlights priority corridors rather than specific trail alignments. Future studies are needed to determine specific alignments and will include neighborhood outreach, and prioritizing alignments along natural features like ditches and waterways rather than transportation corridors where possible.

The City has completed many projects since the development of the 2002 Conceptual Trails Plan. While the TMP update is built upon the foundation laid by the 2002 plan, new opportunities, constraints, and information have evolved previous trail corridors and allowed for new ones.

Community Feedback

Where We Heard from You

Outreach Phase	Topics	Event Types
Phase 1	**Needs and Perceptions: Existing Off-Street Trails System** (May 1st – June 1st 2023)	- Pop-up events at parks and trailheads - Online engagement via Speak Up Greeley
Phase 2	**Preliminary Trails Master Plan Draft Feedback** (June 27th – August 2nd 2023)	- Bike to Work Day stations - Design charrette with UNC staff and students - Tabling at libraries, trailheads, Farmer's Market, and Recreation Center
Phase 3	**Feedback on Trails Master Plan Draft** (November 2023-April 2024)	- Presentations to City Boards and Commissions



What We Heard

Needs and Perceptions: Existing Off-Street Trails System

Public Outreach Phase 1

To understand community members' perceptions about current trail conditions and connections, how they currently use trails, and how they would like to use the trail system in the future, public comments on the existing Greeley trail system were collected early in the update process.

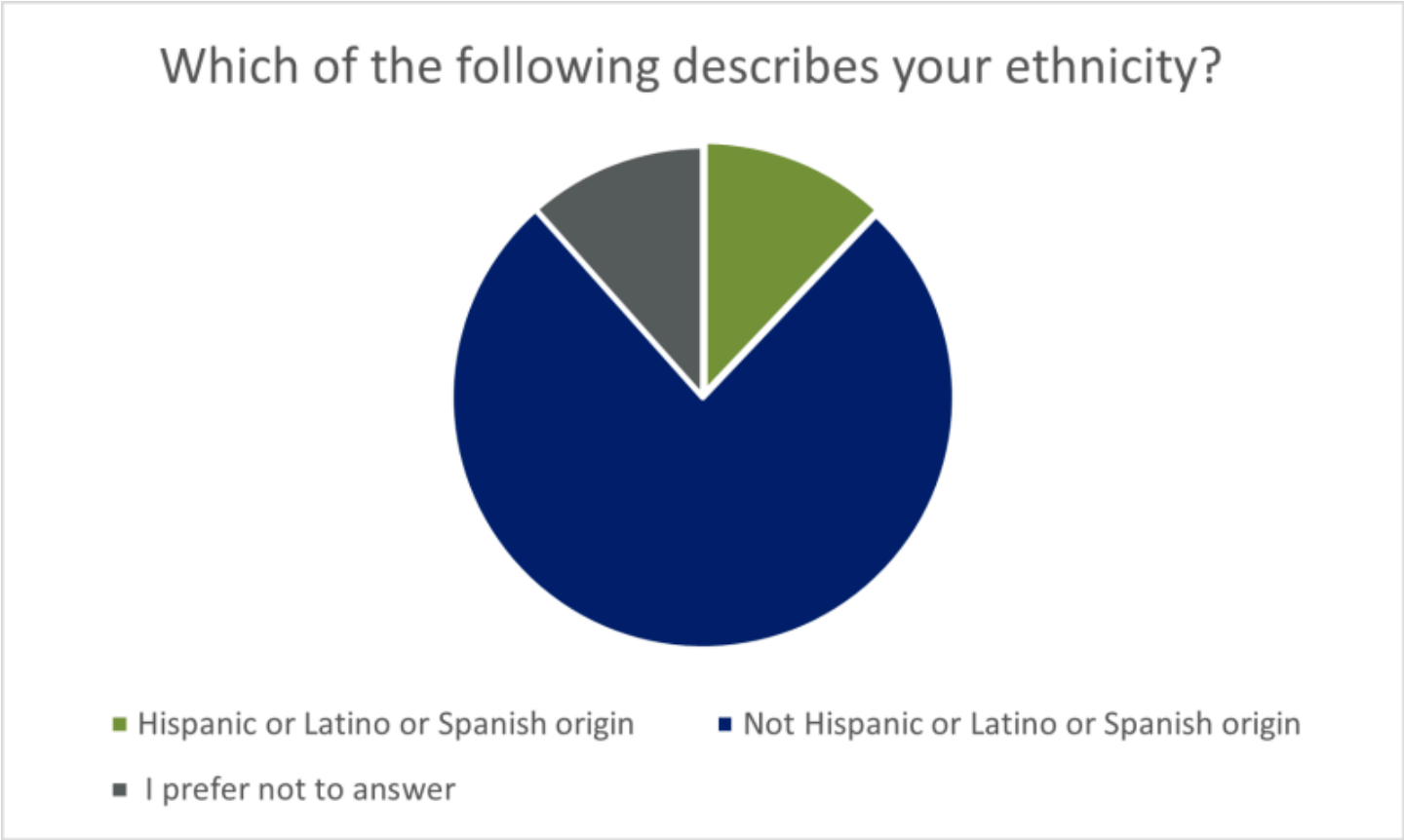
From May 1st to June 1st, 2023, NAT received 198 responses to the questionnaire on how the existing trail system is serving the public and opportunities to address safety and maintenance concerns. Community members were also able to suggest future

trail corridors through an interactive map online and at in-person events.

Information about the TMP was pushed to the public via City social media channels, Poudre River Trail Corridor, Inc. newsletter, posted flyers and announcements to various community groups.

Interactive Map Results

This map shows all the existing off-street trails alongside lines drawn by community members to show where they would like to see future trails. About 50 different lines were added to the map. Click here to open the map in a new window.

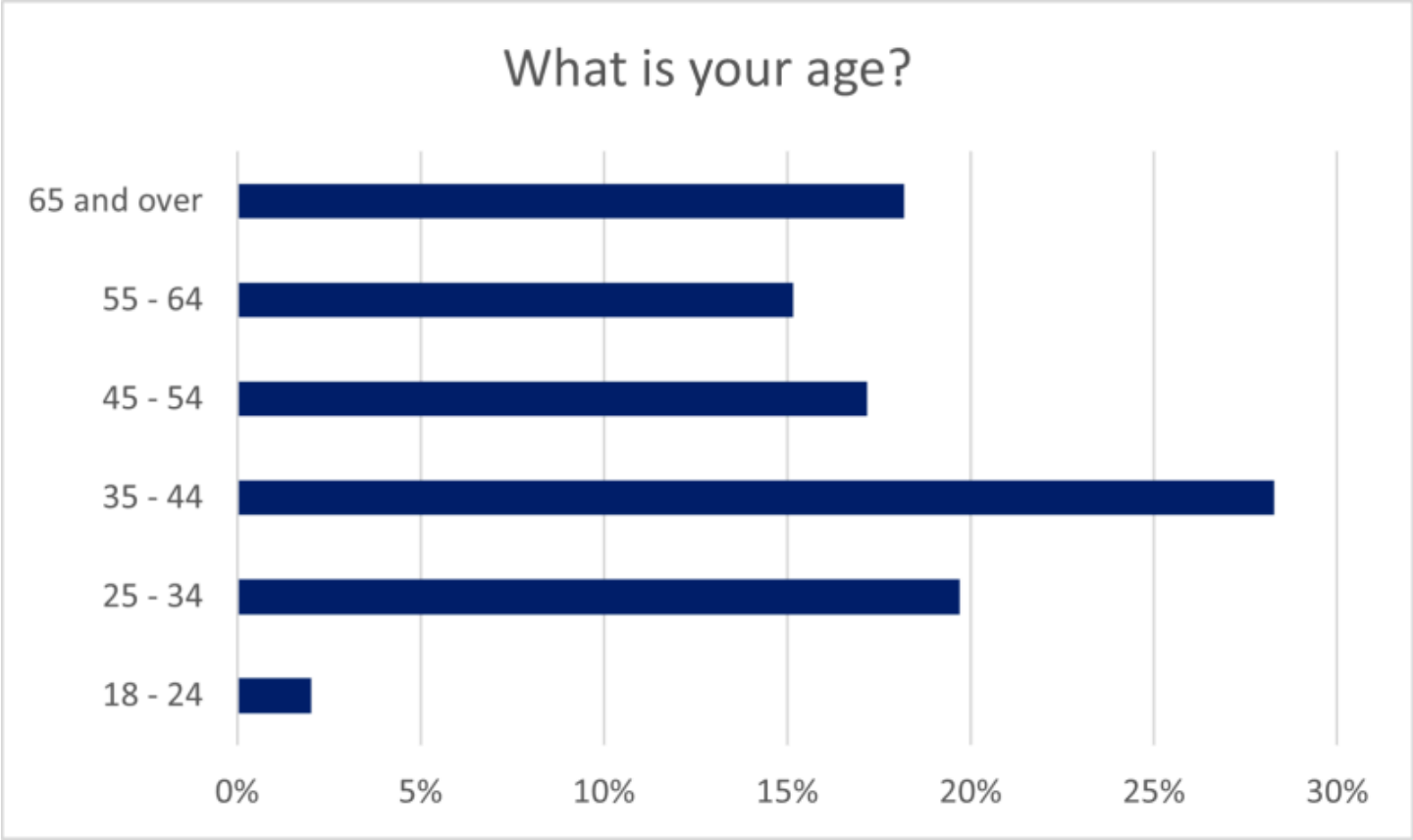


Questionnaire Results

Demographics

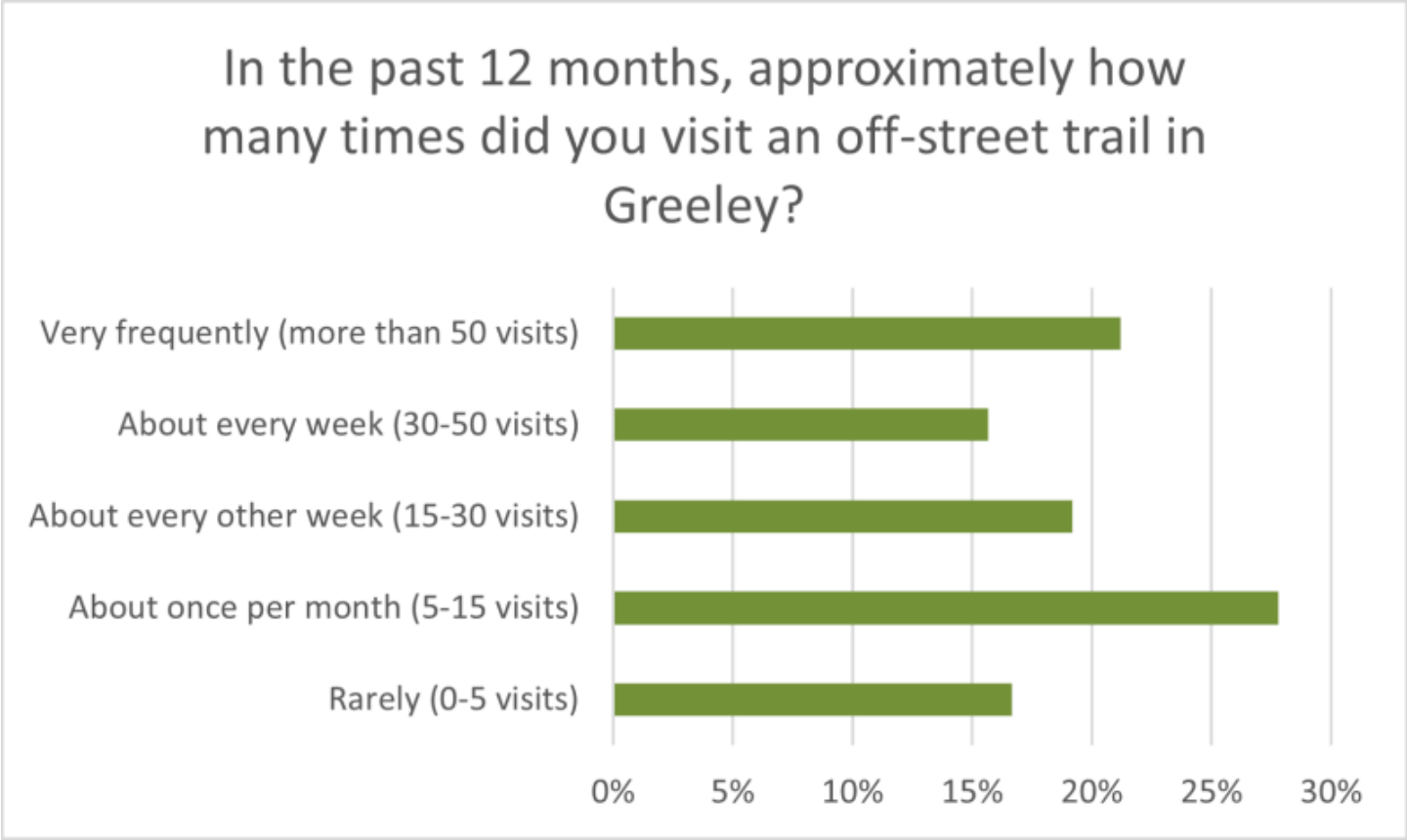
Ethnicity and Language

Of the 198 responses, 12% of respondents identified as Hispanic or Latino or Spanish origin as compared to the 40% of Greeley's overall Hispanic and Latino population. This discrepancy highlights the importance of NAT's continued work to engage all members of the Greeley community.



Age

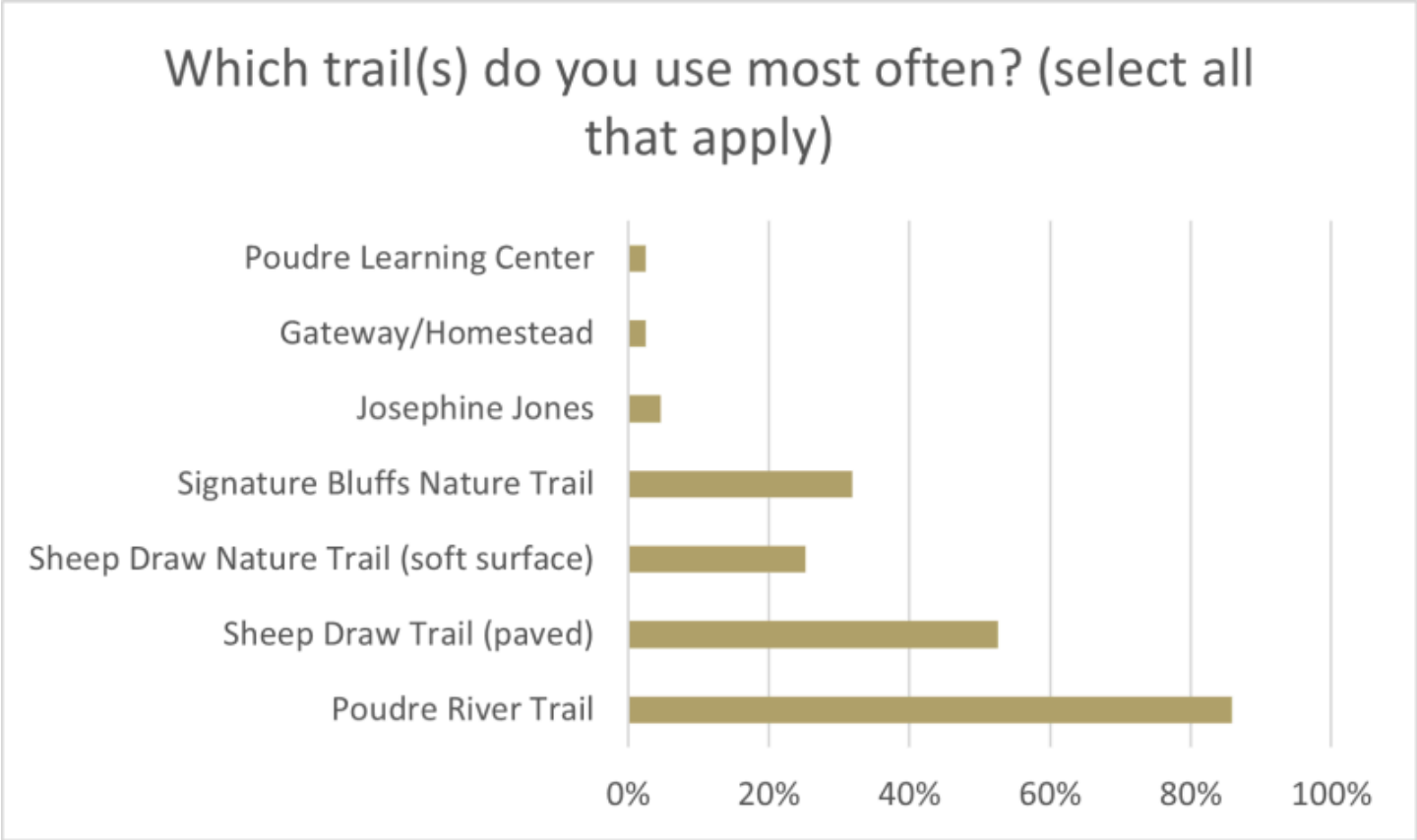
There was robust representation from most age classes, with the exception of respondents under the age of 24, who are underrepresented as compared to their proportion of the Greeley community.



Trail Usage

Frequency

Respondents from all ranges of trail visitation frequencies were represented in the questionnaire results, ranging from very frequently (more than 50 visits a year) to rarely (0 – 5 visits per year).



Specific Trails

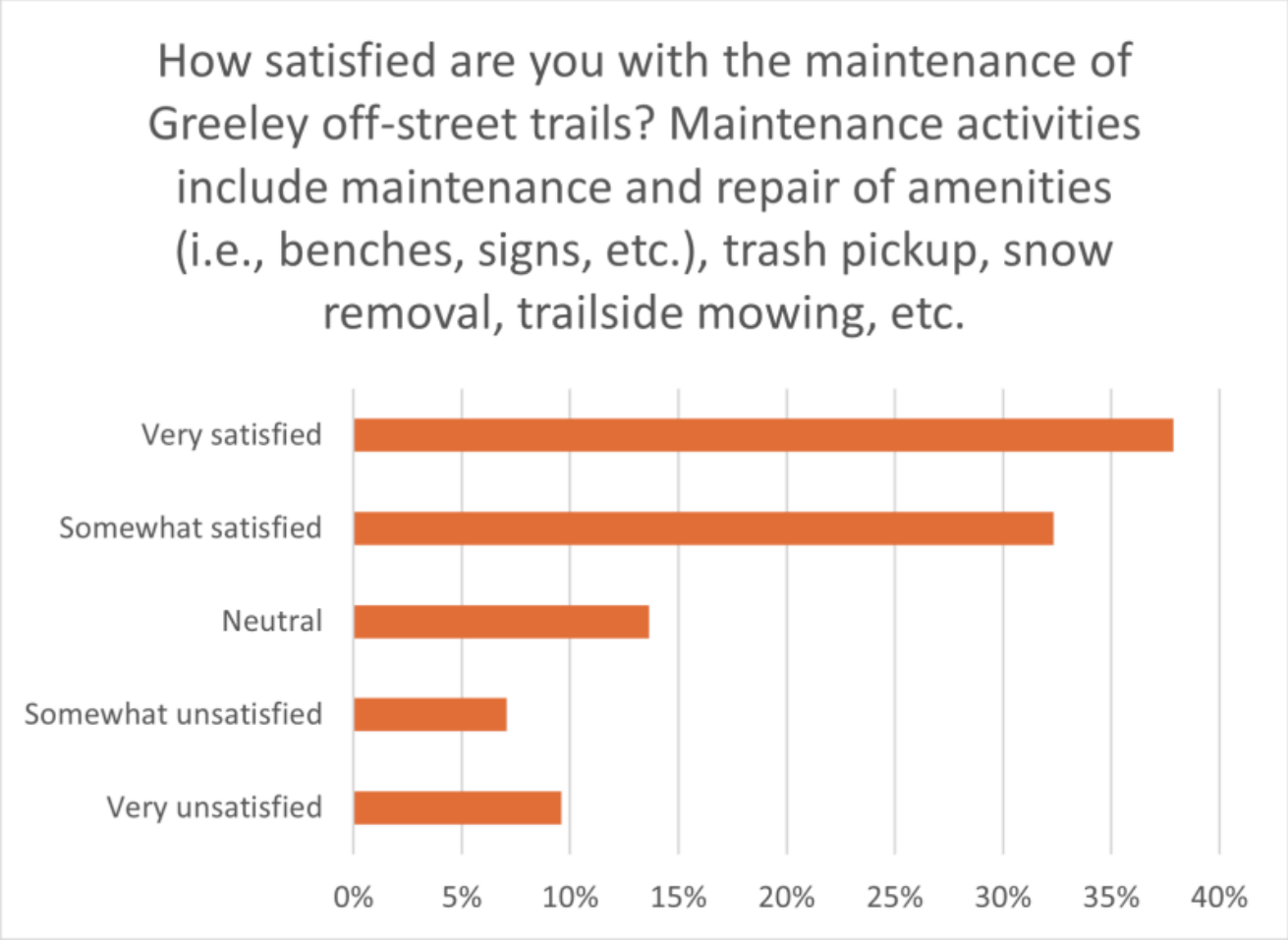
The top three trails that respondents spend time on are the Poudre River Trail (86%), the Sheep Draw Trail (53%), and the Signature Bluffs Nature Trail (32%).

Modes of Transportation

Top modes of transportation on off-street trails include walking (78%), biking (57%), and dog walking (33%).

Activities

Top activities on off-street trails include exercising (93%), socializing (36%), and hobbies or events such as bird watching (27%).



Trail Experience

Over 70% of respondents are somewhat or very satisfied with current maintenance levels on off-street trails, while 17% are somewhat or very dissatisfied.

Perceived Safety

While over 70% of respondents feel very safe or somewhat safe on off-street trails, 15% report feeling somewhat unsafe or very unsafe.

Perceived Safety - Open Ended Questions

Respondents that answered that they feel somewhat or very unsafe on Greeley off-street trails also answered the optional question, "What would make you feel safer on Greeley off-street trails?"

Frequent safety concerns included user conflict involving bikes and dogs (14 responses), homelessness (13 responses), a desire for patrols and enforcement (12 responses), maintenance (4 responses), and lighting and emergency call boxes (4 responses). Pedestrians were concerned about cyclists traveling at high speeds and off-leash dogs.

The table below summarizes the categories and examples of answers received for the optional question, "What changes, if any, would increase your usage of Greeley off-street trails?"

Theme	Frequency	Example
Connectivity	29	"Have more of them through the city - don't like having to drive to get to one of the few trails that exist."
Improve Amenities	24	- "More dog waste trash cans and bag stations." - "More trees, more shade" - "Improved restroom options and water fill stations." - "More benches"
More Soft Surface Trails	20	- "More dirt trails would be nice." - "More unpaved bike trails."
More Trails in General	15	"Expansion!! We need more trails commensurate with our growth over the past 10+ years"
Maintenance	14	"During busy times, the trail-edge weeds sometimes get ahead of control efforts."

Theme	Frequency	Example
Improve Communication and Signage	13	"Signage, both way-finding and informational, needs desperate attention."
Wider Trail	6	"A 3 ft section of gravel along the Poudre river trail for biking and runners."
More Parking	4	"Parking spots closer to trails especially for the Poudre trail"
Feeling Safer	4	"Feeling safer walking alone with dogs."

Technical Advisory Commitee Meeting 1

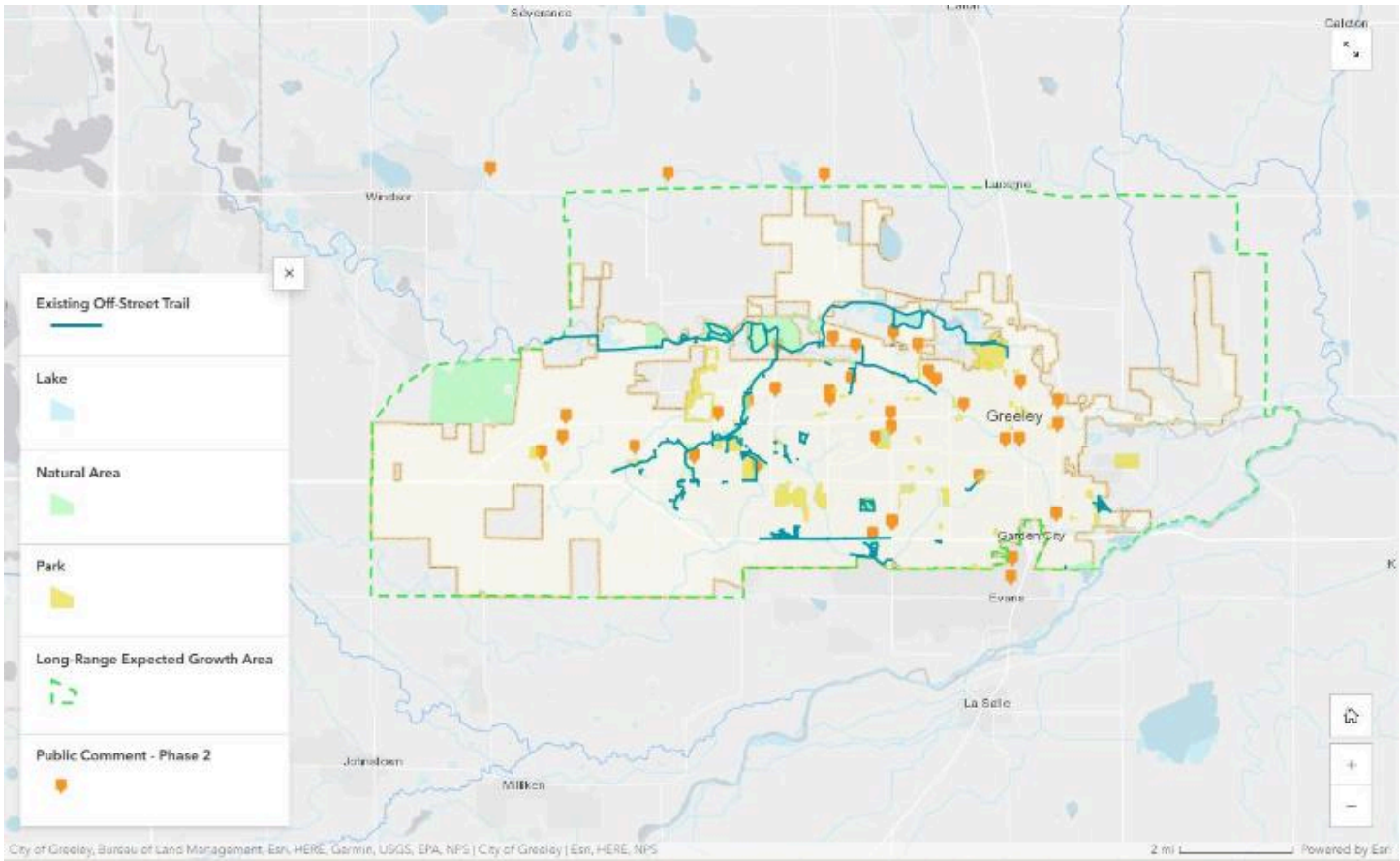
The Technical Advisory Committee met in mid-June 2023 to review the public comments received in Phase 1 and work through an exercise to identify future trail corridors. The Technical Advisory Committee consists of representatives from:

- City of Greeley Departments: Culture, Parks, and Recreation, Community Development, Engineering Development Review, Public Works
- City of Greeley Parks and Recreation Advisory Board
- Town of Eaton, Administrator

- City of Evans Community Development
- Town of Johnstown Planning
- Town of Milliken Community Development
- Town of Windsor Open Space and Trails Division
- Colorado Parks and Wildlife
- Weld County Department of Public Health and Environment
- North Front Range Metropolitan Planning Organization
- University of Northern Colorado
- Poudre River Trail Corridor, Inc.
- Great Western Trail Authority

Preliminary Trails Master Plan Draft Feedback

After the preliminary trail corridors were determined with feedback from the Technical Advisory Committee, public comments on the corridors were collected to ensure that they reflected the trail needs of the community and to refine trail corridors.



Public Outreach Phase 2

From June 27th to August 2nd, 2023, over 200 people commented on how the preliminary Trails Master Plan would help meet their connectivity needs, including at Bike to Work Day on June 28, 2023 with six stations collecting feedback from cyclists. Due to the complex nature of requesting feedback on the draft map, in-person outreach was prioritized over online promotion.

This map summarizes location-specific public comments received during this time, with orange bubbles indicating 39 responses.

When asked if the proposed trail corridors will get them where they want to go, 77% said yes.

Frequent topics we heard from you:

Frequent feedback topics included:

Technical Advisory Committee Meeting 2

The Technical Advisory Committee met again in mid-September 2023 to review the refined version of the trail corridor map and to provide input on the trail prioritization criteria and process. In November 2023, the Committee also reviewed the draft Implementation section of the TMP.

Explore the Trail System

Greeley has built a foundational trail system for non-motorized users, ready to be expanded to meet the growth of the community. Within Greeley, there are approximately 27 miles of sidepaths (shared use paths), ten miles of subdivision trails, and dozens of miles of on-street bikeways. NAT connects to this network of publicly and privately managed bicycle/pedestrian facilities via the City's off-street trail system. As of 2025, NAT manages 34 miles of concrete and soft-surface off-street trails. **This Plan focuses on current and future off-street trails.**

See a map of the existing off-street trail system in the Opportunities and Constraints Section.

Trail Definitions

Off-Street Trails | Off-street trails are dedicated to non-motorized uses that are outside of the road right-of-way, and are often along utility, railroad, drainage or natural corridors, or through natural areas. They include concrete and soft surface trails. This trail type is the vast majority of the City's current trail system, and is the focus of the current planning effort.

Sidepaths | Sidepaths are secondary shared use paths that can provide connections to nature. Sidepaths are dedicated to non-motorized users (bicycles and pedestrians) that are within or immediately adjacent to the road right-of-way but are separated

from the street by a curb or median. They differ from sidewalks in that they are wide enough (10 to 12 feet) for multiple uses and often designated as bicycle facilities. Sidepaths may be managed by the City or private entities, depending on location and other factors.

Subdivision Trails | Subdivision trails are shared use paths not managed by the City that are constructed as part of a specific development (usually a residential neighborhood). Most provide important connections to the City's trail system through close coordination between the City and developer in the Development Review process.

Bikeways | On-street bicycle facilities are important connectors between off-street trails and between parks and other community destinations. They could be in the form of bike lanes, signed routes, or separated bikeways. In Greeley, these are provided as part of the Public Works Department's services.

Non-Motorized Trail Type	Alternate Names	Usage
Off-street Trail	**Off-street Shared Use Path, Trail, Natural Area Trail**	**Shared Use (Bicycle and Pedestrian)**
Sidepath	--	Shared Use (Bicycle and Pedestrian)
Subdivision Trail	Private Trail	Shared Use (Bicycle and Pedestrian)
Bikeway	Bike Lane, Bike Trail, Signed Route, Separated Bikeway	Single Use (Bicycle)

Characteristics of Non-Motorized Trail Types within Scope of the Greeley Trails Master Plan.

Off or On Street	Included in Trails Master Plan?
Off-street	**Yes**
On-Street	No

Off or On Street	Included in Trails Master Plan?
Varies	No
On-Street	No

Characteristics of Non-Motorized Trail Types within Scope of the Greeley Trails Master Plan.

Trail Ownership and Management

In addition to having distinct characteristics, each trail type is also typically managed and owned by certain entities, as described in the table below.

Non-Motorized Trail Type	Ownership	Construction Responsibility
Off-Street Trail	Public	Greeley NAT
Sidepath	Public	Greeley Public Works
Subdivision Trail	Private	Developer
Bikeway	Public	Greeley Public Works

Ownership and Typical Responsible Parties for Non-Motorized Trail Types [O&M: Operations and Maintenance].

O&M Responsibility
Greeley NAT
Greeley Public Works
Varies
Greeley Public Works

Ownership and Typical Responsible Parties for Non-Motorized Trail Types [O&M: Operations and Maintenance].

Opportunities and Constraints

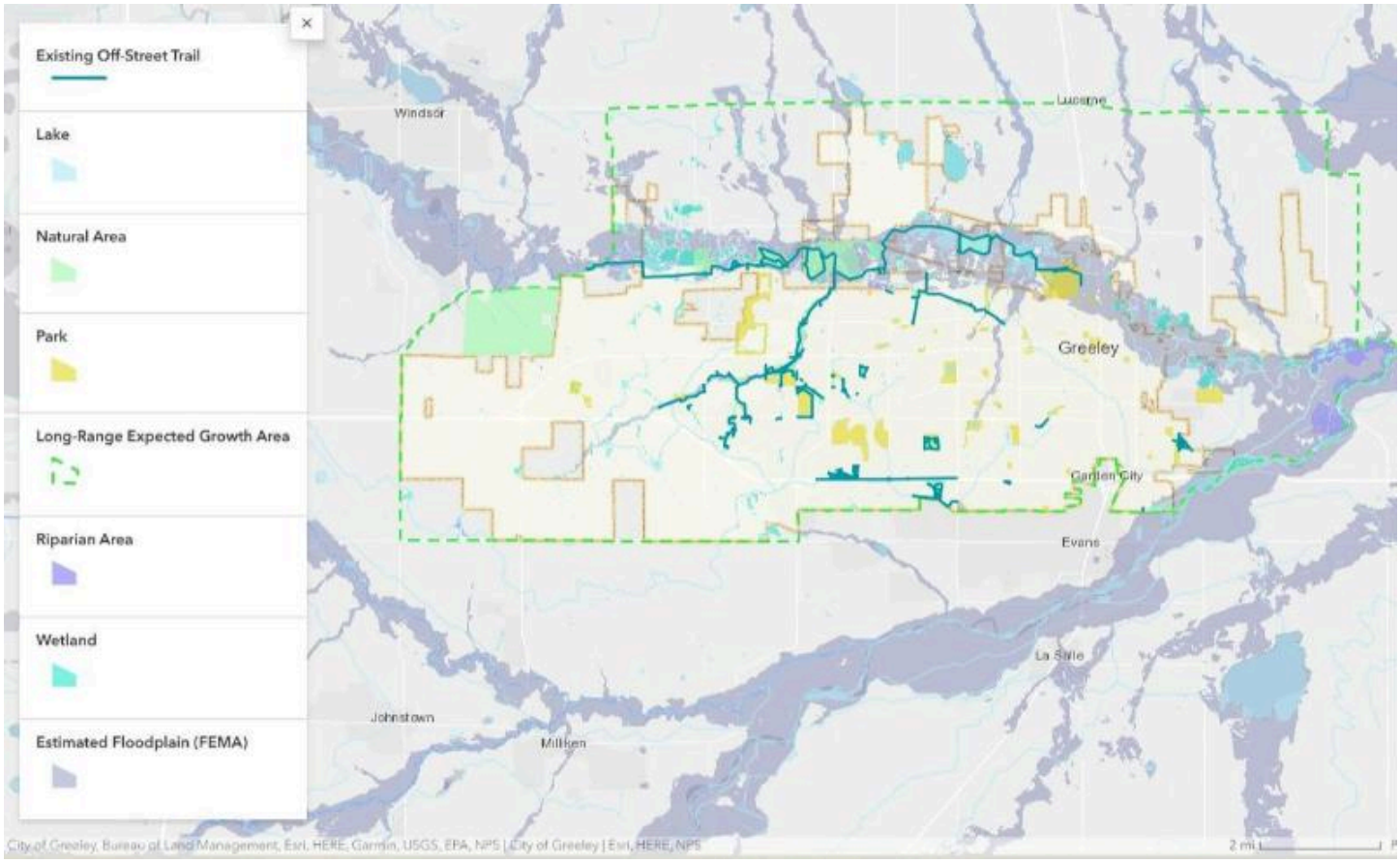
Ecological Conditions

While off-street trails are essential for connecting the community to nature, it is also necessary to balance public access with conservation and restoration of sensitive habitats for the integrity of the natural area. This plan considers both:

- Managed natural areas provide opportunities to conserve and restore wildlife habitat and develop a community conservation ethic. Facilitating access to natural areas also supports Greeley's goal to provide everyone with a 10-minute walk to nature.

- Increased trail usage often results in more human disturbance (e.g., disruptions to wildlife, erosion, litter, etc.). Recommendations for sustainable and low-impact practices, such as wildlife-friendly lighting, and educating the community Leave No Trace principles, can help reduce visitor impact.

Careful consideration of sensitive areas and sustainable practices can achieve this necessary balance. Continue scrolling to explore Greeley's unique and robust natural environment.



Waterways, Floodplain Areas, and Wetlands

These areas are often hotspots for biodiversity, that provide a wide range of ecosystem benefits, including flood attenuation, groundwater recharge, and increased water quality. Plains Cottonwood Riparian Woodlands are typically found along Greeley's riparian corridors, containing diverse foliage providing forage, cover, and other essential functions for a wide range of habitat.

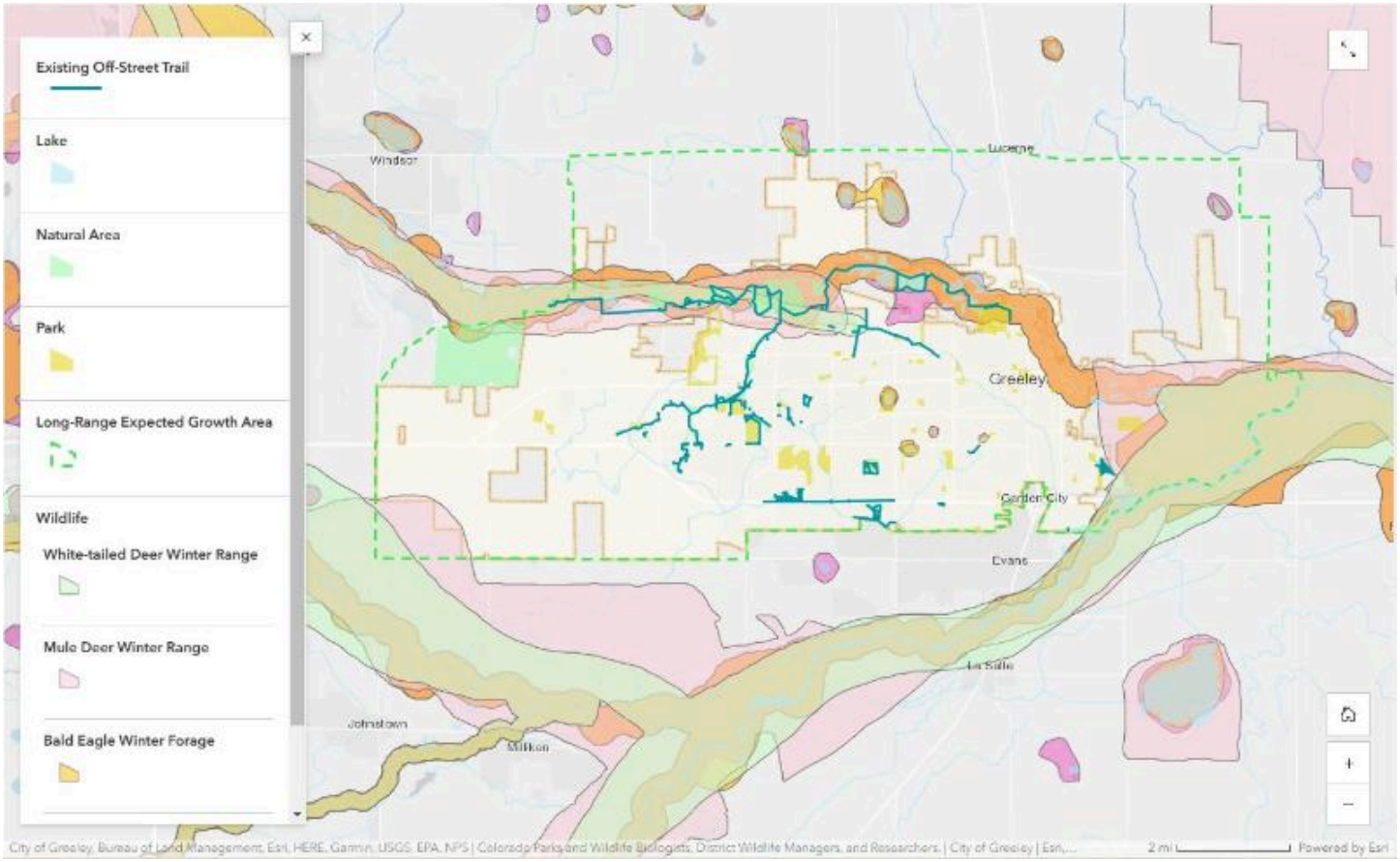
A riparian area is the area between a river or stream and the land, such as riverbanks and flood plains.

Humans also greatly benefit from many types of surface water features. The location for Union Colony, the settlement that would become Greeley, was chosen in part because of its idyllic proximity to the confluence of the South Platte River and the Cache la Poudre River, offering opportunities for transportation and agricultural irrigation.

The unique natural value of this area is highlighted by its inclusion within the Cache la Poudre National Heritage Area, recognized for its contributions to the development of western U.S. water law, water delivery systems, and its significant influence on the region's cultural heritage.

A riparian area at Signature Bluffs Natural Area in Greeley, Colorado.

Greeley residents and visitors can enjoy fishing, birdwatching, and other valuable recreational activities at designated locations.



Habitat

Greeley is not only home to a growing human population, but also to an abundance of animals and plants that contribute to a functioning ecosystem and unique sense of place. Critical habitat areas are used by wildlife for breeding, overwintering, foraging, and other functions.

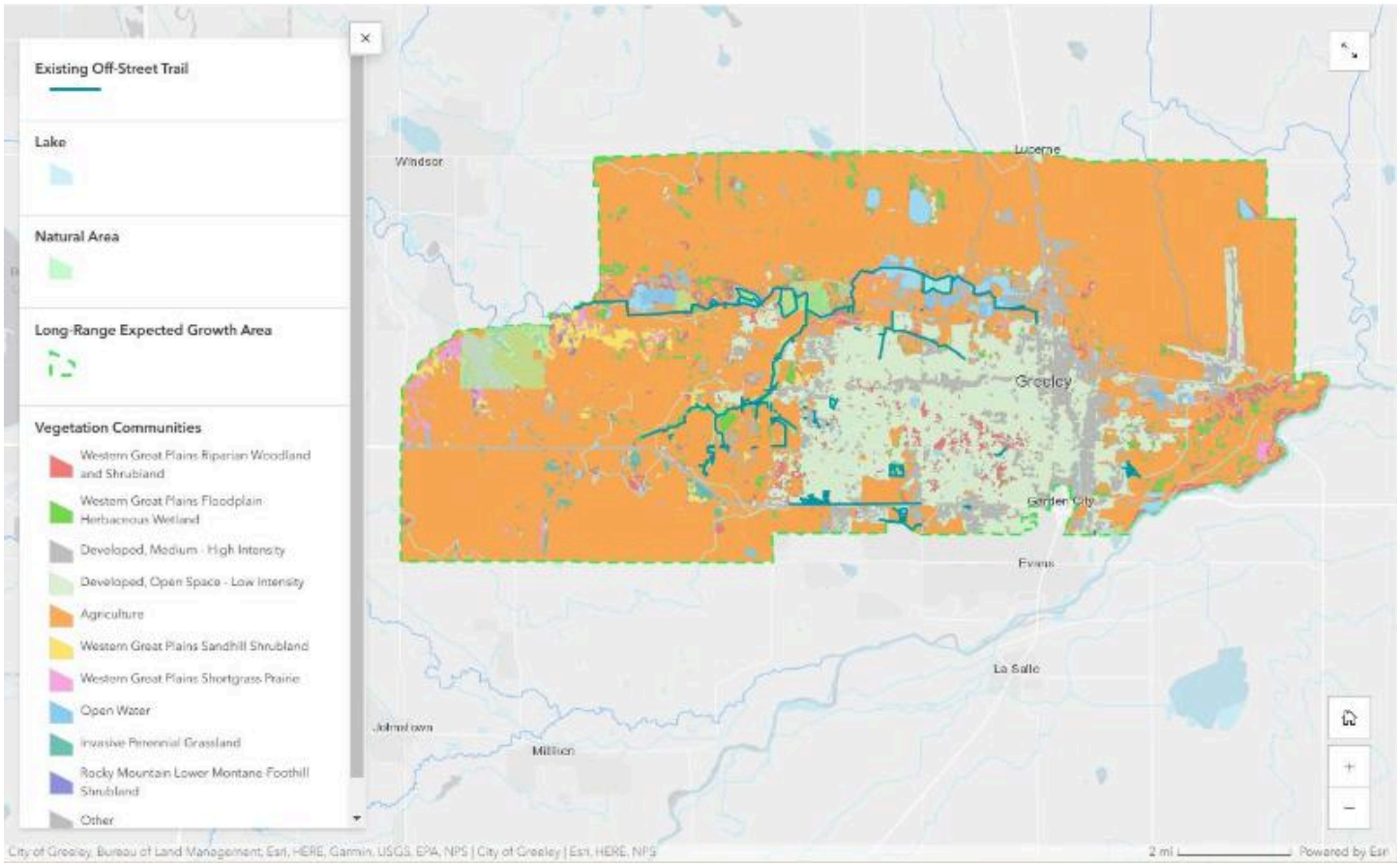
Band-winged Meadowhawk

Click here to explore wildlife sightings reported by citizen scientists on iNaturalist in a new tab.

Greeley is home to many different species, including several species of raptors like bald eagles and great-horned owls, white-tail deer, mule deer, dwarf milkweed, Colorado butterfly plants, central plains milksnake, and many insects. For example, at least 200 species of bees are known to occur in Weld County.

Wild turkeys on an off-street trail in Greeley.

American White Pelicans



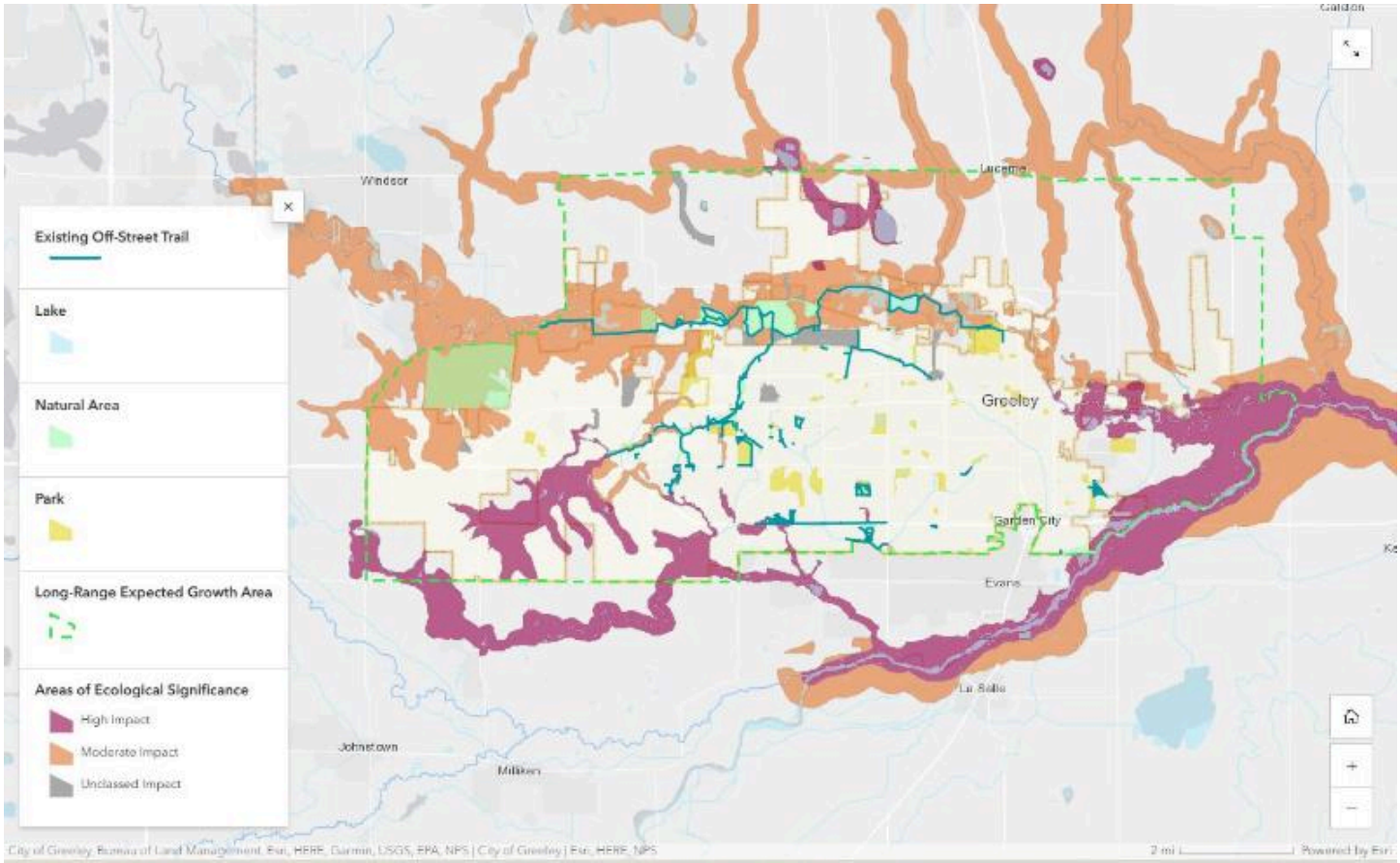
Vegetation and Bluffs

In addition to the Plains Cottonwood Riparian Woodlands, shortgrass prairies were shaped by the low precipitation of the region. The prairies include native grasses and shrubs that support a variety of wildlife, including pollinators.

Sheep Draw Natural Area Nature Trail

Greeley's other unique vegetation communities include bluffs, and arroyos in the uplands. Bluffs, cliffs, and outcrops occur along the Poudre River and are typically sandstone and limestone. Drought and wind tolerant vegetation communities will develop in the limited soils within the shelves, cracks, and crevices in the rock. Bluffs are culturally and socially important areas, both historically and currently. Prehistoric artifacts have been found in these areas, highlighting the importance of bluffs used as shelters, tool sharpening sites, and bison kill sites. In modern times, bluffs serve as community and neighborhood buffers, while providing scenic quality.

Arroyos del Sol Natural Area protects scenic bluffs on the western side of Greeley.



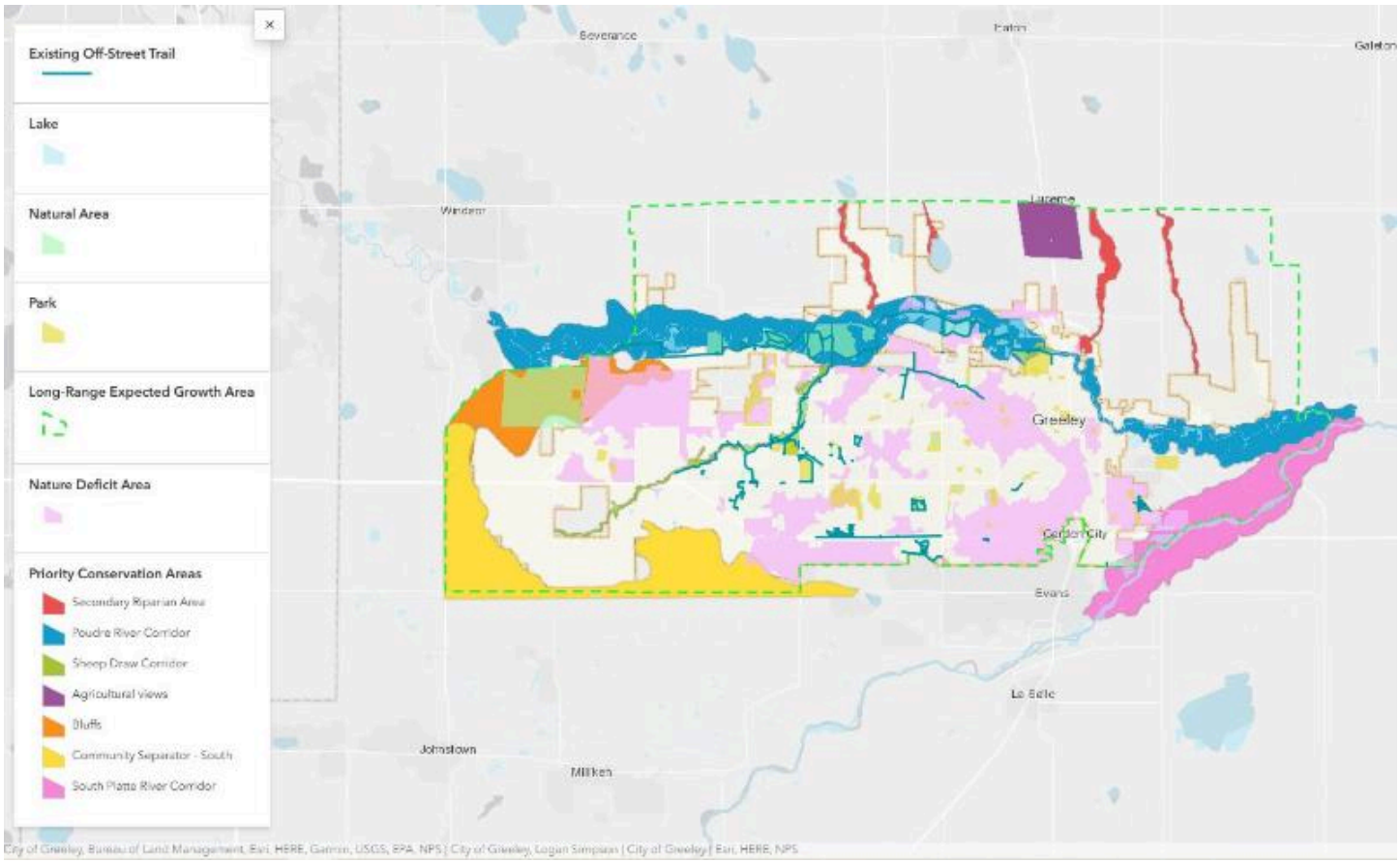
Areas of Ecological Significance

Recognizing the importance of protecting essential wildlife habitats and natural resources, Greeley has designated areas containing

significant ecological features as Areas of Ecological Significance (AES). Designation of these areas included consideration of riparian forests, wetlands, 100-year floodplains, wildlife movement corridors, drainages, special habitat features including key habitat areas, and other important resources. Areas with multiple overlapping resources were rated as having “high ecological significance” while areas with only one resource were rated as having “moderate ecological significance.”

Wetlands at Sheep Draw Natural Area

Development applications for land within AES must identify potential impacts and comply with a set of practices and development restrictions intended to ensure little or no disturbance to high or moderate AES (Greeley Development Code § 24-1004). Development is prohibited within high and moderate AES, with some limited exceptions approved by the City. These areas offer increased opportunity for off-street trail connections, since they are likely less developed, but also require sensitivity when constructing and managing trails in these areas as recreational traffic could increase human impacts on AES resources.



Priority Conservation Areas

Priority Conservation Areas, as defined in the Get Outdoors Greeley Plan, identify lands of the highest conservation values and recreational opportunities. NAT works to implement conservation projects within these focus areas with partner conservation organizations, willing landowners, and donors.

River Corridors

Mitani-Tokuyasu State Wildlife Area

The Cache la Poudre and South Platte river systems have been conservation priorities for decades, and are the focus of half a dozen regional efforts such as the Comprehensive Cache la Poudre Greenway Guide, the Lower Poudre River Flood Recovery and Resilience Master Plan, and Poudre River Greenway Initiative. Preserving and restoring these river systems mitigates flooding, improves water quality and wildlife habitat.

Riparian Corridor/Greenway

Country Club West Natural Area

At a smaller scale, streams and their associated riparian areas can mirror the Poudre River Greenway Initiative. Riparian lands have high ecological value as drainage and wildlife corridors, as well as recreational greenways.

Bluffs

Signature Bluffs Natural Area

This prominent and ecologically important geologic feature rises from the shortgrass prairie in western Greeley. Conservation of the bluffs areas protect viewsheds, wildlife and trail corridors, and unique habitats for native plant and wildlife species.

Agricultural Uses, Views, and Community Separators

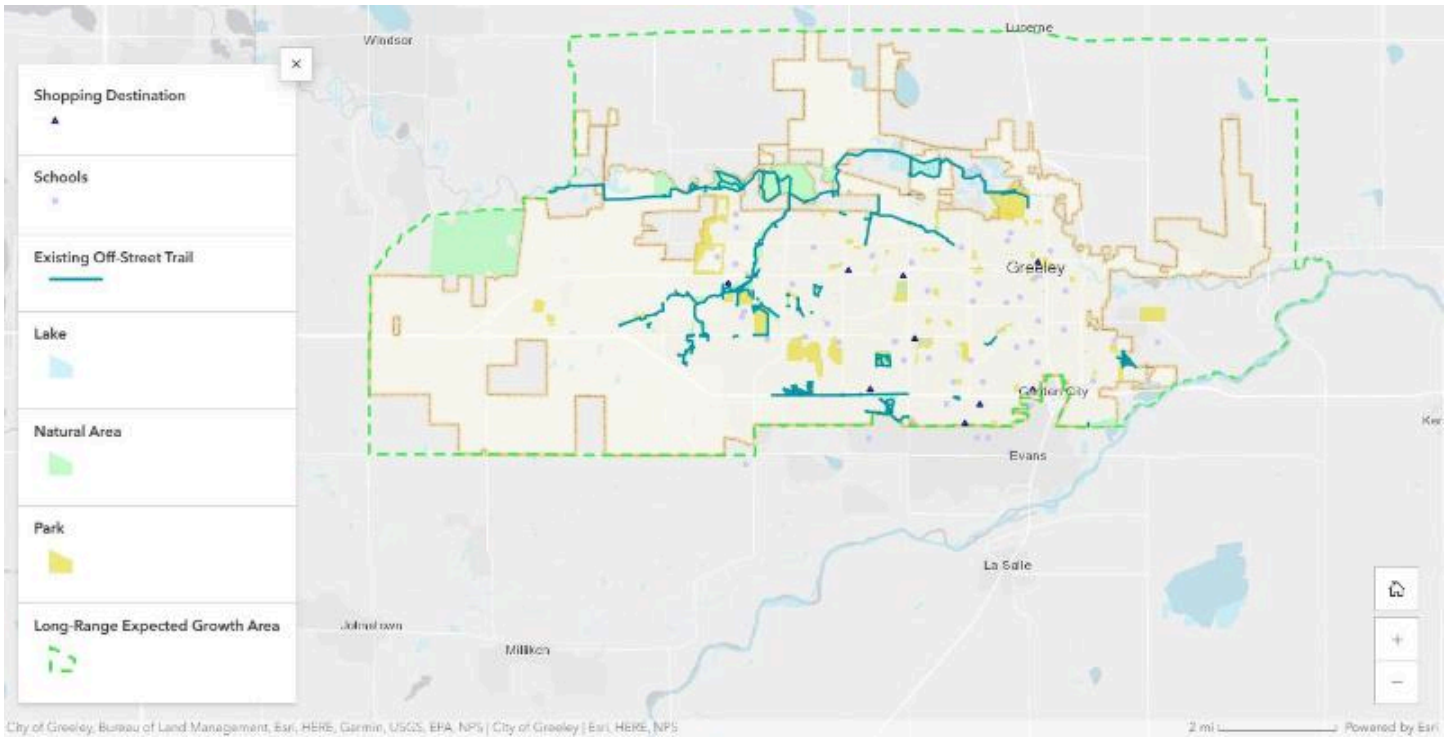
Signature Bluffs Natural Area

Greeley's prime agricultural lands have had state and national importance for over a century. Doubling as scenic gateways, our foodshed lies perilously between growing communities. The existing rural character maintains Greeley's identity. Community Separators are supported concepts in Imagine Greeley and the Parks, Trails, and Open Lands Master Plan. In most cases, land remains in private ownership with little to no public access, but protects family farms and ranches, viewsheds, and prime soils in perpetuity.

Nature Deficit Areas

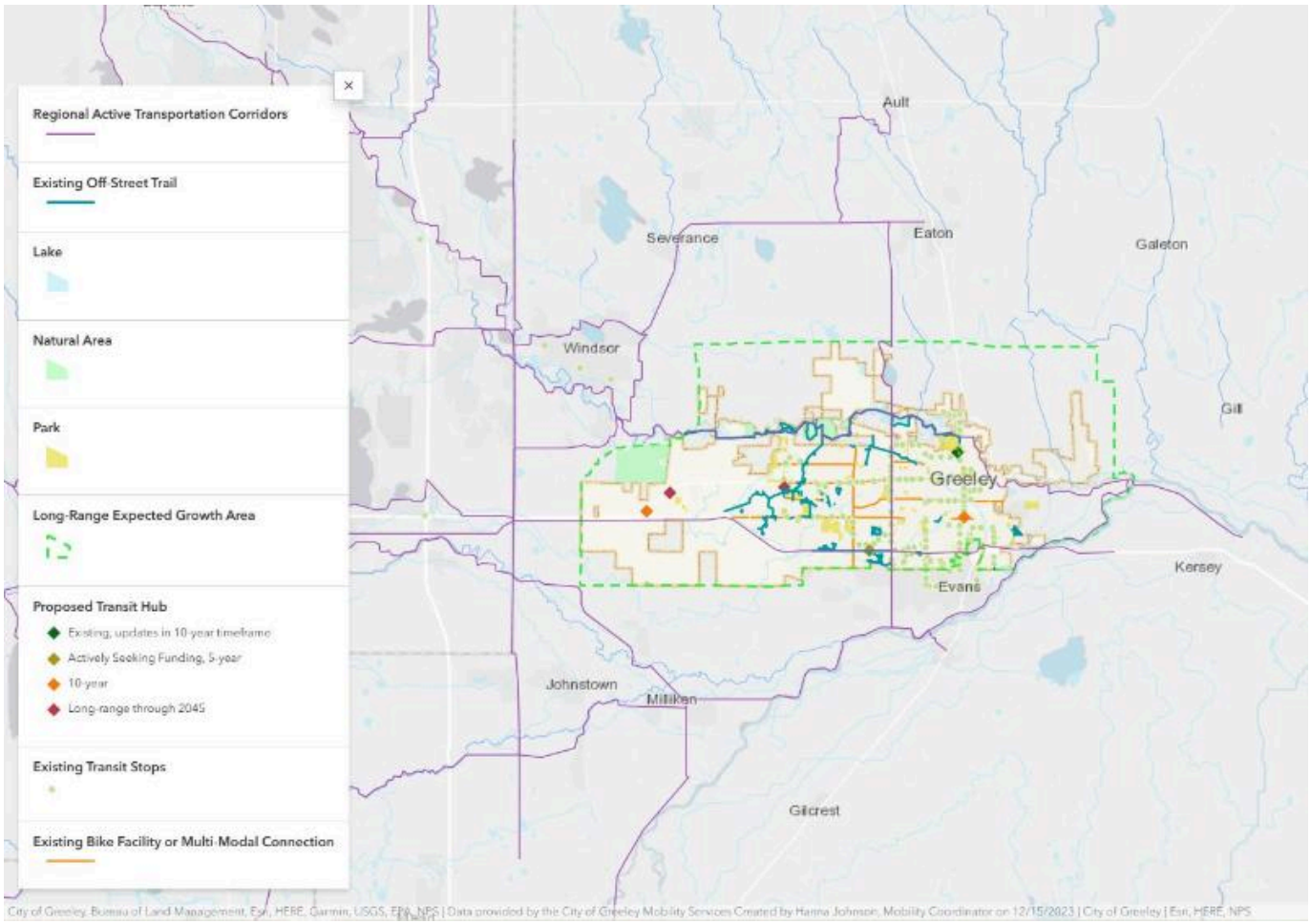
Gateway Lakes Natural Area

Neighborhoods within the city limits that are greater than a 10 minute walk to a high-quality nature area, without crossing an arterial street. These areas tend to exhibit higher concentrated socio-economic risk factors than the city at large indicating residents likely have greater challenges to spending time in nature (see the 2021 Get Outdoors Greeley Strategic Plan). NAT increases awareness of offerings, connect youth to nature, promote equitable access, and protect valued natural resources.



Social Destinations

In addition to Greeley's trails often being a destination themselves, City trails are used to access many social and community hubs throughout the city. These areas include natural areas and parks, recreation centers, downtown center, schools (including colleges and universities), employers, and shopping areas.



Active Transportation

This Plan is designed to complement Greeley's existing active transportation network and concurrently developing plans like the Greeley on the Go 2045 Transportation Plan. Build out of the Trails Master Plan and other City plans will work in tandem to create a safe, connected, local and regional multimodal network.

Equity

Equitable access to trails is important to ensure the community is being served throughout the city and residents maintain a high quality of life that is associated with physical and social access to trails. The largest gaps in the trails system are through the eastern portion of the city where development patterns did not historically account for trail corridors, as well as disconnected areas in more recently developed parts of the city. For example, while Promontory has some access to local trails, it is not connected to the larger regional system yet.

See the Trails Master Plan tab for a map exploring Equitable Access to Quality Nature Experiences, including Nature Deficit areas and environmental justice areas.

According to the Greeley on the Go 2045 Transportation Plan (2023), 24 percent of the community is within ½ mile of a trail and the target is to increase the percentage by 10 percent within the next 5 years. (Performance Metric 11)

Homelessness in Public Spaces

The crisis of homelessness plays out in public spaces across the Front Range and is at times visible along trails within Greeley. Safety concerns and other impacts related to people experiencing homelessness were cited frequently by City staff and the community throughout the public engagement process. The National Recreation and Parks Association states that:

> *"Homelessness across the United States continues to be a serious social and public health issue; one that is often an outcome of deeper societal problems, such as the lack of economic opportunity, the high cost of housing, lack of access to quality healthcare, systemic racism, domestic violence, and substance use and mental health disorder."*

Recent challenges, such as the COVID-19 pandemic and rising inflation/cost of living, compound conditions for housing instability for millions of U.S. residents. As front-line service providers, park, recreation, and open space agencies are faced with the decision of how to address community members experiencing homelessness. Many agencies across the country are providing for basic needs (food, hygiene facilities) and connection to other assistance networks.

However, homeless assistance is not within the primary mission scope for most park, recreation, open space, and trail agencies. Much of the necessary work involves competency that lies outside of the NAT Division. At the same time, a significant financial and operational burden has been placed on NAT because of increased maintenance, sanitation, and management that does fall within the purview of their service delivery. While homelessness is a complex nationwide issue that no single park or open space agency can solve, localized solutions can make a difference. The key is to identify strategies that align with the mission and capacity of the agency to realistically pursue.

NAT regularly partners with the Greeley Police Department, Housing and Homeless staff, Public Works, and other internal and external entities to both oversee lands while also serving the people experiencing homelessness.

Current Funding and Operations

The current NAT budget allows funding for baseline operations and maintenance of the City trails system, along with natural areas, with some dedicated funding for annual repairs to the existing trail system. NAT also manages the City's trail development fee to construct new trails within the community, but current funding levels only allow approximately ½ mile of new trail per year. The NAT budget varies year-to-year depending on funded projects, development fees, and grants.

Typical NAT Division revenue sources:

- General Fund (Operations) | ~$1,200,000 (2024)
- Conservation Trust Fund (Lottery) | varies, ~$50,000 - $100,000/year
- Capital Fund for trail repair/specific projects | $700,000 (2024) annually, $500K from Greeley, $200K from Weld County
- Trails Development Fee | varies on amount of development, ~$700,000/year
- Grants and Other Sources | varies by project and typical grant sources are provided in the table

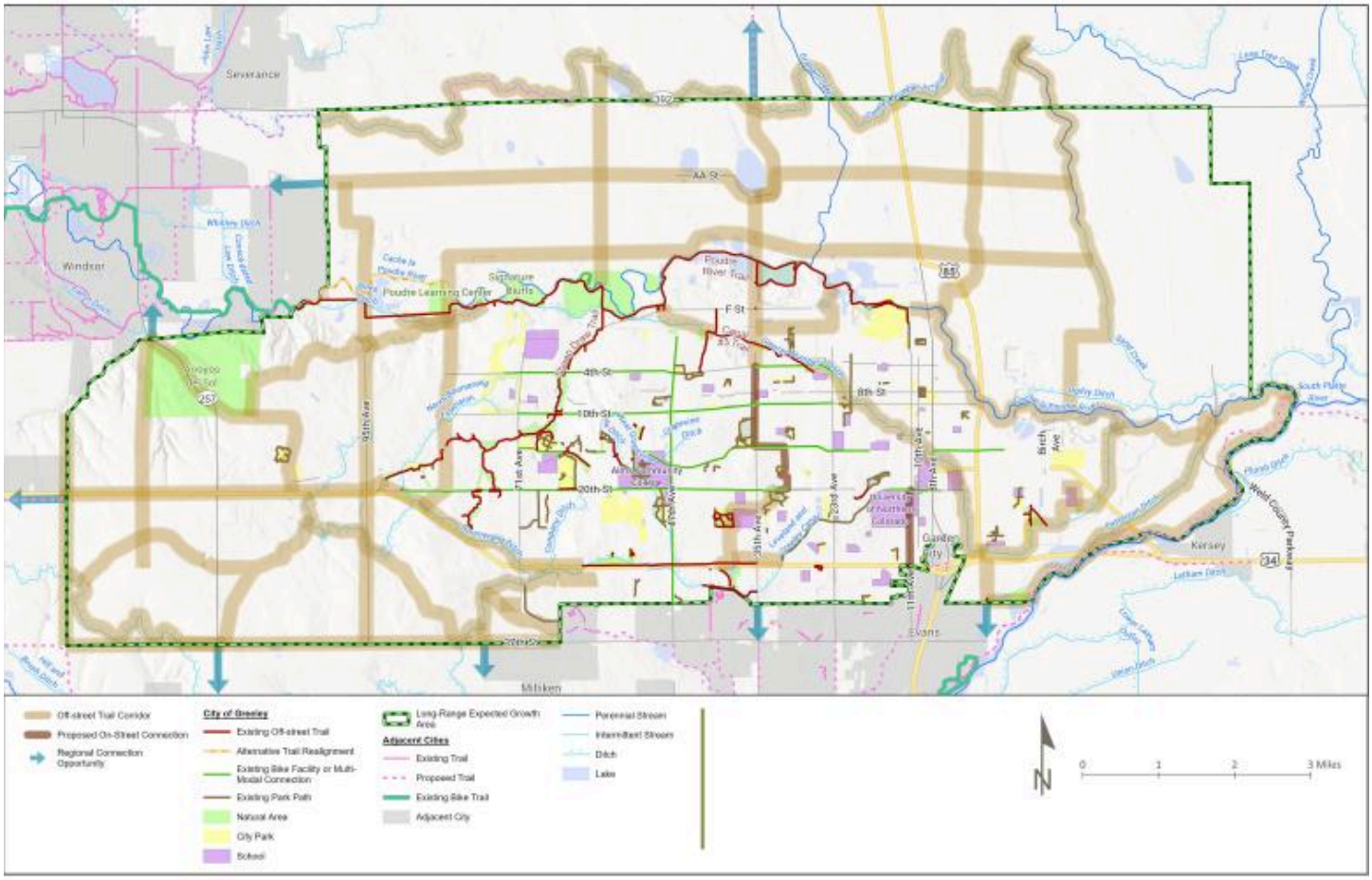
While it varies by year, the total 2023 operations and projects budget was approximately **$2.5 million**.

Summary of External Funding Sources for Natural Areas & Trails

GRANT SOURCES	LAND CONSERVATION	OFF-STREET TRAILS[1]	RESTORATION	WATER CONSERVATION	OUTDOOR/ NATURE EDUCATION
Great Outdoors Colorado/Conservation Trust Funds (Lottery Funds)	X	X	X	X	
Land and Water Conservation Fund	X	X	X	X	
Colorado Parks and Wildlife (multiple)	X	X		X	X
Poudre Heritage Alliance	X	X			X
Conservation/Trail Advocacy Groups	X	X	X	X	X
National Wildlife Federation	X		X	X	
Colorado Water Conservancy			X	X	
Department of Local Affairs	X	X			
Federal Highway Administration BUILD Grants		X			
Federal Highway Administration Recreational Trails Program		X			
Federal Highway Administration Active Transportation Infrastructure and Investment Program		X			
Highway Safety Improvement Program/ National Highway Performance Program/ FASTER Safety Grants		X			
North Front Range MPO		X			
Rails to Trails		X			

[1] See the 2015 City of Greeley Bicycle Master Plan for additional trail funding sources.

Current NAT revenues and capacity would only add **five miles of trail over the next 10 years**. Partnerships, grants, donations by philanthropists, and even General Fund funding are not predictable, long-term funding sources.



Trails Master Plan

Our 10-Year Vision

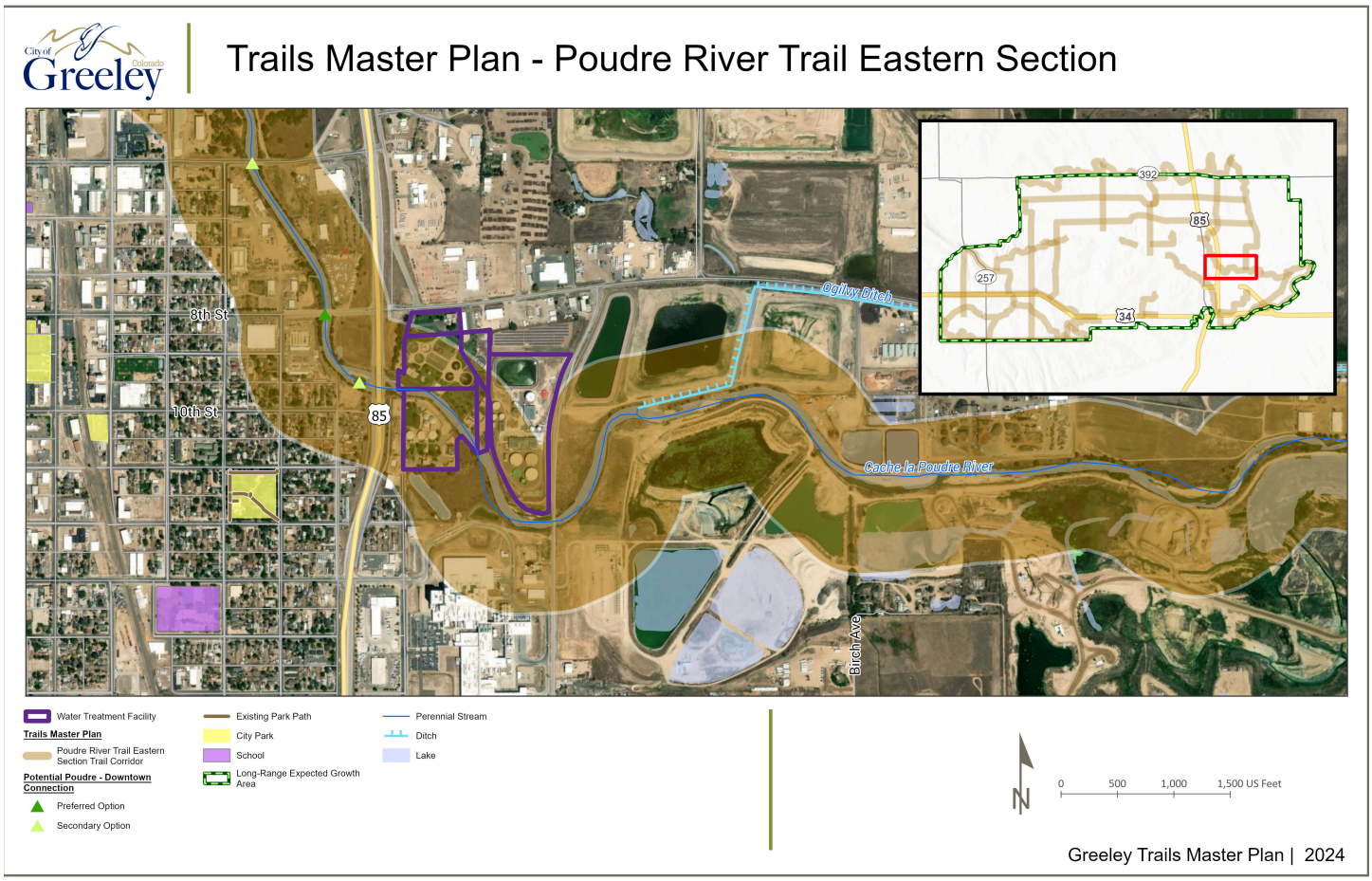
This map shows the 10-year Trails Master Plan, including:

- **Proposed Off-street Trail Corridors** indicating general corridors rather than specific trail alignments (in light brown)
- **Proposed On-Street Connections** in existing urban areas where recreational trails are not feasible (in dark brown)
- **Regional Connection Opportunities** planned cooperatively with Windsor, Evans, Milliken, and Weld County (in blue). For example, key connections found in the Greeley on the Go 2045 Transportation Plan (2023) are shown here for connectivity. Refer to that plan for the full active transportation/multi-modal corridor plan*.

- **Existing off-street trails** and **bike trails** in adjacent cities for context.
- Existing **NAT trails**, **Public Works bike facilities**, and **Greeley park paths** for context, as well as **destinations** like natural areas, parks and schools.

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

**Note that for any discrepancies for trail corridors and existing trails between this plan and the Greeley on the Go 2045 Transportation Master Plan, this Plan takes precedence.*

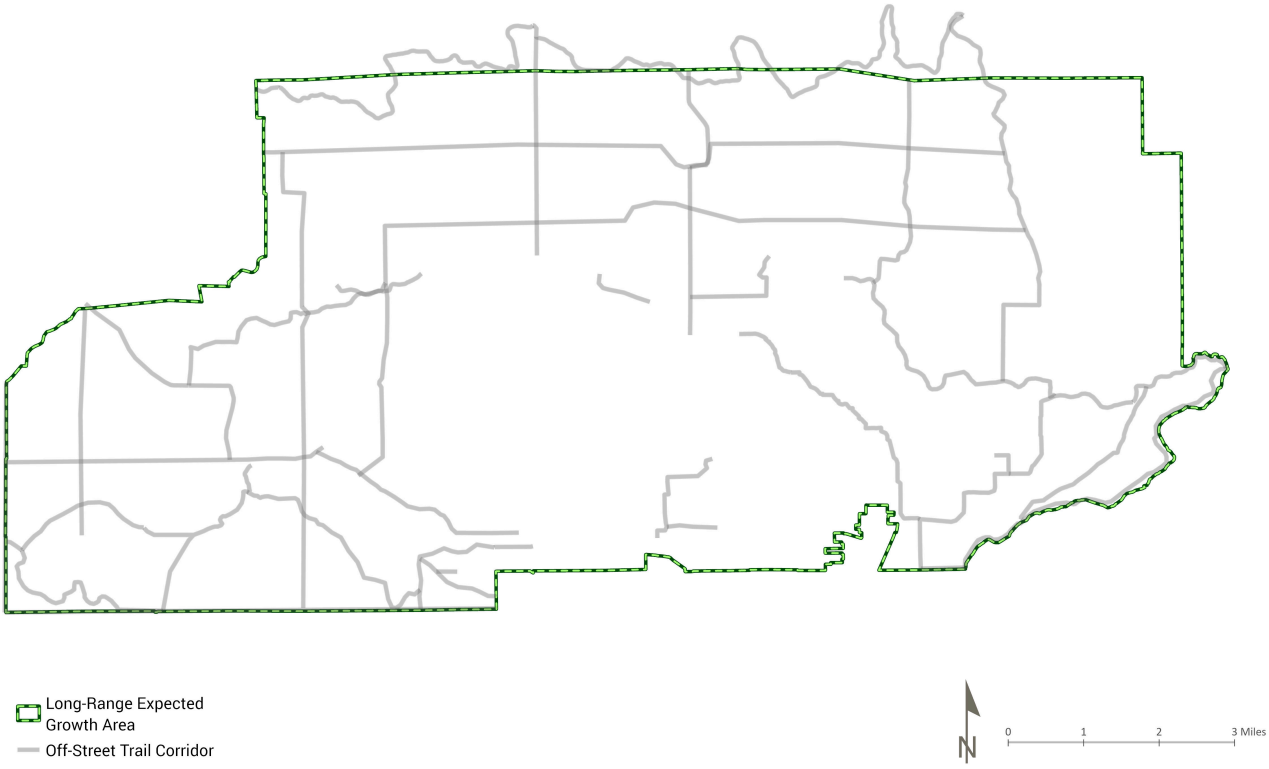


These corridors are general potential locations rather than specific trail alignments. Future studies are needed to determine specific alignments and will include neighborhood outreach.

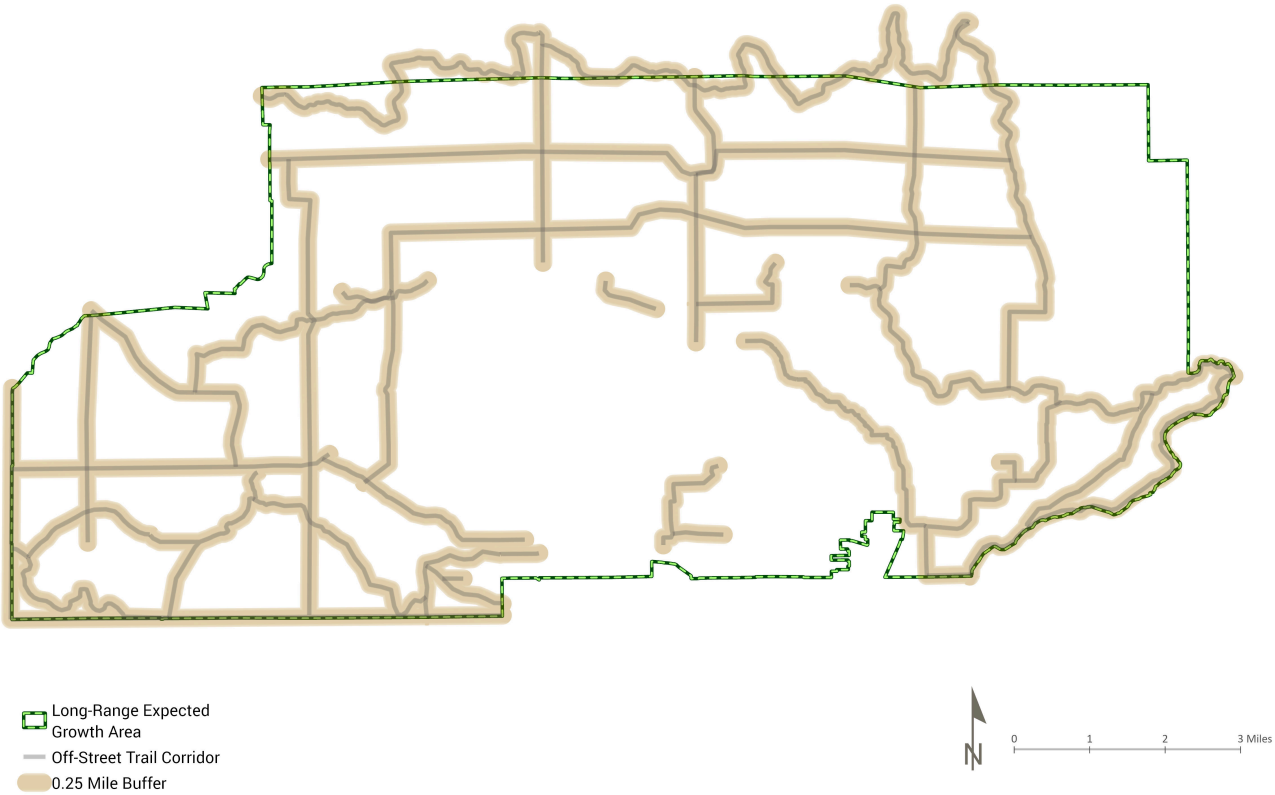
For example, the purple outline indicates a water treatment facility within the Poudre River Trail (Eastern Section) corridor. Due to public safety and site security constraints, it will likely be necessary to design the trail in this region outside the boundaries of the facility.

Trail Corridor Prioritization

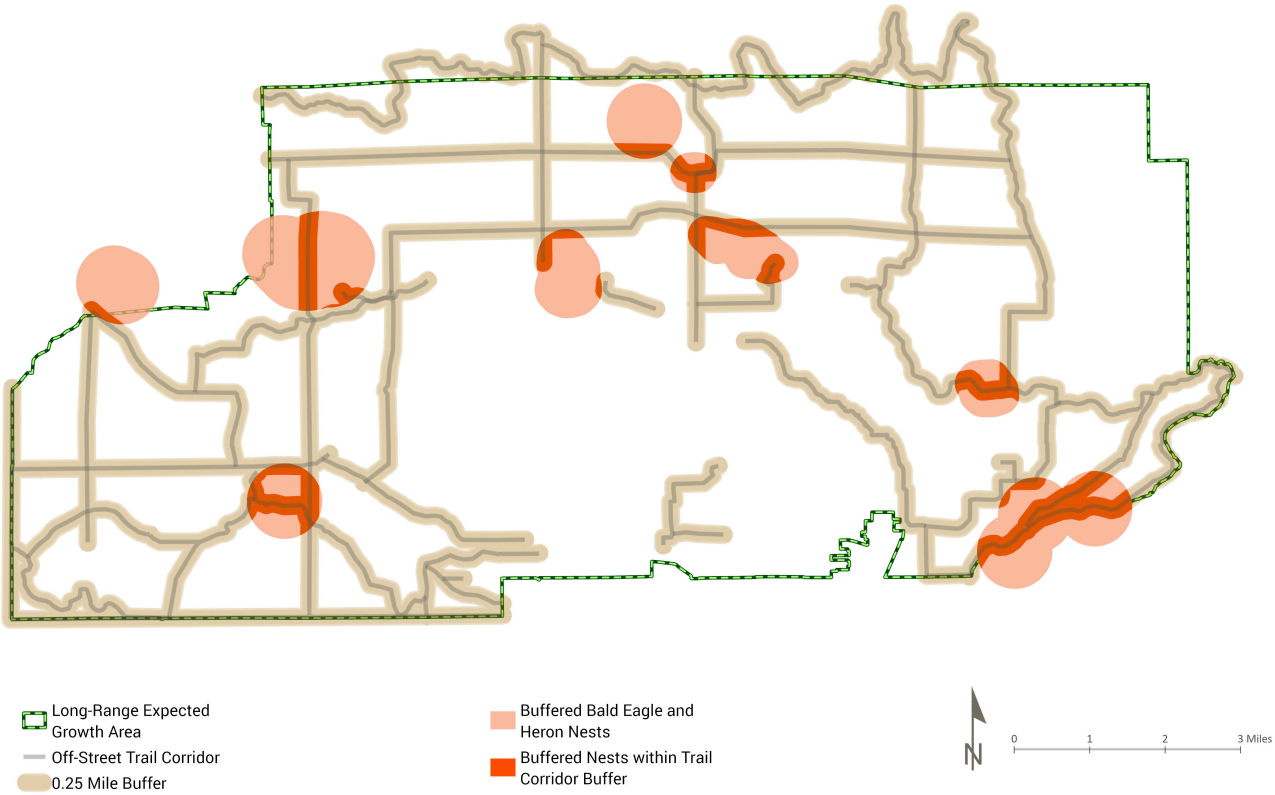
The Trails Master Plan map reflects feedback received from the public during the two outreach phases and responses from local experts based on discussions during two Technical Advisory Committee meetings. Trail corridors were prioritized based on public input, expert knowledge, and informed by a spatial analysis of the potential public benefit provided by the construction of each trail corridor.



1. Future trail corridors were determined.

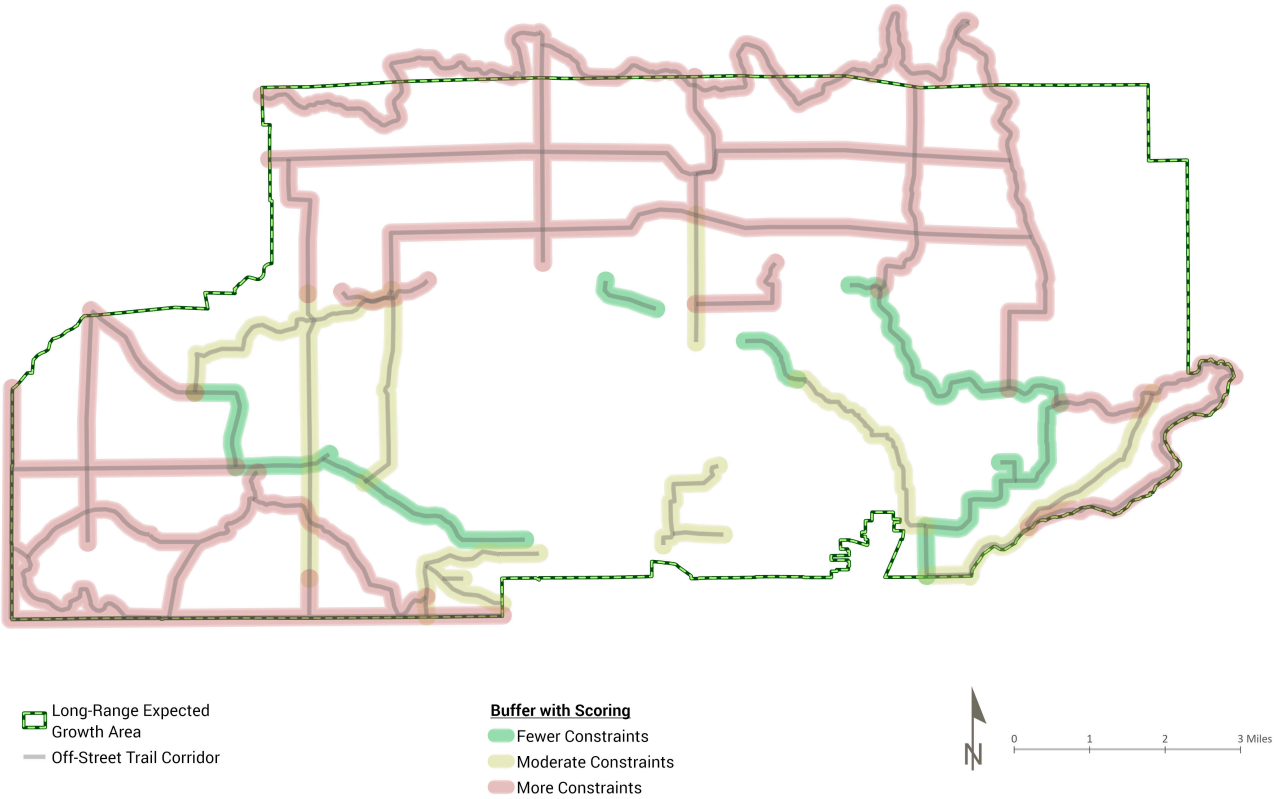


2. The conceptual trail corridor is the unit of analysis for both the public benefit analysis and the opportunities and constraints analysis. The trail corridors were **buffered by one eighth of a mile on each side**, establishing a quarter mile linear corridor for evaluating potential challenges to trail development.

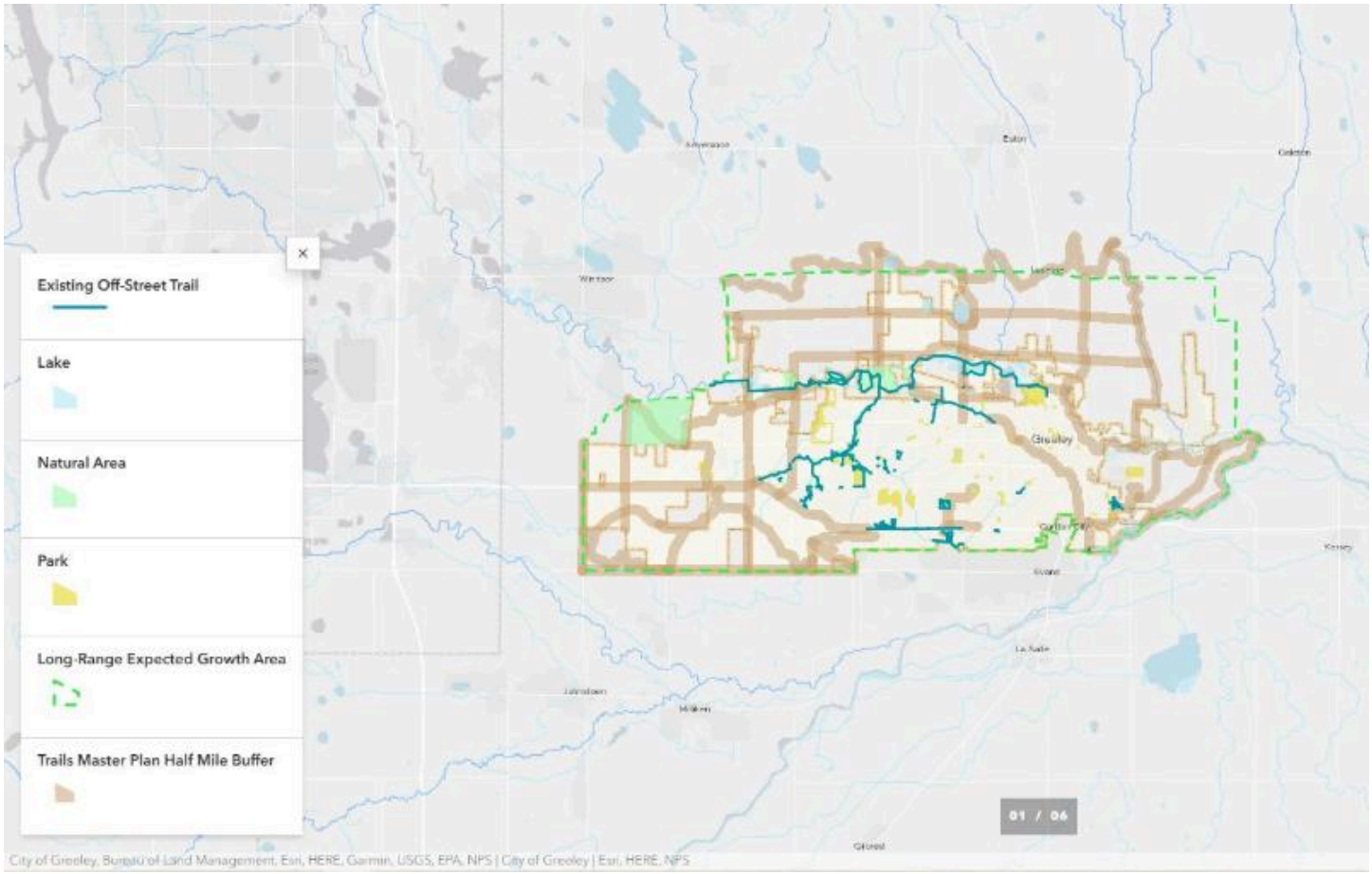


3. Several different public benefits/opportunities and challenges were **analyzed and their presence was calculated** within the buffered trail corridor.

For example, the map to the right demonstrates this process with buffered bald eagle and great blue heron nests.



4. Each buffered trail corridor was **assigned a relative score based on the prevalence of opportunities or challenges** within the corridor. A value of zero indicates that the opportunity or challenge is not present within the corridor; one indicates low prevalence; and three indicates that the opportunity or challenge is highly prevalent within the corridor.

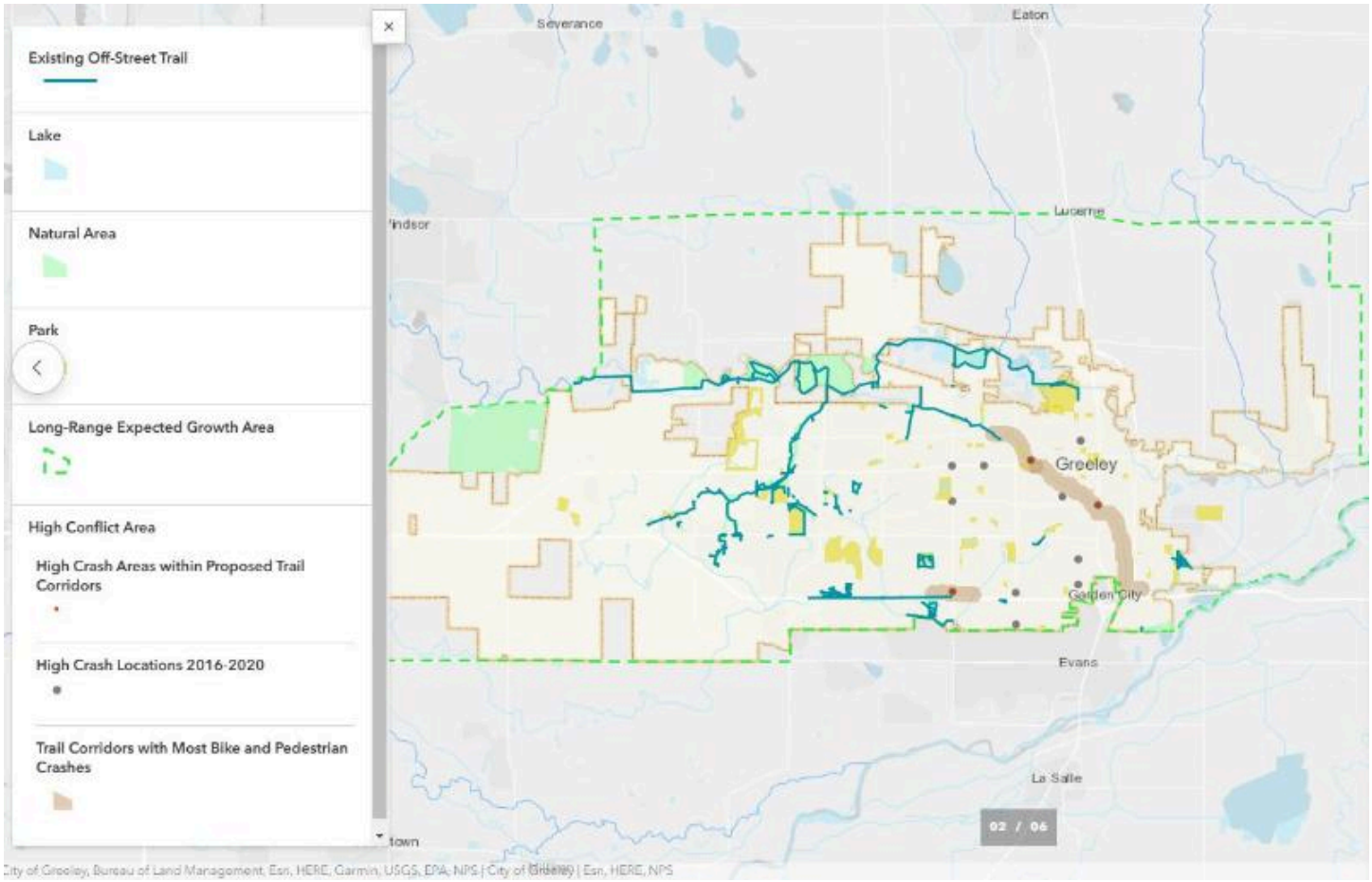


Public Benefit Spatial Analysis

For the spatial analysis, this Plan considered public safety, regional connectivity, and equitable access to nature when prioritizing trail corridors.

These three categories are summarized and mapped in this slideshow, **alongside the proposed trail corridors that received the highest score** for each public benefit feature. For example, a map of high conflict areas includes locations of crashes with cars in Greeley. It also shows a subset of the proposed trail corridors that contained the highest proportion of these high conflict areas. Click on the brown trail corridors in each map to see its name.

Click the arrow on the right side of the screen to progress the slideshow and the arrow on the left side to go back a slide.



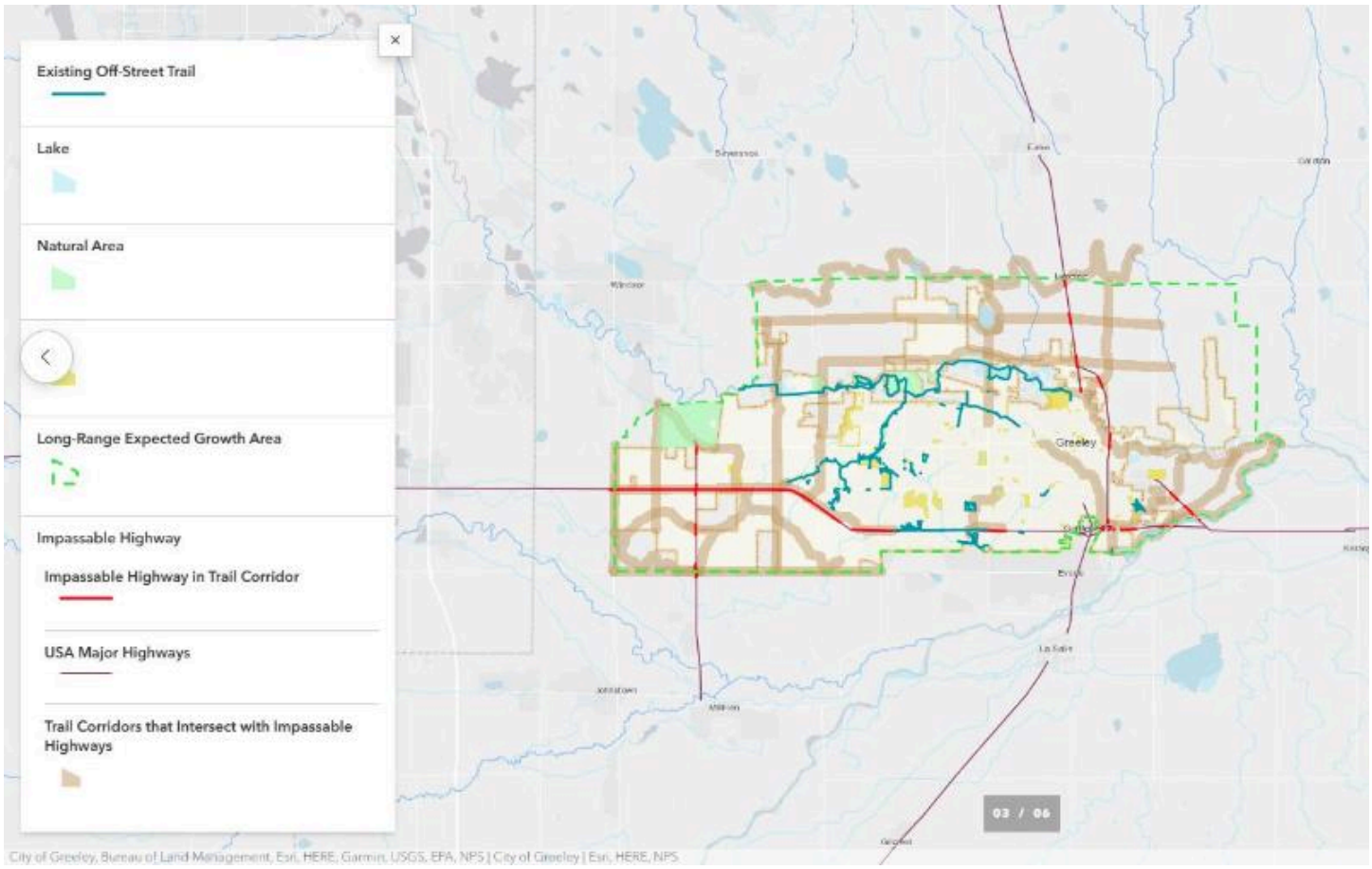
Public Safety: High Conflict Areas

Intersections that saw car-pedestrian or car-bike crashes from 2016 – 2020 were identified by Public Works. Trail corridors that contain one of these intersections were given a higher public benefit score than those without any high crash intersections.

If a trail is built near one of these more dangerous intersections, then the demand for crossing here may decrease if bikers and pedestrians have the option of traveling on an off-street trail instead. However, the data in this analysis is limited because cyclists and pedestrians likely avoid areas where they do not feel safe, which would reduce the number of crashes.

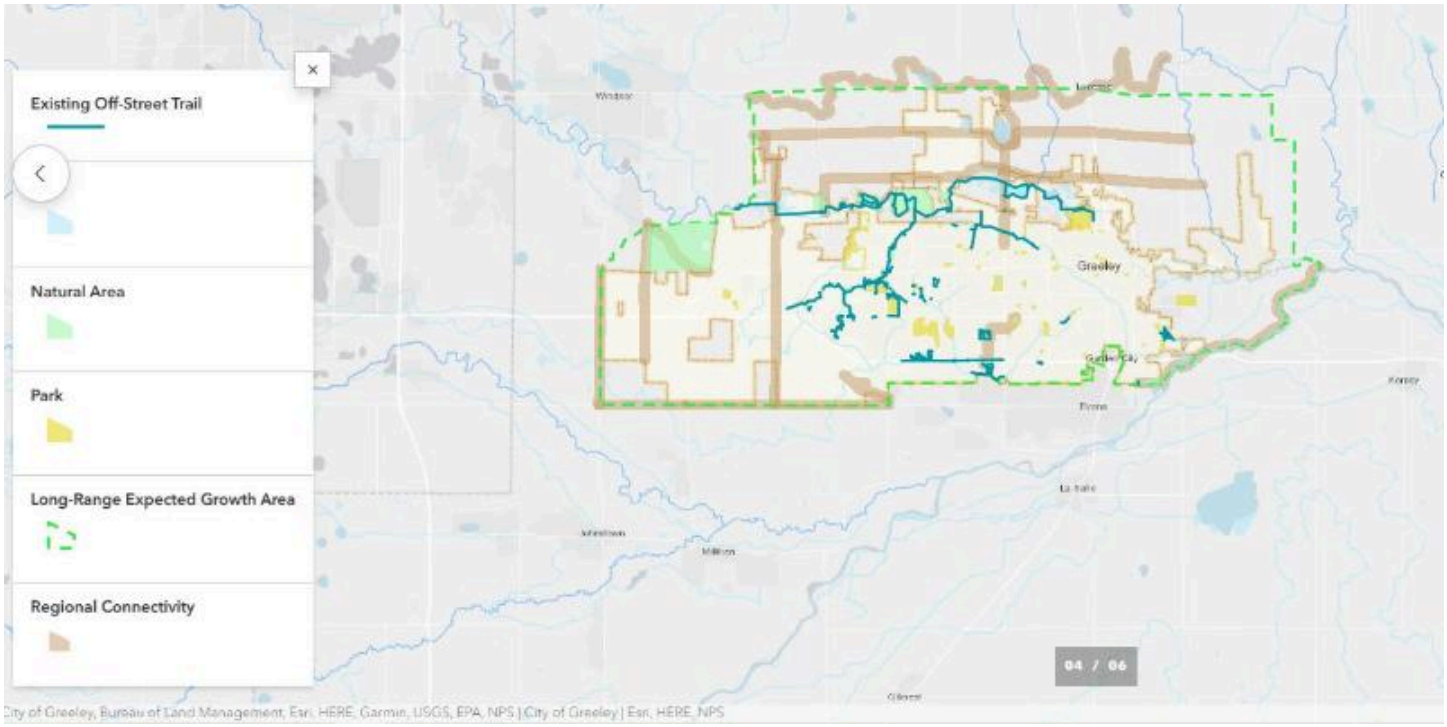
Note that the majority of these high crash locations are in the more developed part of Greeley while none are found in the less developed west and north areas of Greeley. These western and northern areas present an excellent opportunity for planning trails

to relieve pressure on intersections before they become the primary means of connectivity and contribute to higher bike- and pedestrian-involved car crashes.



Public Safety: Impassable Highways

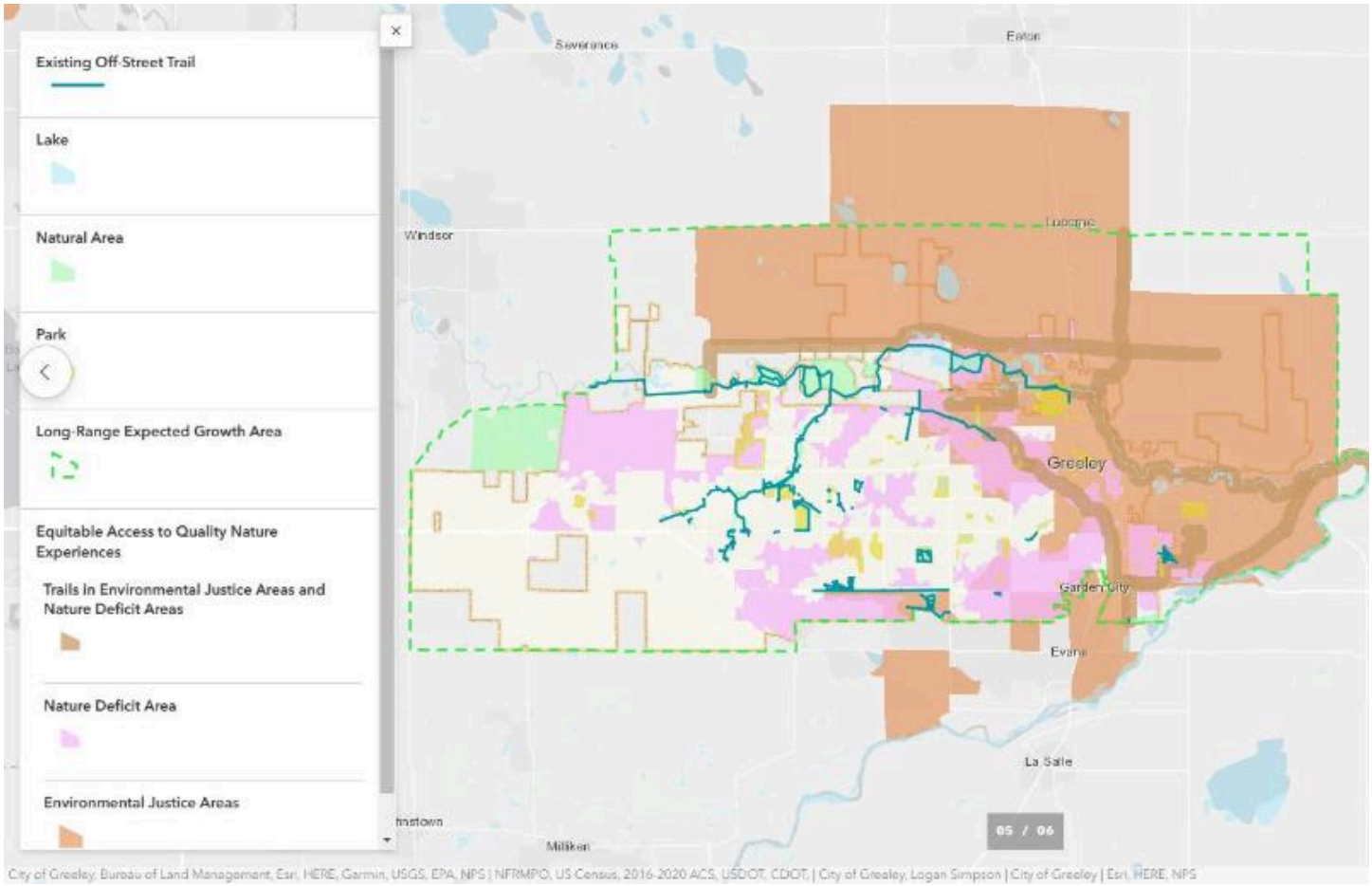
Highways 34, 85, and 257 are currently very difficult for pedestrians and cyclists to cross easily and safely. Trail corridors that intersect with these impassable highways could provide an opportunity for introducing safer, low stress crossings for these highways and were given a higher public benefit score.



Regional Connectivity

One of the most common public requests was for increased connectivity between Greeley and other nearby municipalities. The previous Trails Master Plan highlighted goals for increased connectivity by continuing construction of the Poudre River Trail, the South Platte corridor to Evans, and the connection to Milliken at County Road 54.

The TMP update shares the same goal to continue increasing regional connectivity. Trail corridors with intended regional connectivity were given higher public benefit scores.



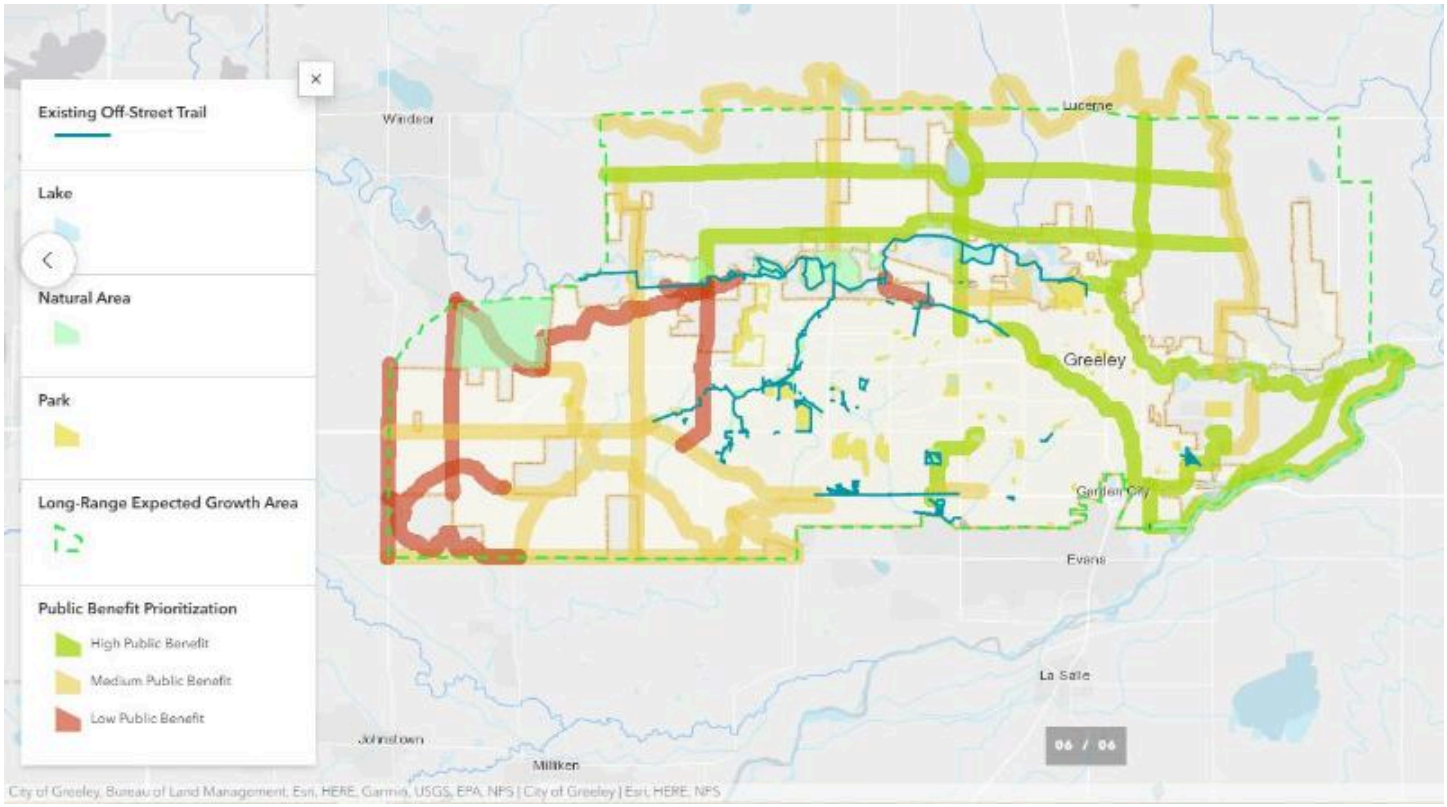
Equitable Access to Quality Nature Experiences

One of the major goals of this plan is to increase equitable access to nature as identified in the Get Outdoors Greeley Strategic Plan, which located areas within ½ mile of high or moderate quality nature experiences. Two different areas were included in the public benefit analysis:

- **Nature Deficit areas:** The 2021 Get Outdoors Greeley strategic plan determined Nature Deficit areas, defined as areas that are not currently served by a park or natural area. Trail corridors with a higher proportion of Nature Deficit areas were given a higher public benefit score because additional trails in this area could increase connectivity for nearby communities.

- **Environmental justice indicators:** The North Front Range Metropolitan Planning Organization (NFRMPO) has identified these areas as including low income and minority populations,

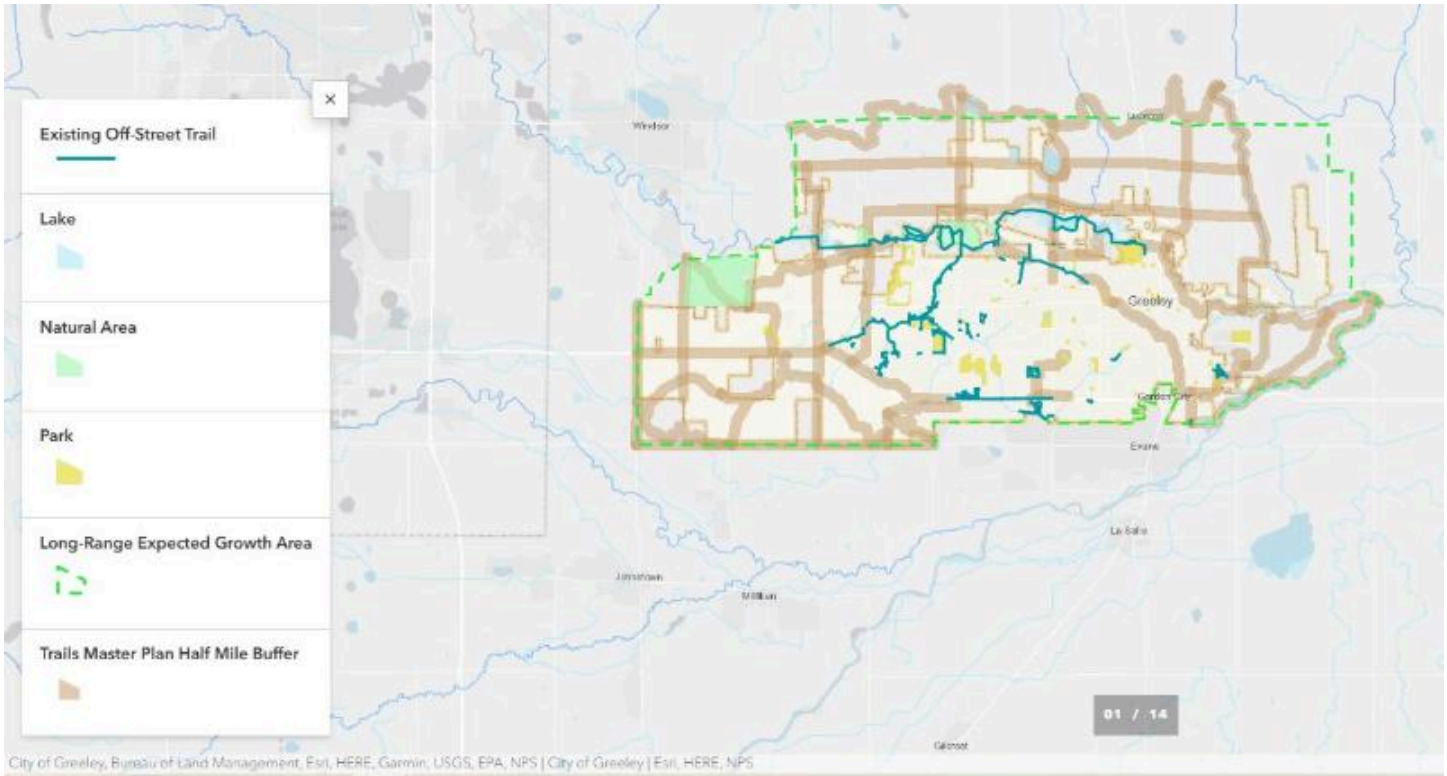
two groups that tend to disproportionately lack access to nature. Trail corridors with a higher proportion of environmental justice indicators were given a higher public benefit score because additional trails in this area would provide more services to underserved communities.



Summary of Public Benefit Prioritization

Total public benefit ratings were calculated for each trail corridor by adding individual scores within public safety, regional connectivity, and equitable access to nature. Trails with the highest public benefit scores included Canal #3 Trail, Ash Park/PRT to 1st Ave Pond Section, and the O Street Corridor.

For additional scoring details for each trail corridor, see Appendix 1.



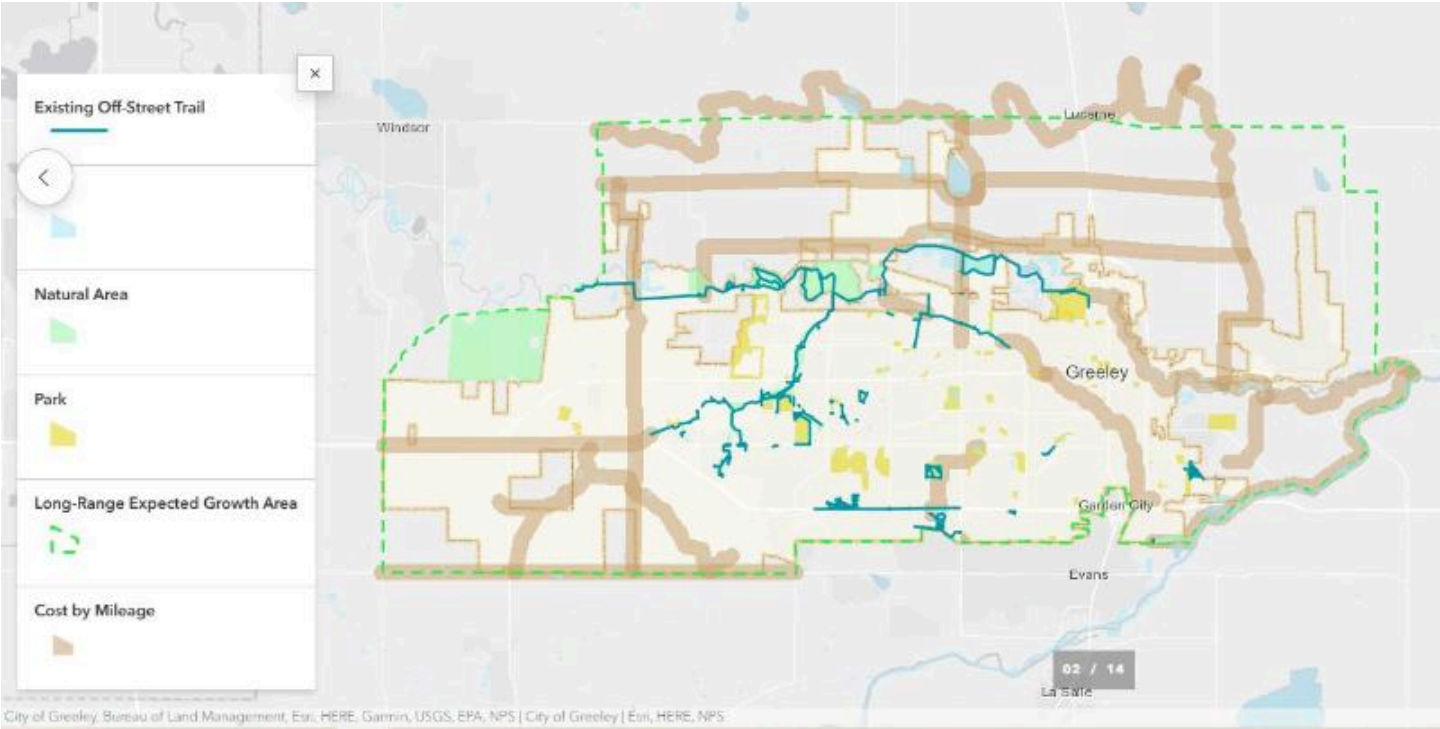
Implementation Considerations: Spatial Analysis

The public benefit spatial analysis is just one tool for prioritizing trail corridors. Final trail implementation also considered expert opinion, environmental considerations, and known community needs.

A spatial analysis of opportunities and constraints of the proposed trail corridors was also completed. This analysis assessed feasibility, natural hazards, and resiliency of each trail corridor.

These three categories are summarized and mapped in this slideshow, **along with the proposed trail corridors that received the highest score** for each implementation consideration feature. For example, a map of local road crossings includes local roads in Greeley and a subset of the proposed trail corridors that contained the highest proportion of local road crossings. Click on the brown trail corridors in each map to see its name.

Click the arrow on the right side of the screen to progress the slideshow and the arrow on the left side to go back a slide.



Feasibility

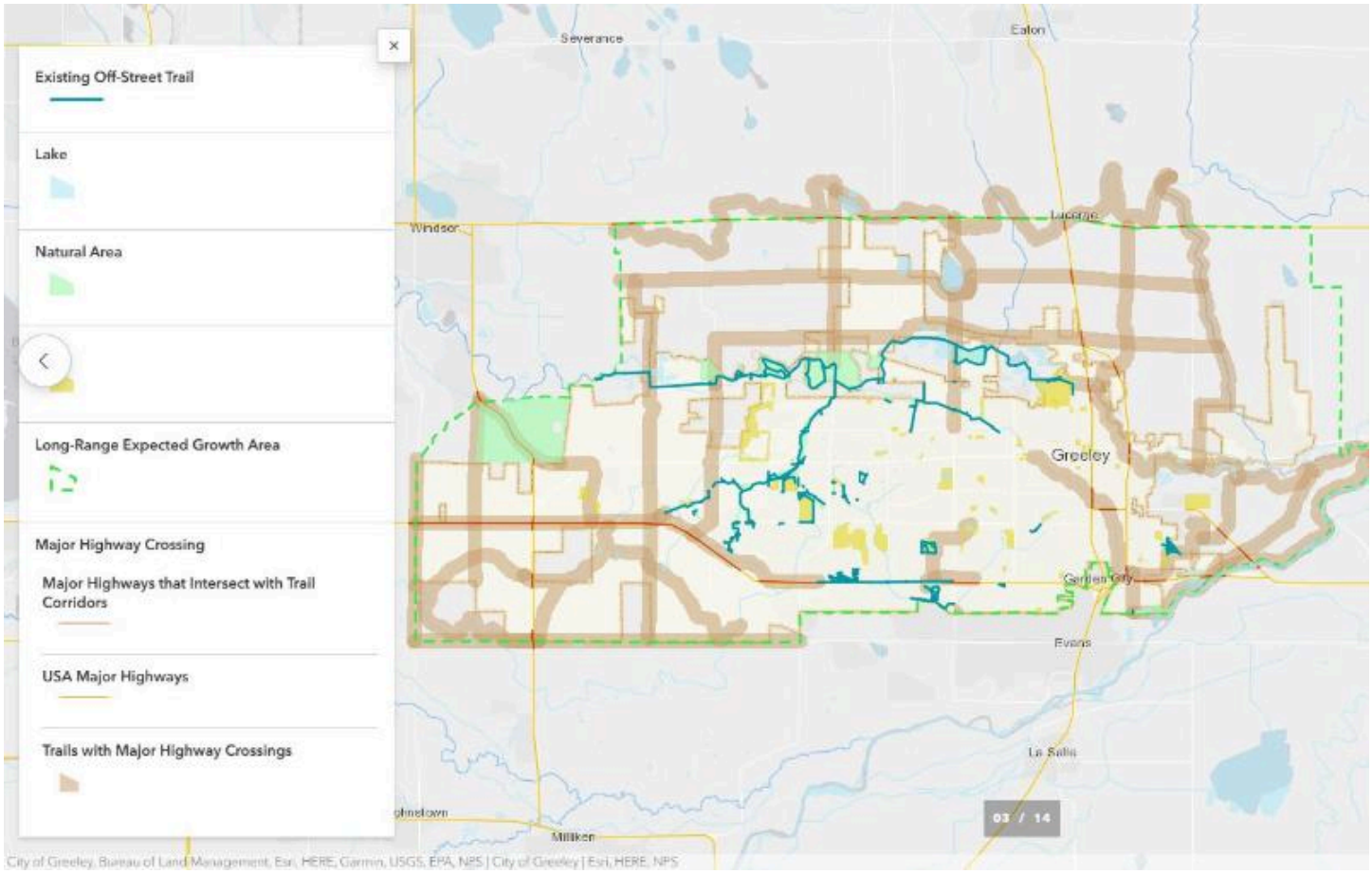
Building trails within the proposed trail corridors will mean confronting an array of feasibility challenges for construction and long-term maintenance. While this spatial analysis isn't comprehensive of all possible feasibility issues, it gives an overview of challenges that can be expected for trails that may be built within a given buffered trail corridor.

Cost

Many factors impact the cost of building a trail. Cost analysis in this plan considers a unit cost based on length of trail corridor, where longer corridors are assumed to cost more than shorter corridors. However, short corridors can have a higher presence of difficult barriers, such as the shorter corridors located in more developed parts of the city which contain more private lands and local streets

to navigate than some longer corridors located in less developed areas.

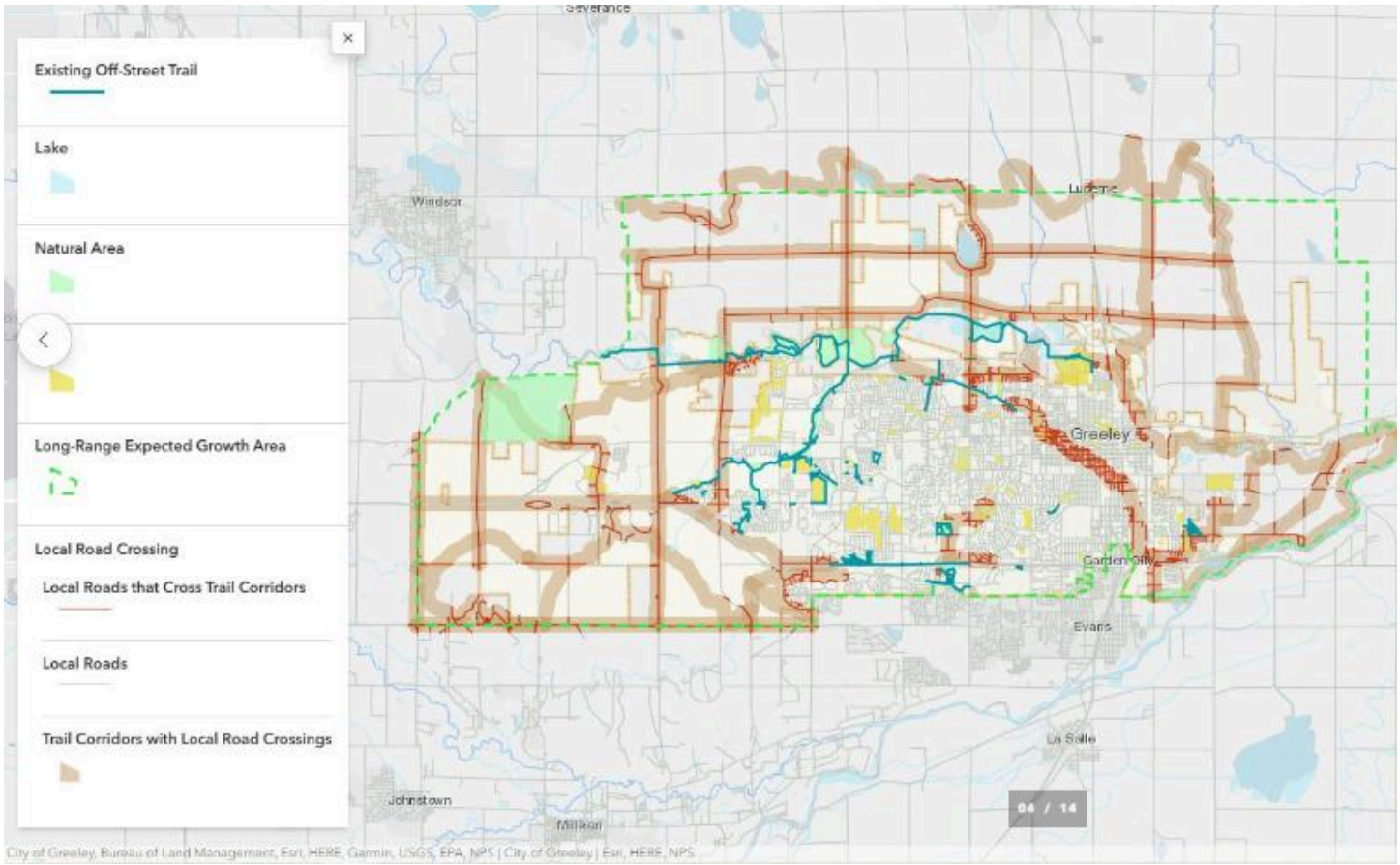
For a more detailed look at cost for trail building, see the Implementation tab.



Major Highway Crossings

Highway crossings can be an expensive barrier to trail building. Safe highway crossings may require underpass construction or other grade-separated solutions.

Trail corridors were assigned scores based on the number of unique highway crossings a potential trail within the corridor may have to navigate, with more trail crossings corresponding to lower feasibility scores.



Local Road Crossings

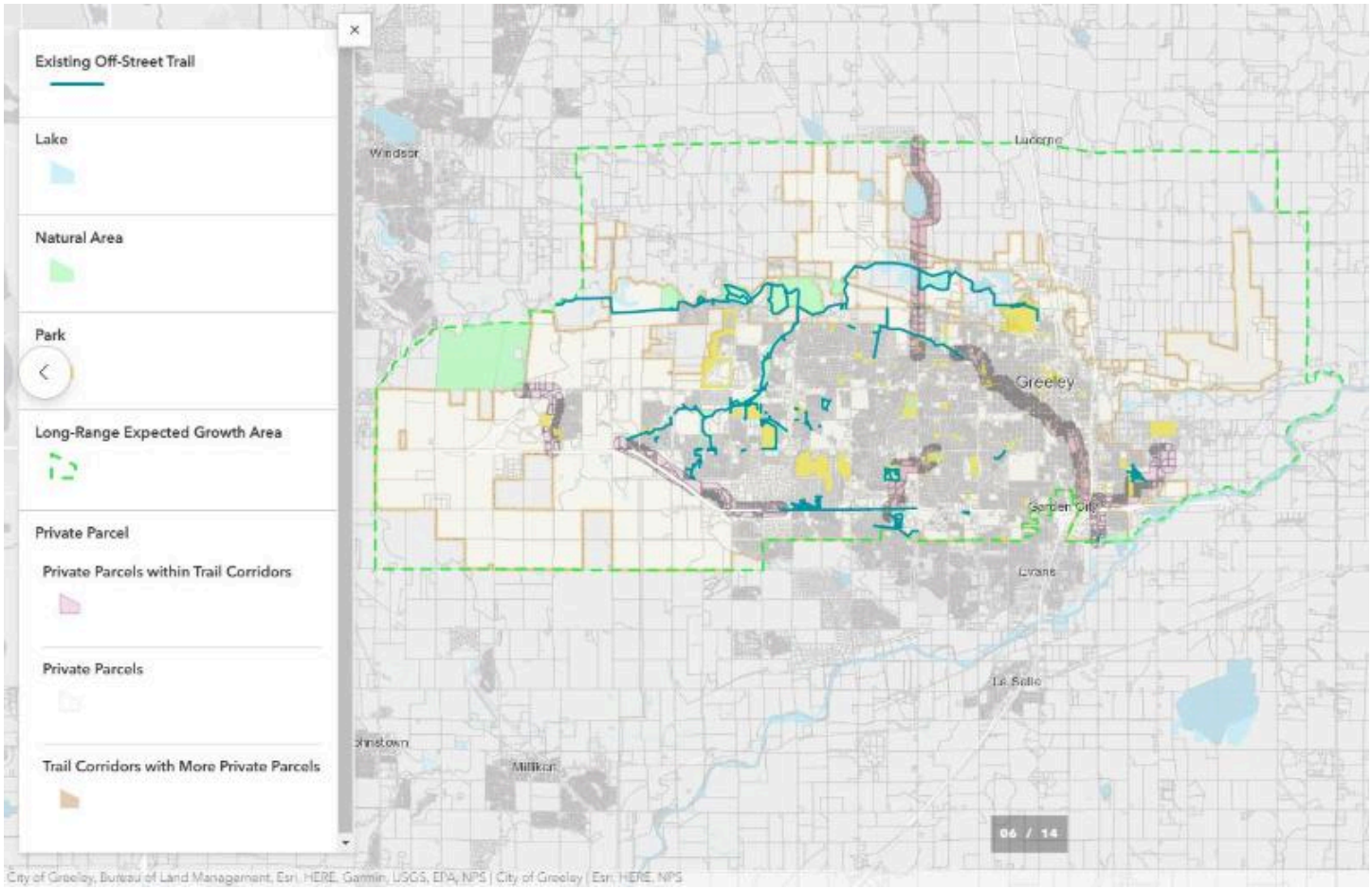
While local road crossings can be easier to overcome than highway crossings, trail corridors in more developed parts of Greeley see a much higher number of potential local road crossings. The costs of multiple crossings can add up and can degrade the user experience.

Trail corridors with more local road crossings were given lower feasibility scores.

River and Stream Crossings

Rivers and streams can increase recreational enjoyment of a natural areas trail and in some cases even provide water access for recreators. However, proximity to streams and rivers increases the chances that a trail alignment will require crossings, increasing cost due to necessary bridges, culverts, or other solutions. All trail repair projects to date were a result of trail placement too close to the outside bend of a river or stream.

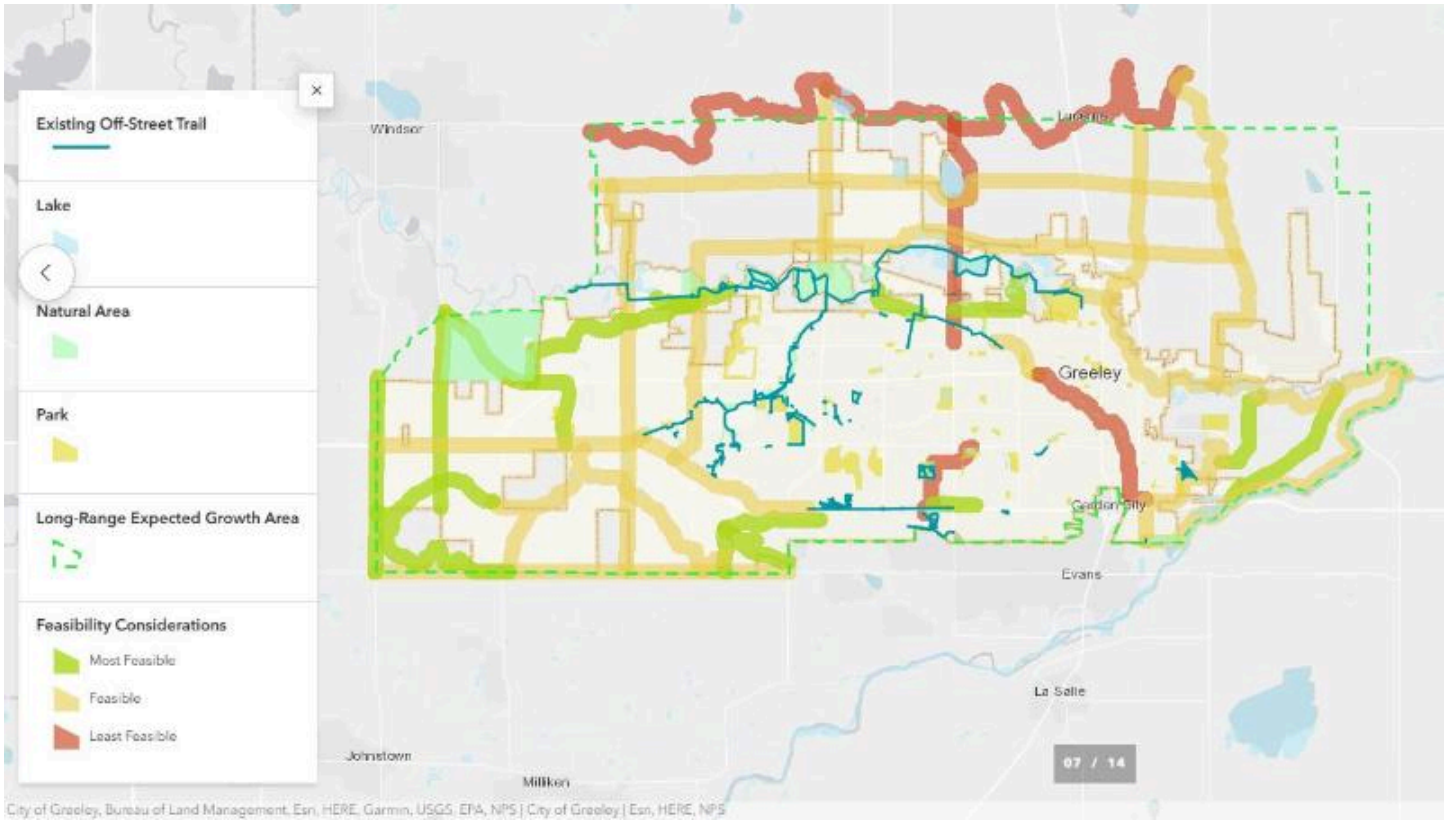
Trail corridors with more river and stream crossings were given lower feasibility scores.



Private Parcels

In order to build a trail, enough land must be acquired to fit the trail comfortably and safely. A high number of private parcels can create challenges in land acquisition for trails and increase the number of landowners the City needs to work with for land acquisition. Higher concentrations of private parcels can be found in the more developed areas of Greeley.

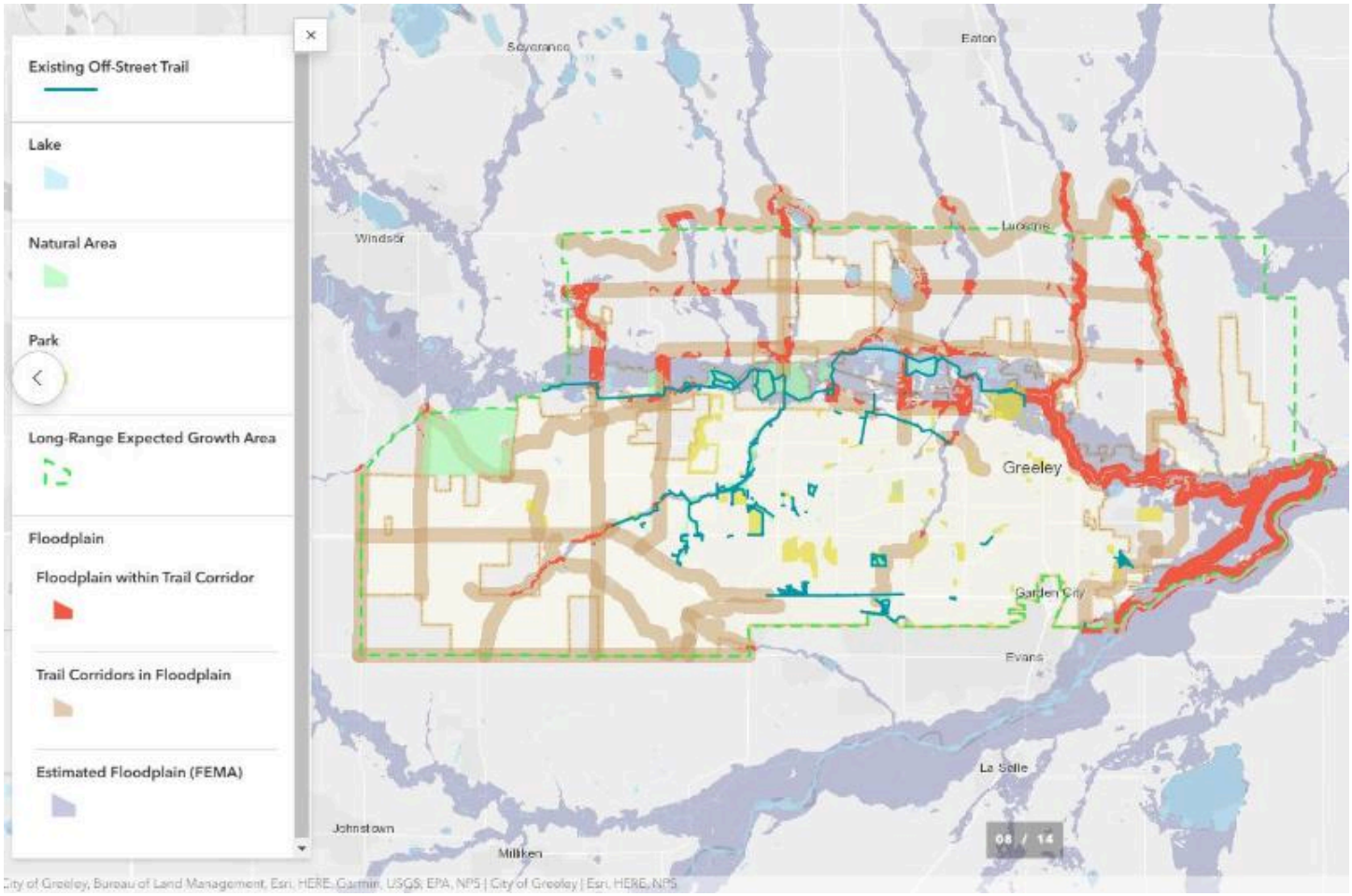
Trail corridors with more private parcels were given lower feasibility scores than those with fewer private parcels.



Feasibility Ratings

Feasibility ratings are the summed scores of all feasibility considerations, including:

- Cost
- Major highway crossings
- Local road crossings
- River and stream crossings
- Private parcels



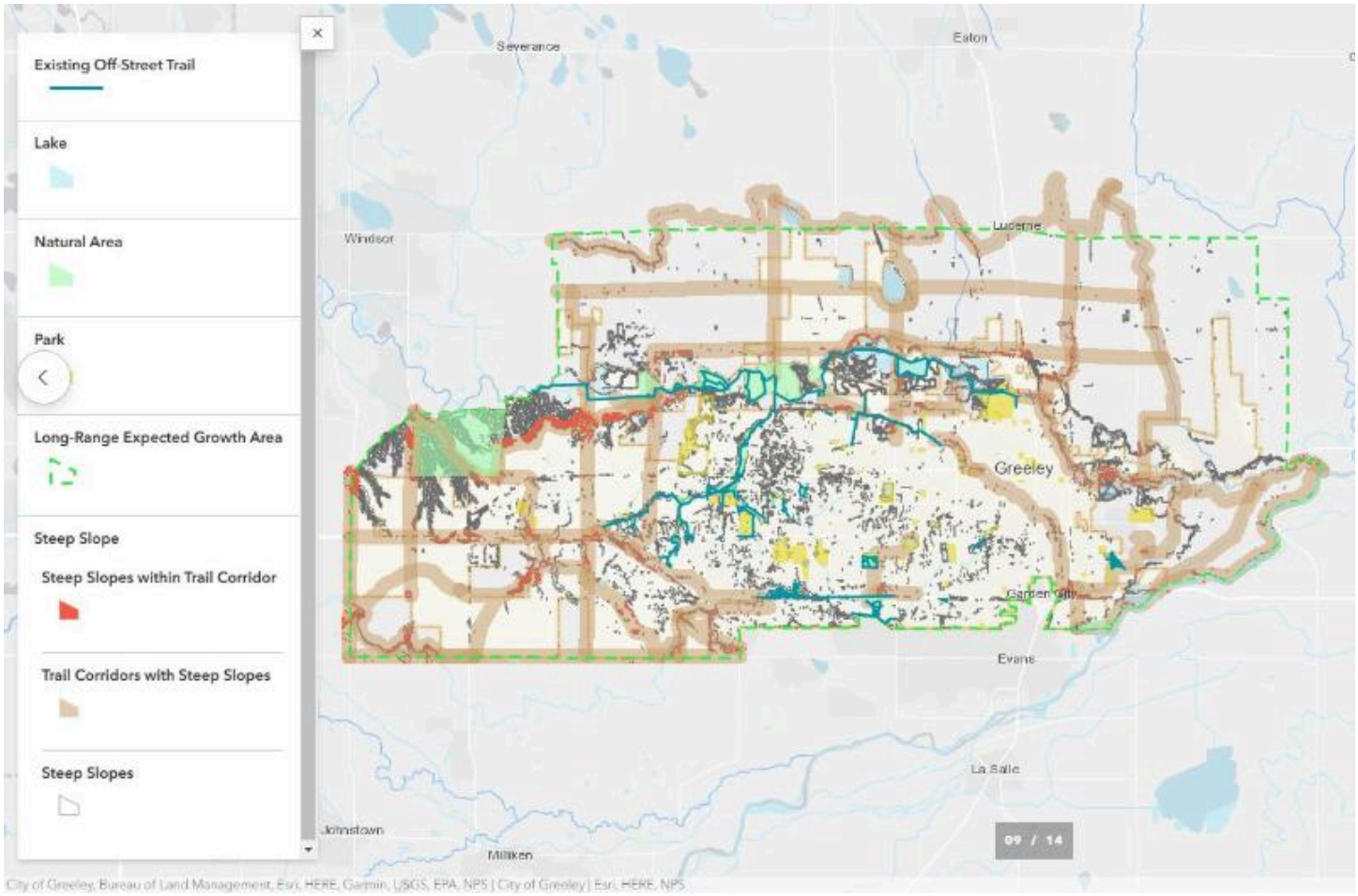
Natural Hazards

Natural features of an area can also present challenges to trail construction and maintenance. This analysis evaluated two significant natural hazards, although others may cause issues in certain areas.

Floodplains

Construction within floodplains can mean increased erosion and flooding. Although floodplains make effective locations for natural area trails because they are often less developed and offer rich natural experiences, they also increase cost and potential hazards.

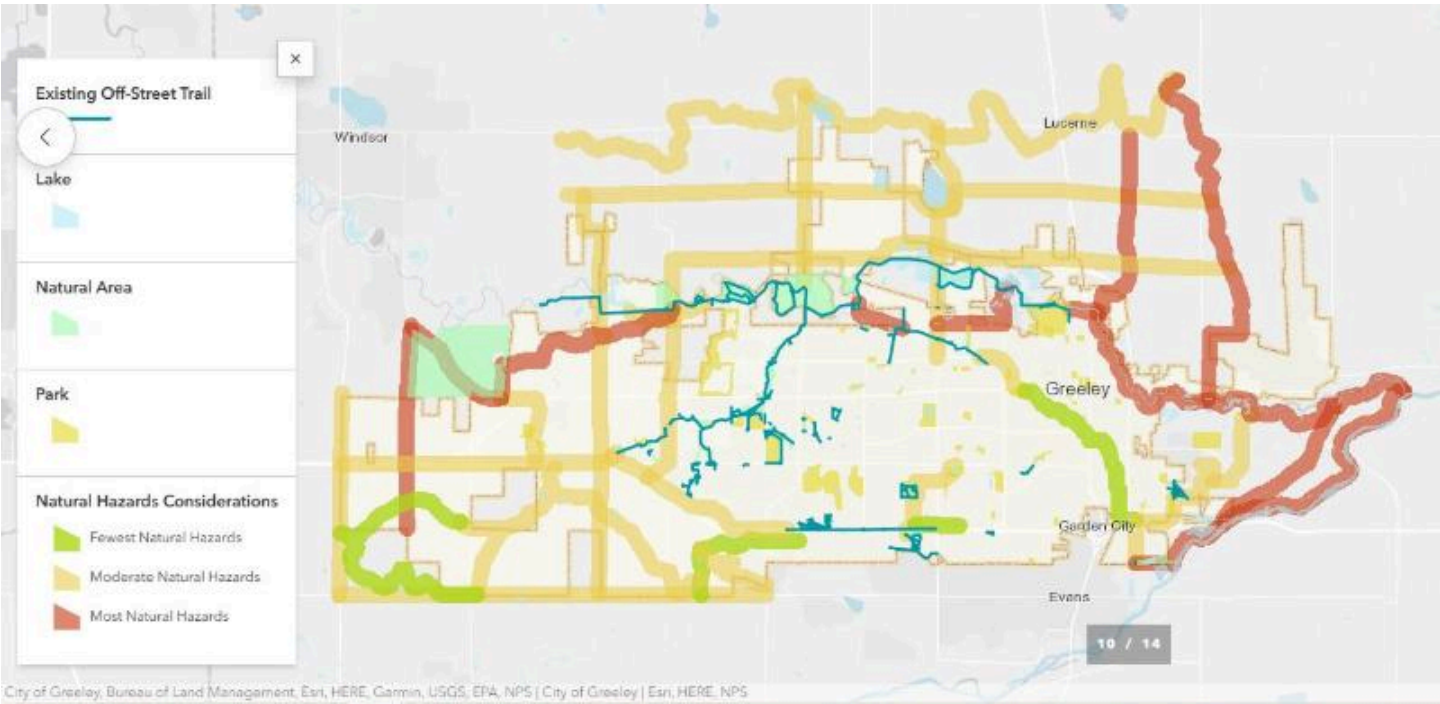
Trail corridors with a higher percentage of floodplain acres were given higher natural hazards scores.



Steep Slopes

Steep slopes can increase the risk of erosion and cost of trail construction. Like floodplains, steep slopes are often less developed but come with increased potential hazards.

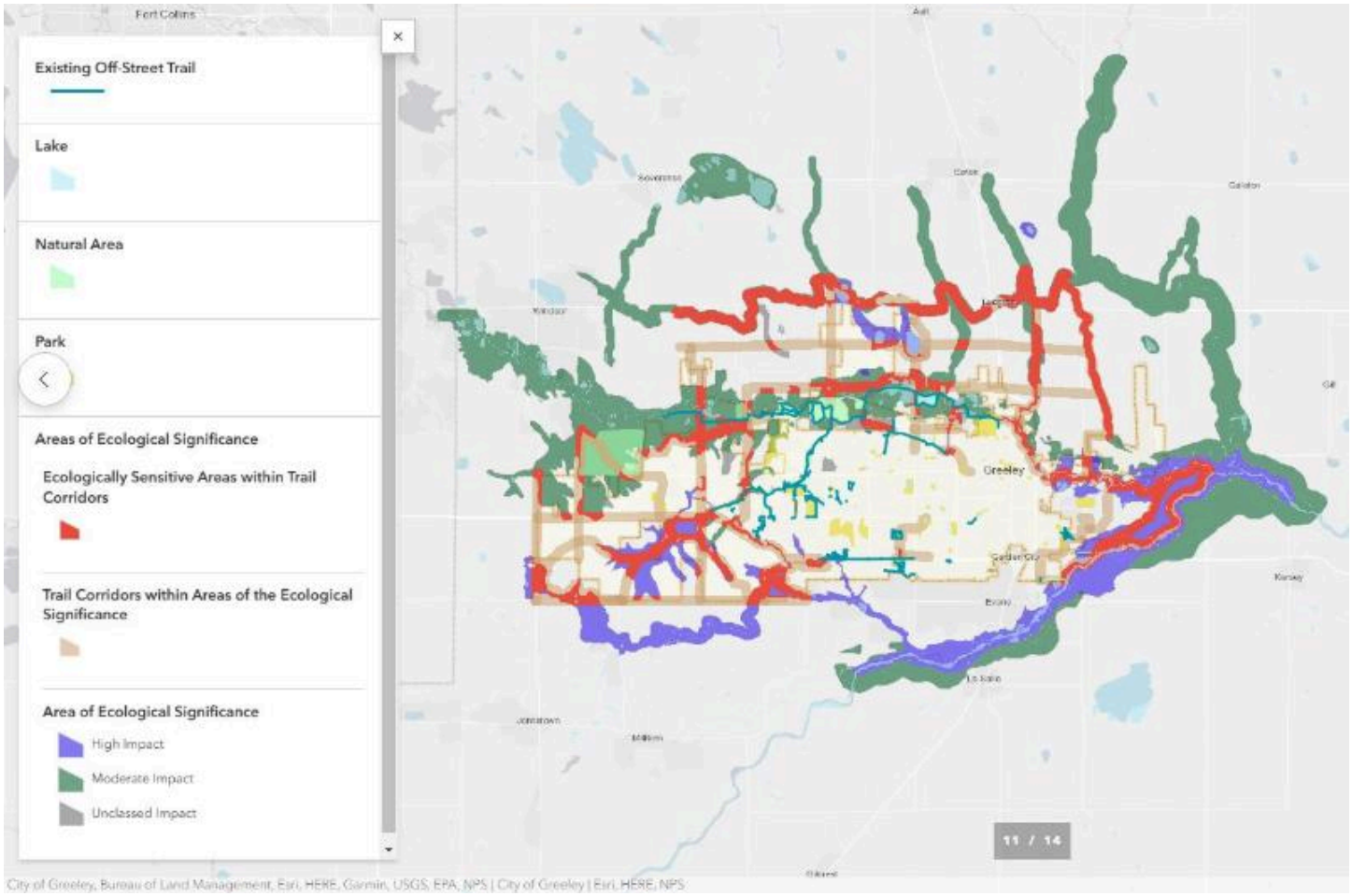
Trail corridors with a higher percentage of areas with steep slopes were given higher natural hazards scores.



Natural Hazard Ratings

Natural hazard ratings are the summed scores of all natural hazard considerations, including:

- Floodplains
- Steep slopes



Ecological Resiliency

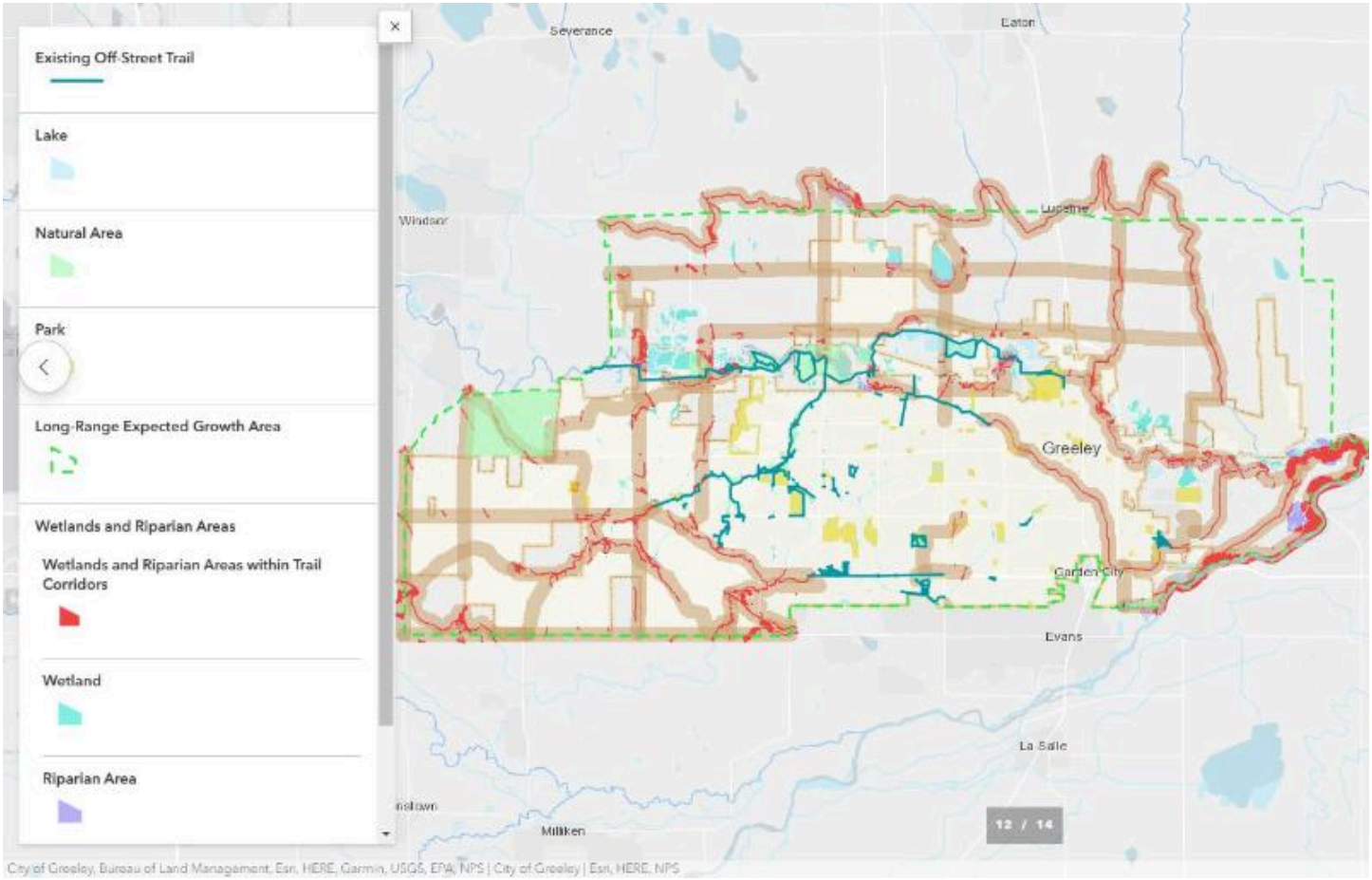
Ecological resiliency of trail corridors was also analyzed. While building trails within areas with high quality nature experiences and wildlife habitat are an essential part of creating an enjoyable and fulfilling outdoor experience for trail users, increased recreational usage of these areas increases human impacts on natural resources and wildlife safety. Therefore, it is important to identify areas where these issues are likely to arise so that the most impactful negative impacts can be reduced or avoided altogether.

Areas of Ecological Significance

Areas designated as Areas of Ecological Significance by the City of Greeley included consideration of riparian forests, wetlands, 100-year floodplains, movement corridors, drainages, special habitat features including key habitat areas, and other important resources. Construction of trails near these resources require

special consideration to ensure that they are protected from impacts from increased human presence and recreational usages.

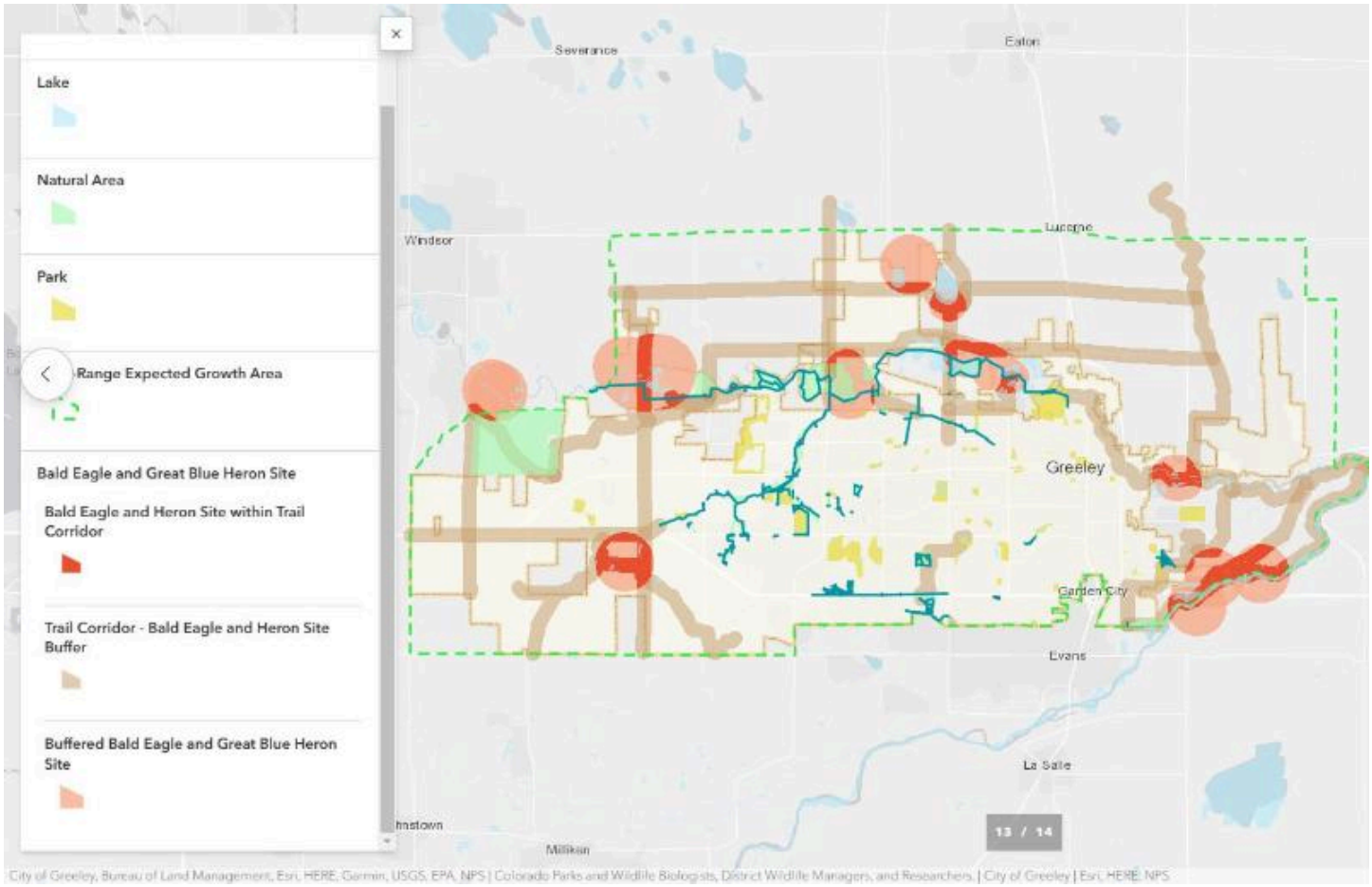
Trail corridors with higher percentages of ecologically sensitive areas were given higher sensitivity ratings.



Wetlands and Riparian Areas

Wetlands and riparian areas are high value habitat areas for wildlife and act as major movement corridors. They also provide essential ecosystem services, including protection from floods, erosion control, and pollution mitigation. Trails in these areas should consider setbacks to protect proper functioning and health of these ecosystems.

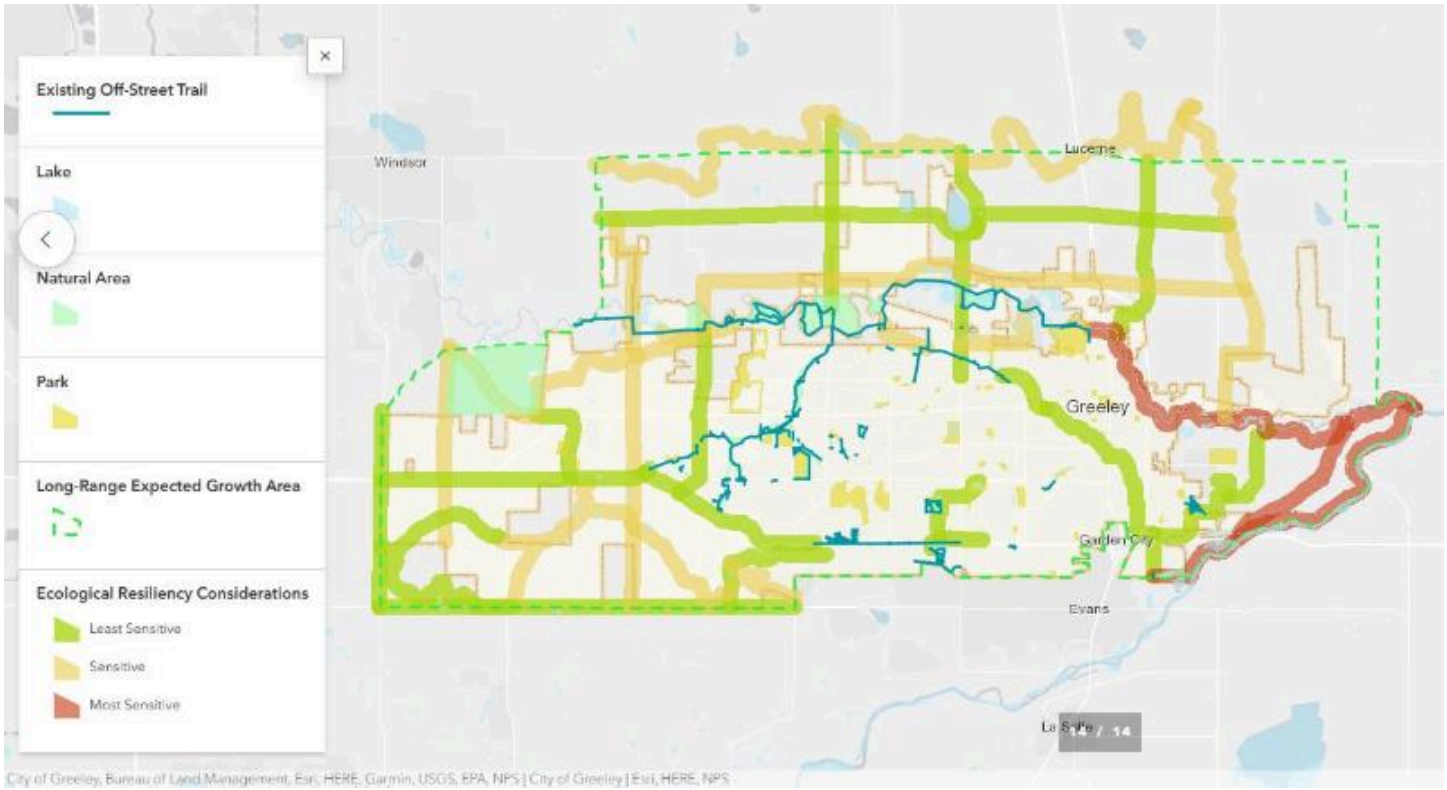
Trail corridors with higher percentages of wetlands and riparian areas were given higher sensitivity ratings.



Bald Eagle and Great Blue Heron Sites

Raptor nests may be a point of human interest, but disturbances to the nest can cause disturb and stress the raptors. Therefore, trail corridors that overlap with sites important to these species should be aligned to consider appropriate distance between the trail and the raptor sites. For this analysis, to protect the confidentiality of Colorado Parks and Wildlife's (CPW) extensive raptor nest data, this plan considers buffered site locations.

Trail corridors with higher percentages of buffered bald eagle nest and roost sites and great blue heron nesting areas were given higher sensitivity ratings.

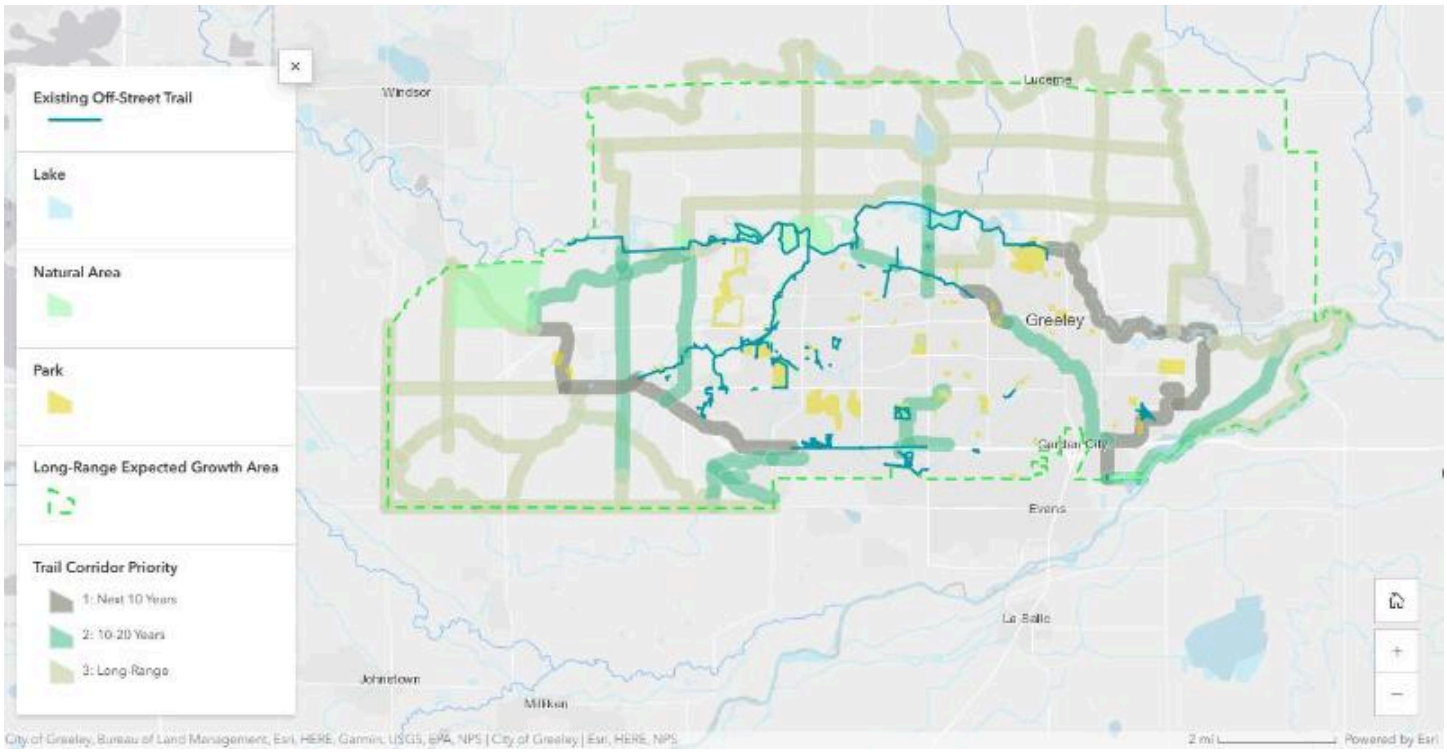


Ecological Resiliency Ratings

Ecological resiliency ratings are the summed scores of all ecological resiliency considerations, including:

- Areas of ecological significance
- Wetlands and riparian areas
- Buffered bald eagle and great blue heron sites

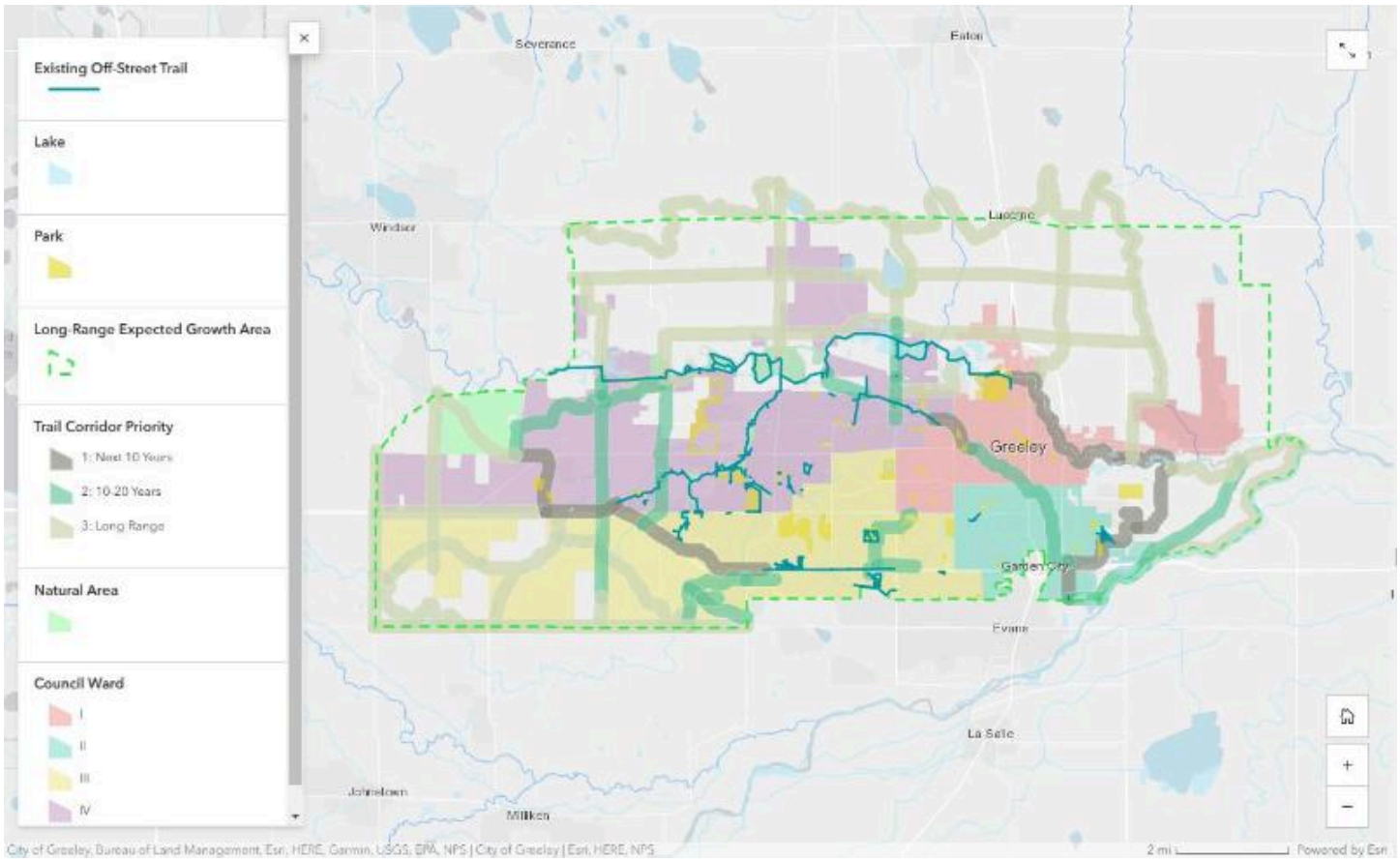
For additional scoring details for each trail corridor for the Implementation Considerations spatial analysis, see Appendix 1.



Priority Trail Corridors

Trail corridors are assigned three levels of priority:

- Priority 1 trail corridors are expected to be built in the next 10 years
- Priority 2 trail corridors are expected to be built 10 – 20 years from now
- Priority 3 trail corridors are long range planned trails



With consideration of on the ground knowledge of City staff and rankings from the GIS public benefit analyses, trail corridors are prioritized based on equitable connections to **underserved communities**, **geographically equitable** connections to communities on the east and west sides of the City, and **expanded connectivity** with existing corridors to provide access to existing natural areas and future subdivision developments.

Implementation

Trail Policies

Codes and Planning

Protect natural areas and trails through regulatory processes such as development review, land dedications, transfers of development rights, and sensitive site design that encourages compact development and minimizes environmental impacts.

Work with the Community Development and Public Works departments to support trail-oriented development and redevelopment that activates sites and building orientation toward the trail corridor and prioritizes publicly oriented uses on ground floors that provide a destination for trail users and support alternative transportation. **Consider working with trail-adjacent**

businesses for facilities and improvements that serve trail traffic such as bike racks, trash receptacles, lighting, and business wayfinding signs.

Expand access and connectivity through updates to Municipal Code Sec 24-302 to integrate the locations of the updated Trails Master Plan corridors, as well as Trail Design Standards.

Proactively **develop trails** ahead of development.

Work with Weld County on planning referral, especially in the northern part of the LREGA to integrate future trail projects. **Pursue partnerships** with adjacent municipalities on trail expansion and integration projects.

Align the Culture, Parks, and Recreation Department Comprehensive Plan and future planning efforts, such as the Parks Master Plan, sub area plans, and the Weld County 2060 Comprehensive Transportation Plan, **with the Trails Master Plan**.

Work within the city-wide Capital Improvement Plan process and transportation plans to align and cost share improvements.

Develop and maintain a system to ensure capital maintenance and replacement occur in an equitable manner across the entire system, especially in areas of the community that have been historically underserved.

Environmental Sustainability

Ensure infrastructure and amenities **minimize impacts to wildlife movement and habitat fragmentation**, such as wildlife-friendly fencing, trail design and location, and wildlife under/overpasses. Advocate for external infrastructure projects such as road, utility, energy, and others to **use the avoid/minimize/mitigate hierarchy** to lessen impacts on City properties. **Consider** Colorado Parks and Wildlife's high priority habitat maps in trail design to avoid, minimize, and mitigate impacts.

In sensitive areas, **construct trails** outside of the nesting season and **identify seasonal closures** to protect sensitive species such as waterbirds and raptors as needed.

Continue to assess streambank stability, noxious weeds, and buffers along riparian corridors to maintain the health of the ecosystem and wildlife habitat.

Work with Colorado Parks and Wildlife to **monitor raptors** on current and future trail corridors during the nesting season (March 15 – July 31).

Provide significant buffers for riparian corridors when aligning and constructing trail sections. Providing at least 300 feet whenever possible from the riverbank allows systems to function more freely without impingement. Additionally, providing additional width along outside bends of rivers and creeks allows the river system to move dynamically as plains river systems naturally do.

Planning efforts should respect adjacent hunting areas and **trails should be safely separated and buffered** from hunting areas.

Trails at the confluence of the Poudre and Platte rivers should **provide for wildlife and hunting** and the trail corridor **should not closely follow the river corridors** in this area.

Partnerships

Establish partnerships with local hospitals, health care providers who promote healthy lifestyles and active aging, and organizations such as Thriving Weld Active Living Group. These partnerships could support development of additional facilities and increase participation rates of residents.

Work with Public Works Department, the North Front Range Metropolitan Planning Organization, and the Northern Colorado Bicycle and Pedestrian Collaborative to improve the pedestrian and bicycle experience by **coordinating on sidewalks, bike facilities, stormwater, bridge/ditch, and crossing improvements**.

Work with Community Development to **integrate trails into future developments**.

Create and maintain a safe, connected, local and regional layered multimodal trail network that offers a variety of transportation choices.

Work to **build relationships with ditch companies** to create trail corridors. When trails are developed, encourage natural and aesthetic experiences, such as no fences between the trail and ditch.

Work with **adjacent landowners**.

Work with area Tribes and other Sovereign Nations to correctly interpret, honor and provide access to sacred lands and ceremonial sites.

Partner with local committees and organizations, such as local scout programs, service clubs and advocacy organizations, to establish volunteer-based programs to assist with trail maintenance in support of City staff operations. **Continue and strengthen existing partnerships** between the City and Volunteers for Outdoor Colorado.

Safety

Prioritize safety to address real or perceived threats to health, well-being, and security of natural areas and trail visitors through design practices, technology, and by developing a Ranger staff within NAT.

Work with multi-organizational team to continue to provide community-wide solutions to assist with those experiencing homelessness that are beyond the capacity of NAT.

Conduct safety and education training for NAT staff on outreach techniques, crisis intervention, CPR, First Aid, and Mental Health First Aid.

Explore the potential to pilot a workforce program that employs people experiencing homelessness to assist with maintenance of City trails.

Design trails, such as trail width, turn radius, and waysides, with multiple user groups in mind to encourage pedestrian and wheeled user safety.

Establish parallel natural surface trail for walking or hiking.

Implementation

Ensure appropriate staffing levels to provide safe and well-maintained trails for high quality experiences. Provide one field-based full-time equivalent for every five miles of trails.

When finalizing trail designs, **identify opportunities** to reduce costs.

When finalizing trail designs, **identify opportunities** to reduce wildlife impacts.

Evaluate opportunities for acquiring new regional trail corridors, that meets the NAT natural area values and provide naturalized

trail corridors.

As trails are designed, **identify locations** for trailheads and access points.

Educate, inform, and **inspire** all user groups to practice trail etiquette, respect the natural environment, and obey regulations through an understanding of management practices.

Improve and maintain ADA access.

Enhance visitor experience and trail character by investing in amenities and facilities, such as shade, strategic placement of toilets, trash, dog waste stations, benches, and wayfinding signs.

Identify locations for new, creative, and compelling interpretive kiosks or interactive installations to engage trail users on topics such as responsible recreation, environmental education, Leave No Trace principles, trailside fitness, historical sites and events, preventing spread of invasive species, etc.

Develop a program for staff-guided and self-guided nature walks and birding excursions for the public.

Trail Standards and Typical Costs

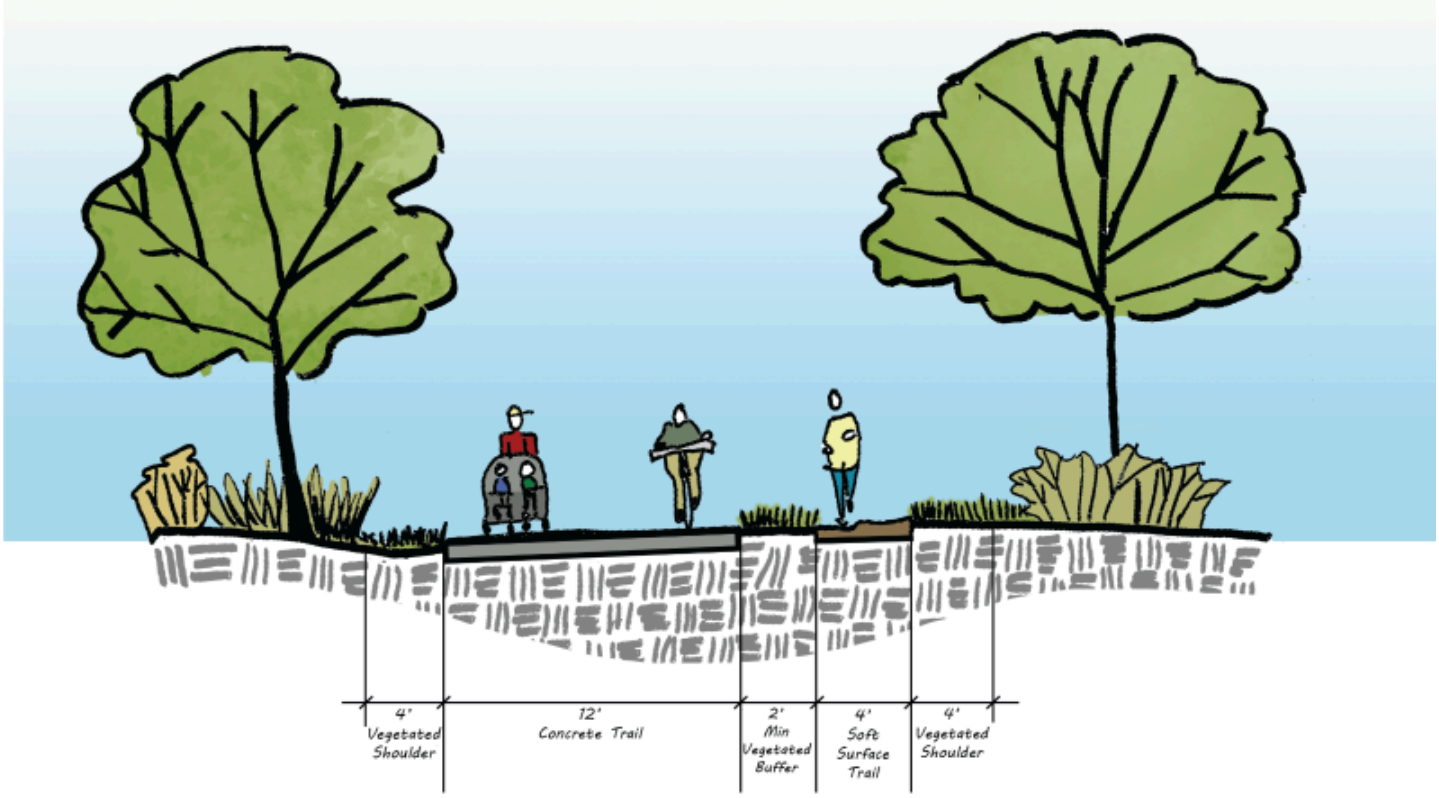
The following section provides trail and trailhead typologies and capital costs.

Trail Construction

While every project varies, in 2025 an average 10' wide concrete trail can cost $1.5 million per mile. All construction costs would include an estimated contingency and site preparation. The following percentage amounts would be added to the cost of construction:

Item	Percentage
Estimating contingency	10%
General conditions, bonds, mobilization	8%
Survey, geotech, design, permitting, construction administration	15%
Construction budget contingency	10%

Typical linear feet costs below do not include bridges, retaining walls, major roadway crossings, or major earth work. Other amenities (benches, lighting, fencing, signage, etc.) are not included. Further, ahead of trail construction a specific trail alignment must be identified, which may include additional right of way and/or land acquisition costs.

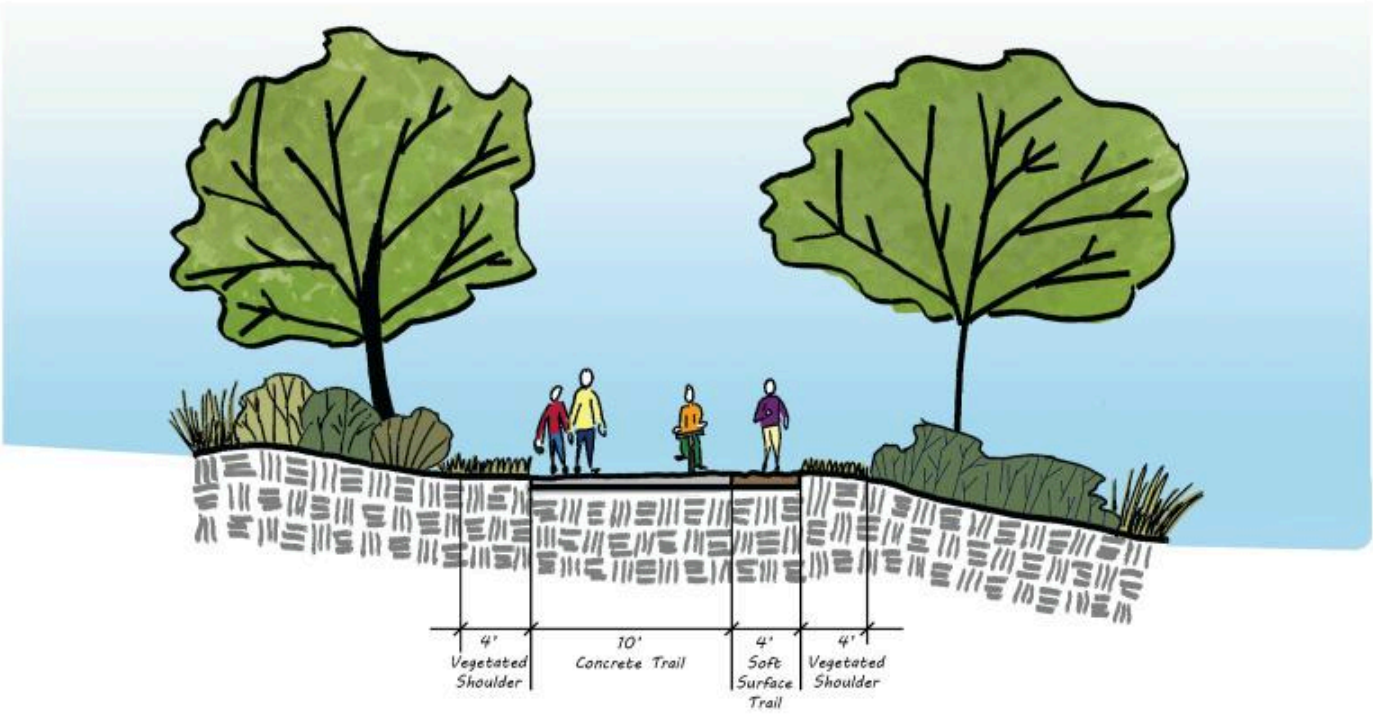


REGIONAL CONNECTOR TRAIL: Connection to community destinations, parks, and open spaces. Road biking, running, wildlife viewing, commuting. Recreation destination for visitors.

12 ft. Concrete Path (with moderate grading) & 4 ft. soft surface parallel trail: $250/ linear feet (LF)

- Management: Public
- Corridor Width: 50 - 100 ft.
- Vegetated Shoulder Width: 4 ft. minimum
- Vertical Clearance: 10 ft. min, 12 ft. desirable
- Horizontal Clearance: 3 ft.+
- Grade: Accessibility, up to 8.3% (ABAAS) or 5% (ADA), ideally 5% or less in most areas
- Trailheads: At major access points

- Lighting: When appropriate, at trailheads and access points, underpasses, crosswalks, and intersections. All lighting should be compliant with International Dark Sky Association (IDA) lighting recommendations, including color temperature, full cut-off fixtures, and motion-activation.

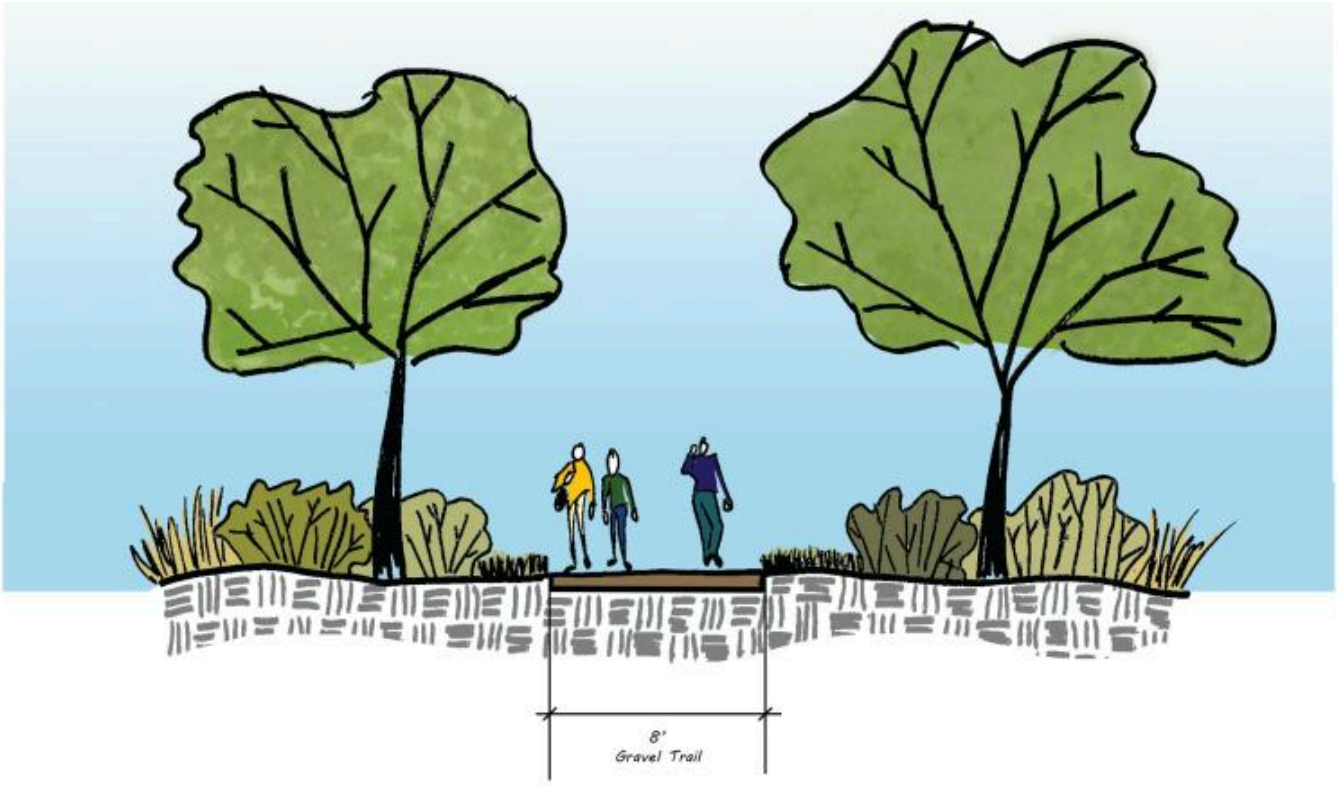


SECONDARY TRAIL: Local connection, ties neighborhoods to larger connections for commuting or recreation.

10 ft. Concrete Path (with moderate grading) & 4 ft. parallel soft surface path as shoulder: $225/LF

- Management: Public or private
- Corridor Width: 50 - 100 ft.
- Vegetated Shoulder Width: 4 ft.
- Vertical Clearance:12 ft.
- Horizontal Clearance: 3 ft.+
- Grade: ADA accessible, up to 8.3%, ideally 5% or less
- Trailheads: When appropriate, at major access points

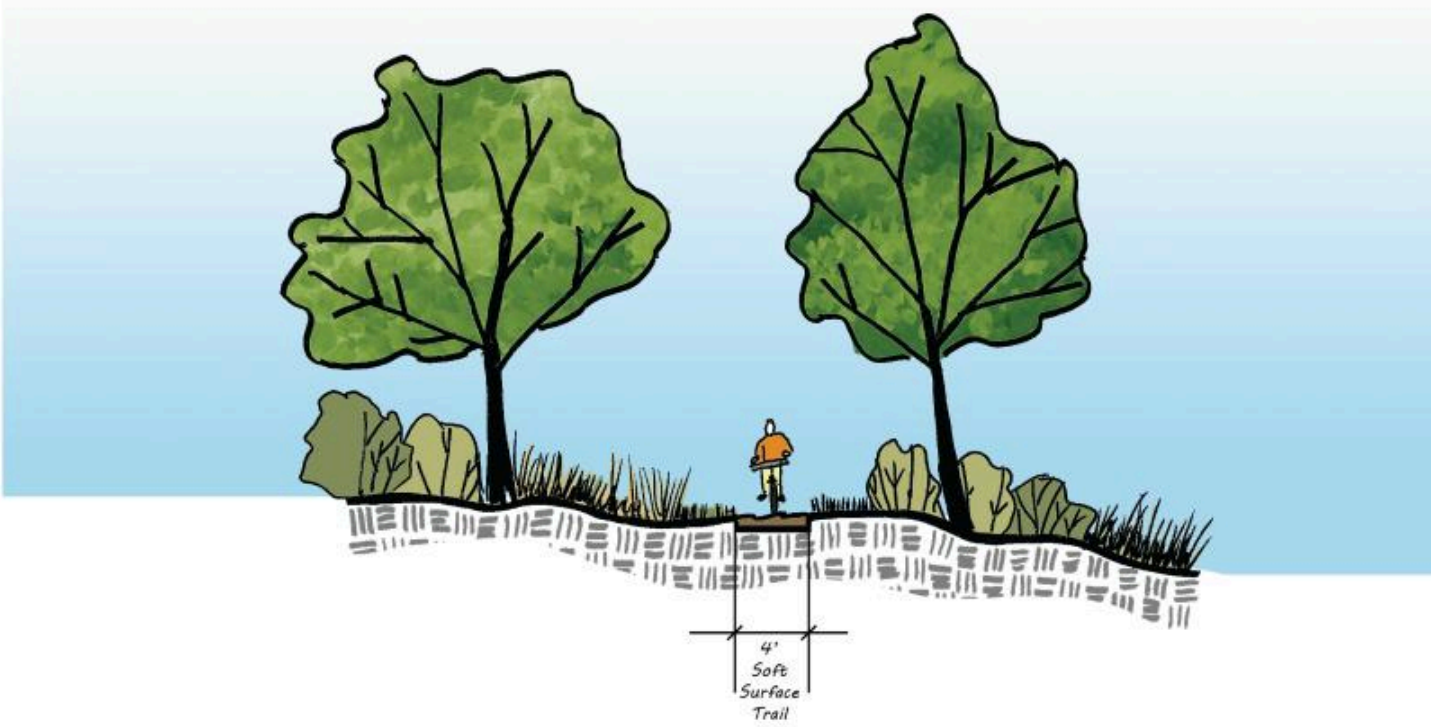
- Lighting: When appropriate for safety, at trailheads and access points, underpasses, crosswalks, and intersections, IDA compliant



SOFT SURFACE TRAIL: Running, walking, wildlife viewing.

8 ft. Crusher Fines Path: $80/LF

- Management: Public or private
- Surface: Crushed rock
- Corridor Width: 20 - 30 ft.
- Tread Width: 6 - 8 ft.
- Shoulder Width: N/A
- Vertical Clearance: 8 - 12 ft.
- Horizontal Clearance: 1.5 ft.
- Grade: ADA accessible, up to 8.3%, ideally 5% or less
- Trailheads: At major access points
- Lighting: None



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

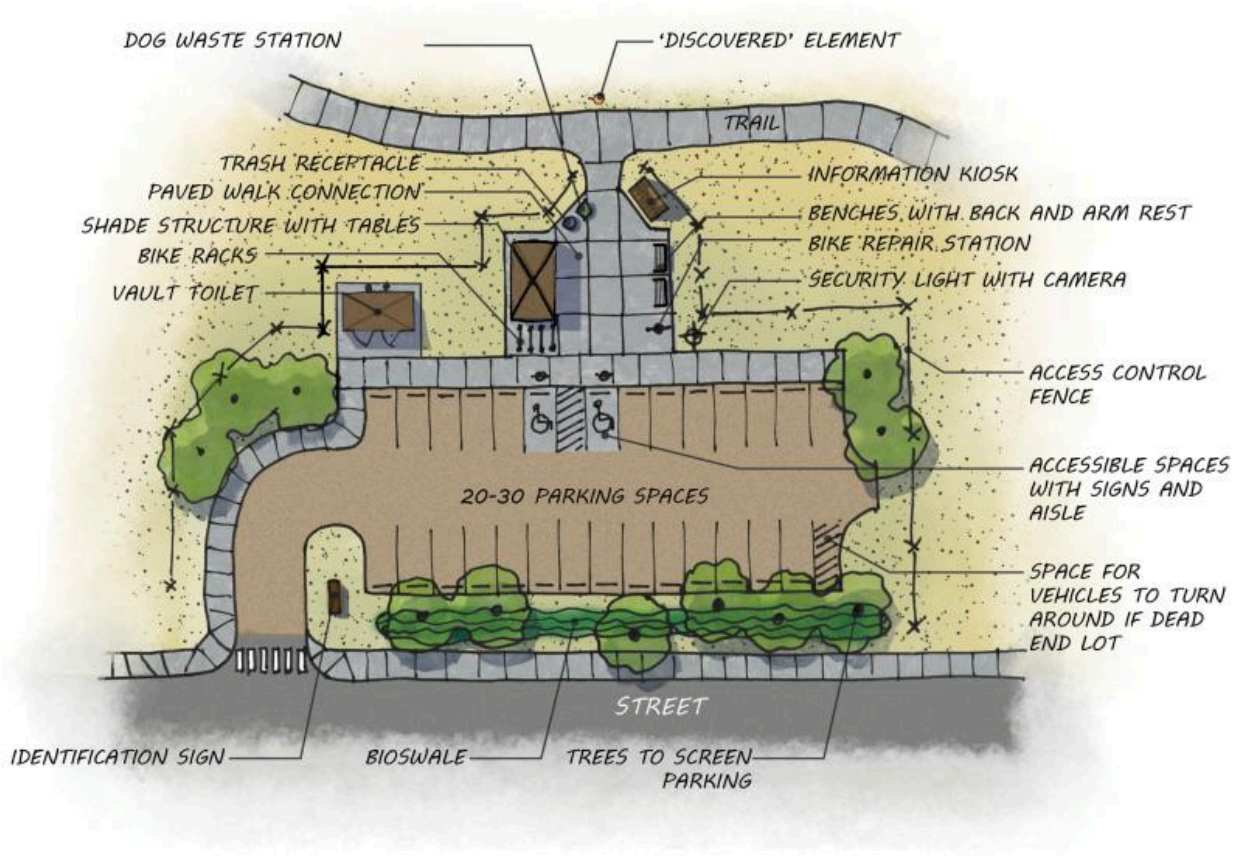
4 ft. Natural Surface: $16/LF

- Management: Public or private
- Surface: Native soil or aggregate
- Corridor Width: N/A
- Tread Width: 3 - 4 ft.
- Shoulder Width: N/A
- Vertical Clearance: 8 ft.
- Horizontal Clearance: 1.5 ft.
- Grade: 5-15%; Up to 8.3% for ADA; Steps may be required on hiking-only trails steeper than 10%
- Trailheads: None
- Lighting: None

Trailhead Construction

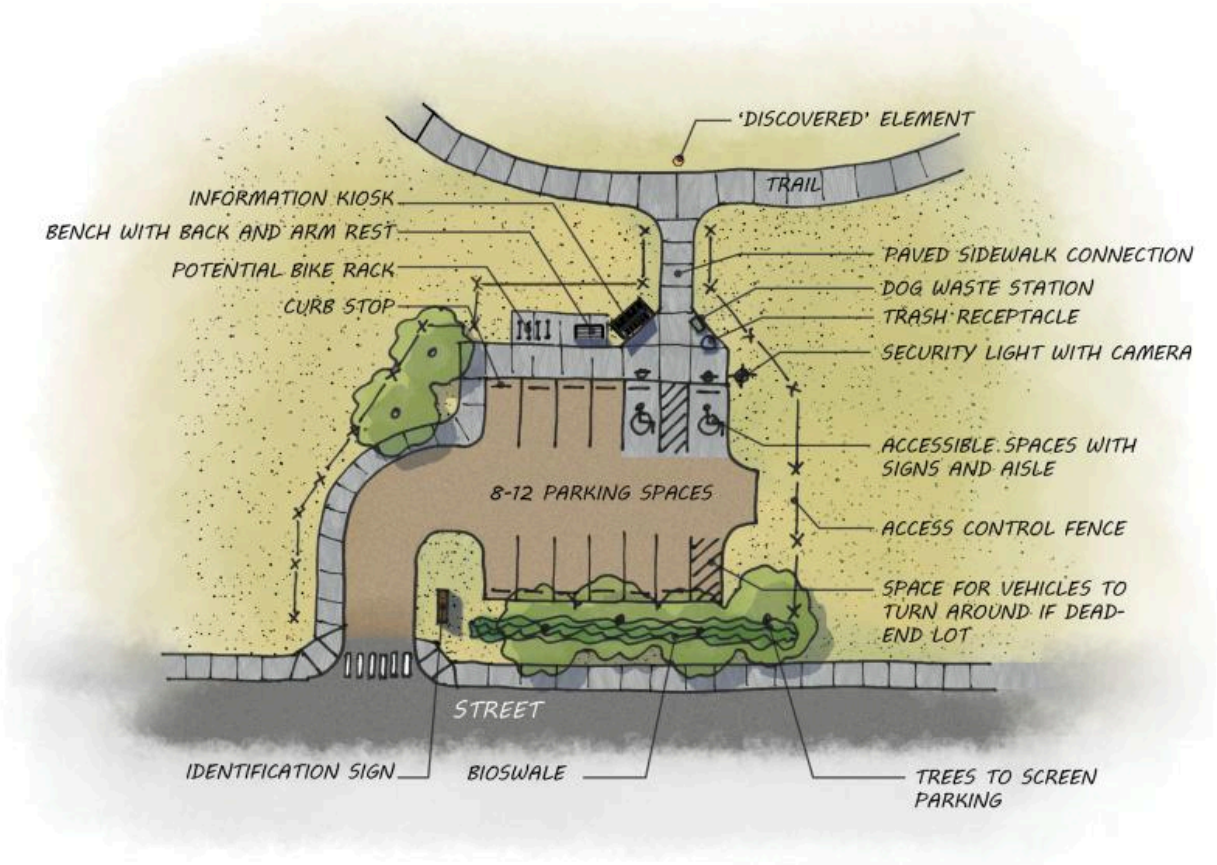
Trailhead siting usually concurs with proactive land acquisition to serve both a regional trail and a natural area property. Trailheads should be located near areas of high population density or where there is a long distance between other access points or trailheads.

Locations are best off an arterial road to serve the most people without generating traffic through a neighborhood and potentially parking problems if the trailhead parking lot is full. For a paved trail that traverses large natural area properties, small trailheads are typically located every 2 – 3 miles to provide parking and trail access with amenities such as trash and bathrooms. The parking lot should be sized based on anticipated demand for vehicle parking. Large trailheads typically occur in association with a natural area property, which is a destination in and of itself. Smaller trailheads can exist to serve the regional trail network where neighborhood access is limited.



LARGE TRAILHEAD: Typical Cost $625,000 - $675,000

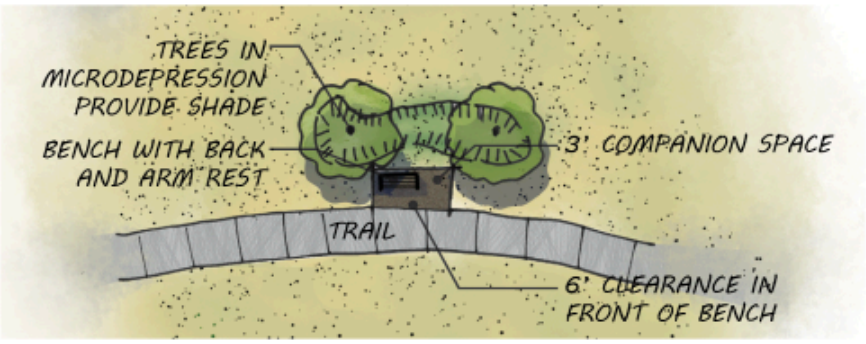
- Grading
- 20-30 spaces (Gravel)
- 2 ADA spot (Concrete) – 25x20 feet
- Curb cut/vehicle access drive (right off a road) – 24’ width
- Curb stops
- Regulatory signs
- Information and wayfinding signs
- Identification sign
- Bench
- Shade structure with tables
- Bike rack
- Trash receptacle
- Dog waste station
- Access ramp
- Automatic gate
- Fencing (cedar post and rail)
- Boulders/bollards
- Security light with camera (2)
- Restroom shelter
- Concrete access to amenities
- Bioswale
- Native revegetation/restoration



SMALL TRAILHEAD: Typical Cost $400,000 - $450,000

- Grading
- 8-12 spaces (Gravel)
- 1 ADA spot (Concrete) – 15x20 feet
- Curb cut/vehicle access drive (right off a road) – 24’ width
- Curb stops 8-12
- Regulatory signs
- Information and wayfinding signs
- Bench
- Bike rack
- Dog waste station
- Trash receptacle
- Access ramp
- Fencing (wood post and rail)
- Boulders/bollards
- Security light with camera
- Native revegetation/restoration

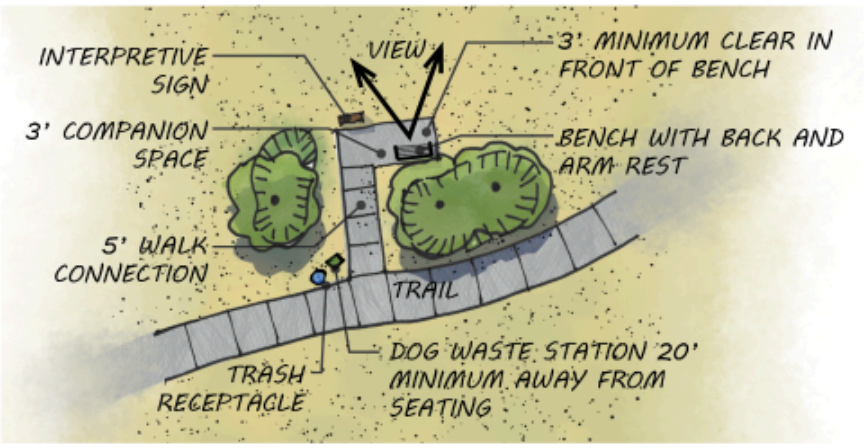
- Bioswale
- Portalet



ACCESS POINTS AND WAYPOINTS: Typical Costs $95,000 - $120,000

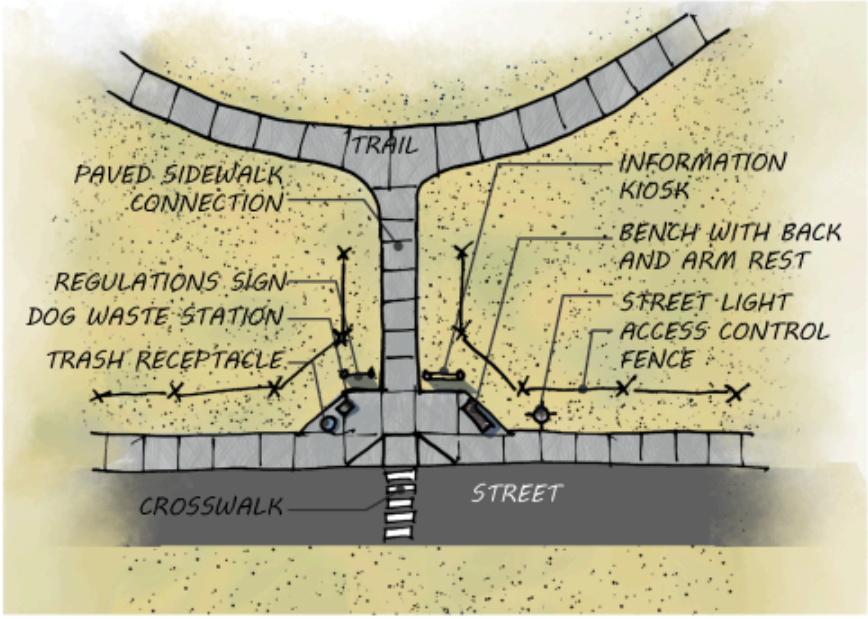
Type 1

- Native revegetation/restoration
- Bench



Type 2

- Information/wayfinding signs
- Bench
- Dog waste station
- Trash receptacle
- Fencing
- Native revegetation/restoration



Type 3

- Regulatory signs
- Information/wayfinding signs
- Access ramp
- Native revegetation/restoration

Operational Costs

Adding new miles of trails and additional trailhead infrastructure will increase operational costs for trail maintenance. As new trails are built staffing and equipment should be increased proportionally. The following table summarizes estimated annual maintenance costs per typical trail type. These costs, while based on actual costs from regional entities, may vary depending on number of amenities and trail features (trash, benches, bridges, signs, etc.) and partners with parks and public works departments.

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

Many trail managers have been able to supplement their maintenance program by using volunteers or creating partnership agreements with local businesses and organizations for large clean up days. However, weekly routine inspections and trash removal are still needed.

Priority Trail Sections

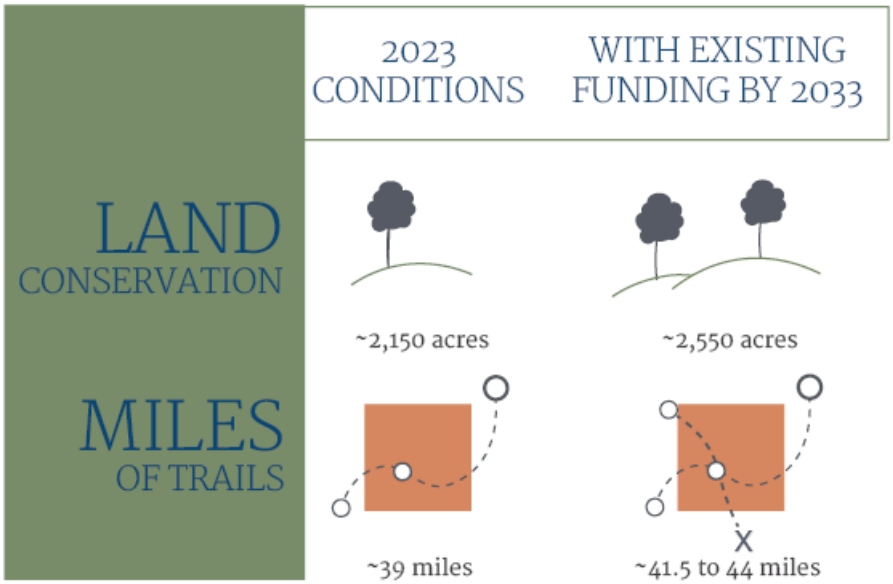
Implementation of this Trails Master Plan will involve careful consideration of priorities to be effective in meeting the established

goals and community identified desires. While some priorities go beyond the city's current capacity, they are highlighted here to inspire action and to provide a vision of the potential alignment and estimated costs of the full trail system build-out. **Each year, priority segments should be incorporated into the annual Capital Improvement Plan.**

Implementation Process

1. Project costs and funding

Currently trails are designed and constructed with funding from the Trail Development Fund (TDF), leveraged with grants. As of 2024, the TDF provides $700,000 - $900,000 annually for trail design and construction. With costs to design and construct a typical concrete trail averaging $1.5 million per mile, at these funding levels it would take over 30 years to build the 17 miles of Priority 1 trails in the TMP, with an additional 75 miles of trail remaining to complete. Funding trail development at $2.5 - $3.0 million annually will build the Priority 1 trails within the TMP's ten-year goal.



These costs do not include the first generation of trails in the community, which will need to be replaced as they age out over the next 25 years (2025-2050), which will add an additional 30 miles

and perhaps $50+ million in additional costs to complete the construction of the trail system.

How Long Will it Take to Build Priority 1 Trails?

Time	10 Years	20 Years
Annual Funding Needed	$2,151,600	$1,075,800

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

40+ Years
$500,000

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

Partnerships, programs, and grants that might provide additional funding include:

- Healthy places/healthy communities
- Healthy Eating / Active Living (HEAL)
- Wellness for minority or low-income groups
- Active seniors
- Tourism enhancement
- Hazard planning and flood damage repair (i.e., FEMA and HUD disaster recovery grants)
- Avian/waterfowl habitat enhancement (i.e., Ducks Unlimited)
- Safe Routes to School
- Weld County Area Agency on Aging
- AARP

2. Feasibility Studies and Outreach

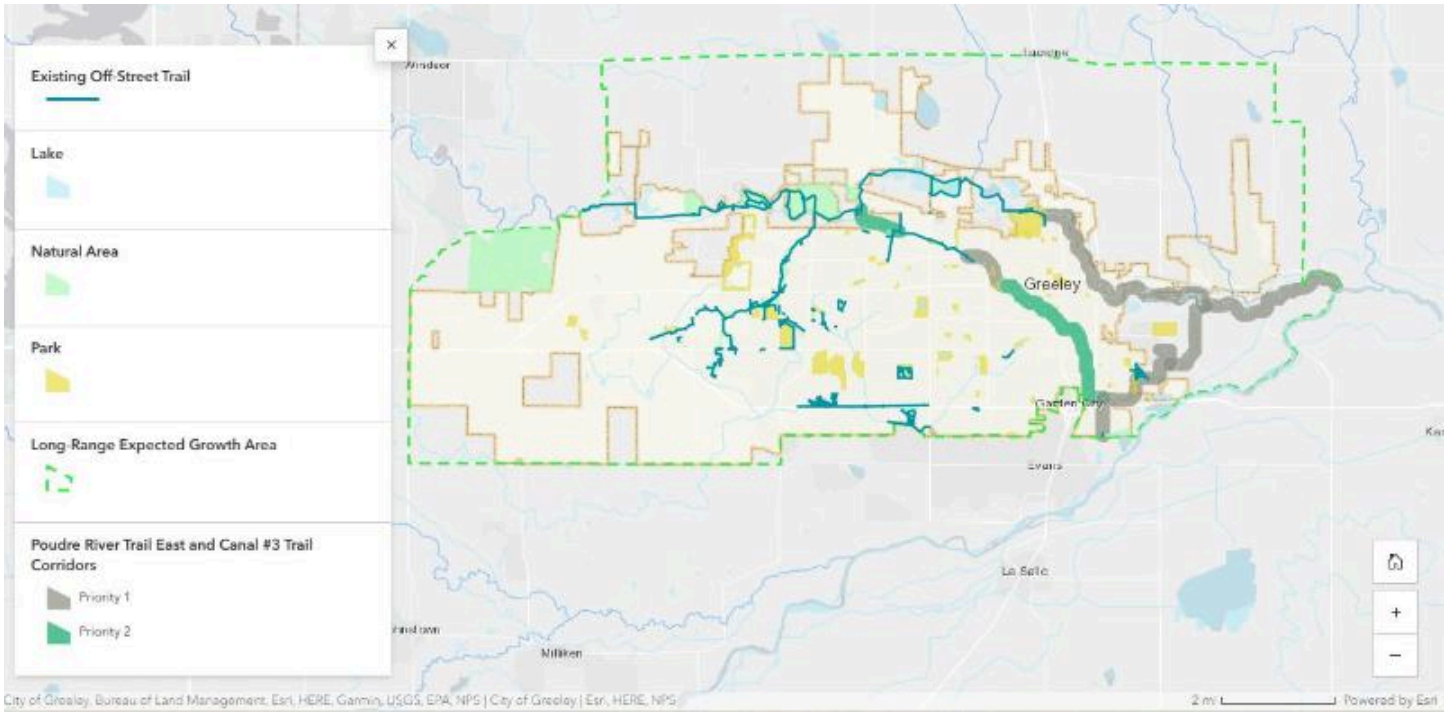
Prior to site design for trails, further outreach and analysis is needed. Feasibility studies identify preliminary routes, examine engineering challenges, and provide cost estimates for design, construction, and operations and maintenance. Public input will be gathered on preferred locations for trail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

3. Design

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

4. Construction

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



Poudre River Trail East

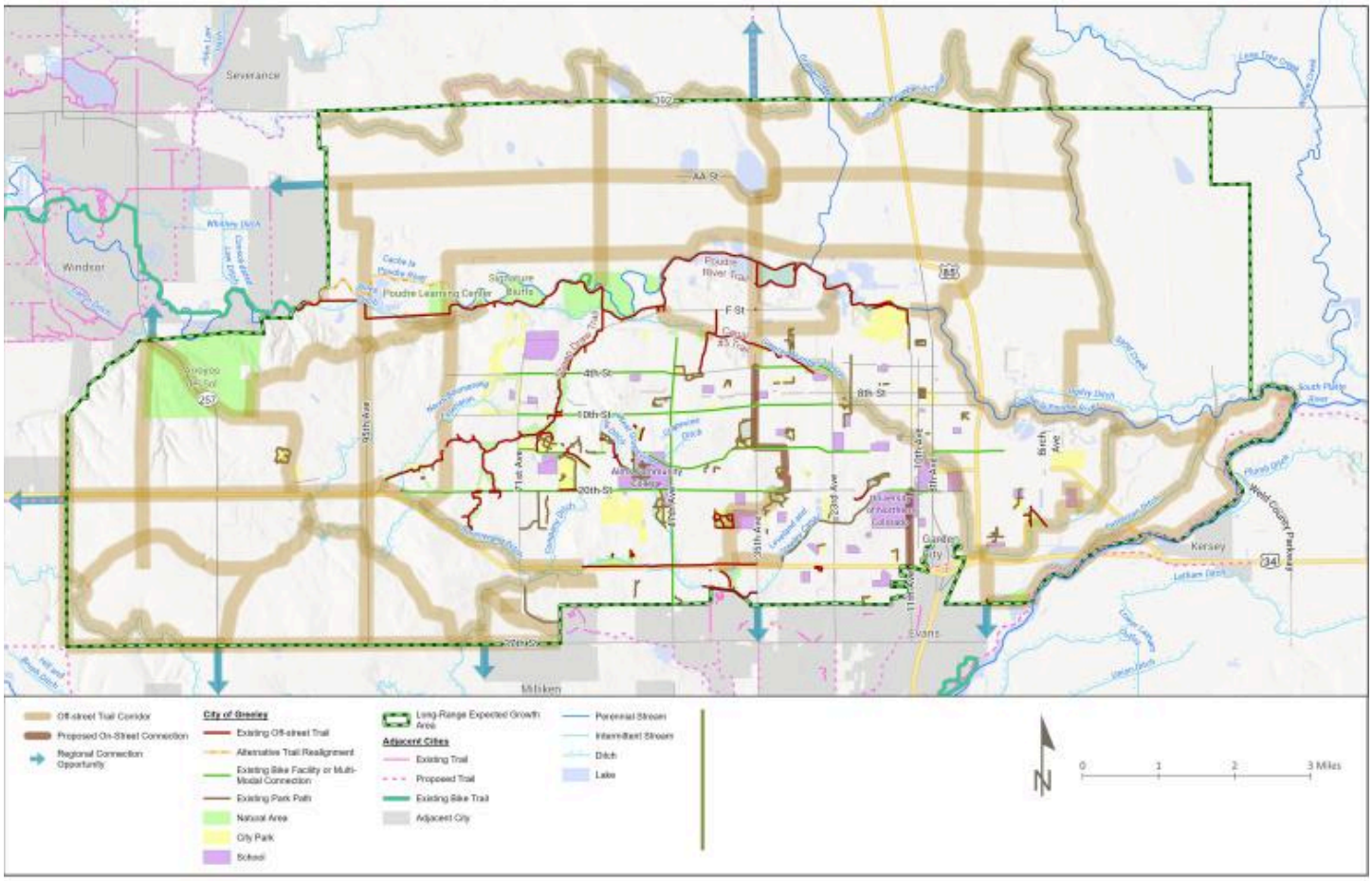
Connecting trails east of Island Grove would improve equity and access to east Greeley residents. Landownership, railroads, and existing undersized underpasses create challenges.

Canal #3 Trail

Prior to site design for development of the Canal #3 Trail towards downtown, further outreach and analysis is needed. Much of the potential alignment is within Greeley's right-of-way, however, the right-of-way is very narrow and often vegetated. Development of the trail would require vegetation removal and/or piping of the Canal. Loss of vegetation would reduce vegetation communities, wildlife habitat, and scenic views, albeit within a man-made habitat that would have not existed without the Canal. A feasibility study could identify preliminary routes.

The Canal right-of-way is often very close to residential properties and piping the Canal could result in improvements to flooding and subsidence issues on neighboring properties. A tradeoff of this approach would be negative impacts to wildlife habitat, air quality, and tree canopy.

For additional analysis on the Poudre River East Trail and Canal #3 Trail, see Appendix 2. Note that this document does not indicate actual trail alignments. A feasibility study would further identify opportunities and constraints.



Speak Up Greeley

Click here to go to the Speak Up Greeley page for this project.

Haga clic aquí para ir a la página Speak Up Greeley para este proyecto.

Greeley Trails Master Plan

Executive Summary

2025

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

City of Greeley Colorado
NATURAL AREAS & TRAILS

LOGAN SIMPSON

Project Overview

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

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

What's in this Plan?

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

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

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

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

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

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

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

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

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

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

Trails Master Plan Strategic Goals

The TMP is informed by six strategic goals:

Connections to Nature

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

Multi-Modal Transportation

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

Regional Connections

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

Proactive Community Growth Strategies

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

Operational Excellence

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

Funding and Capital Replacement

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

Trail Corridor Prioritization

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

Trail corridor prioritization considered two spatial analyses:

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

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

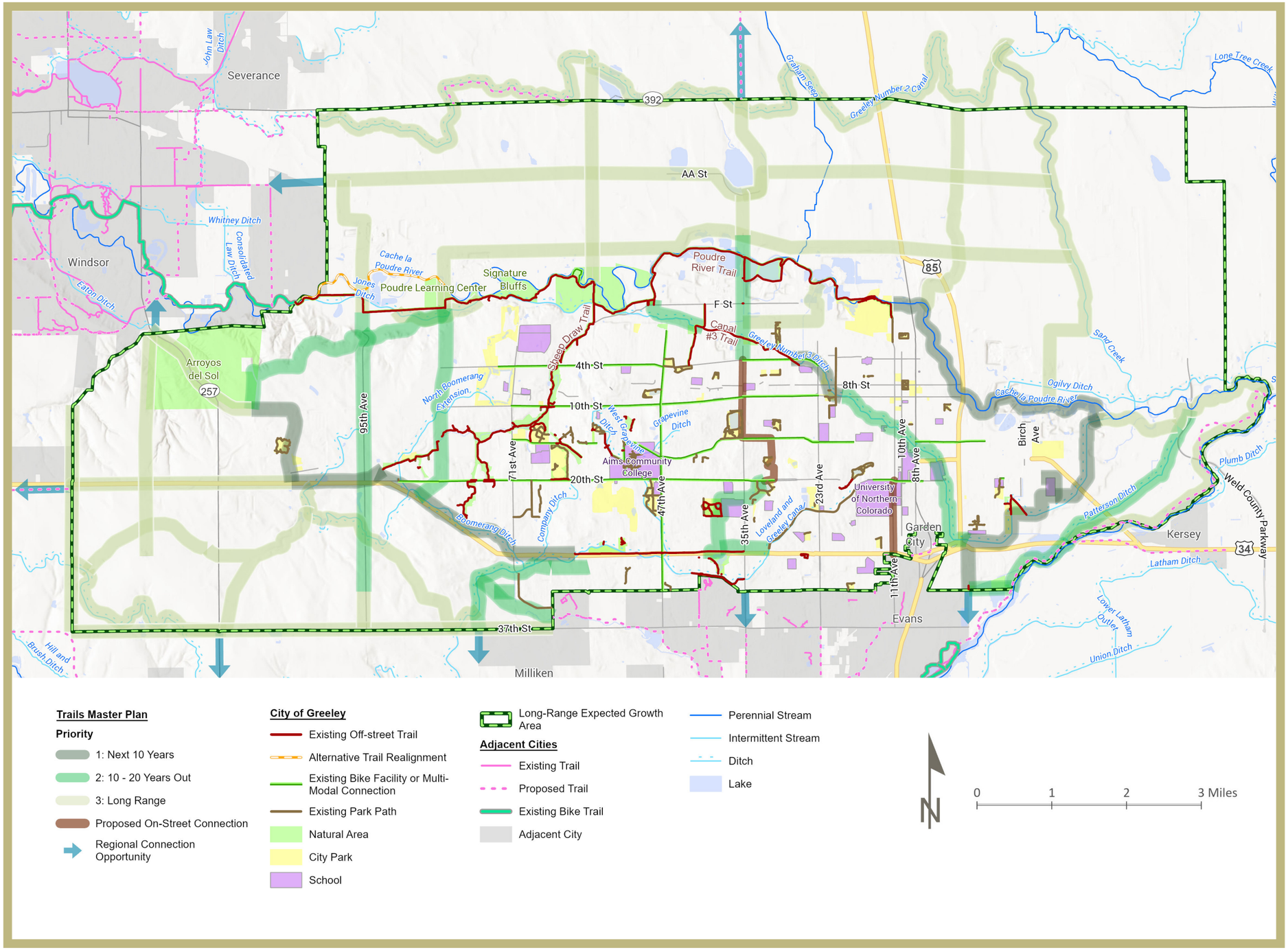
2. Opportunities and Constraints - Inputs include:

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

3. Prioritization

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

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



Community Feedback Highlights

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

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

Major Takeaways:

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

Public Outreach Phase 2 - Preliminary Trails Master Plan Draft Feedback

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

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

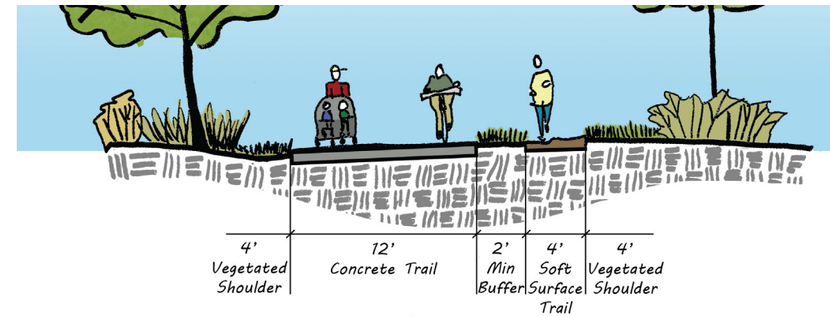
Technical Advisory Committee Members

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

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

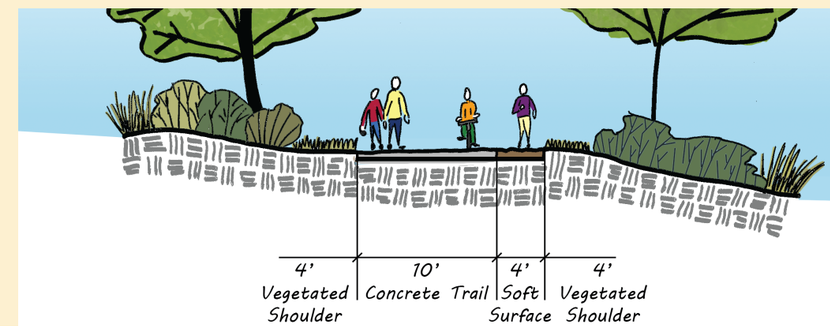
Trail Design Standards

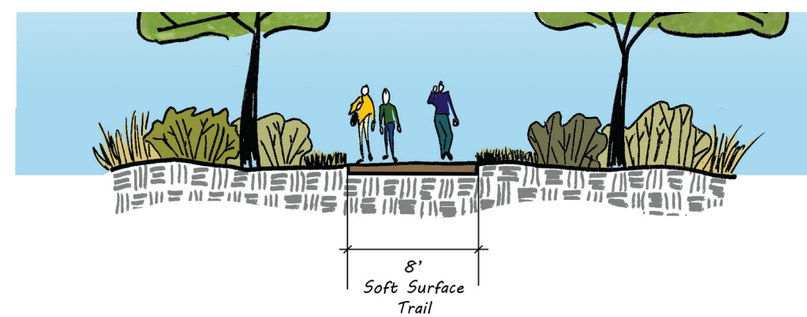
The TMP describes trail standards for four trail types, as depicted below. Trailhead standards are also described in the TMP.



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

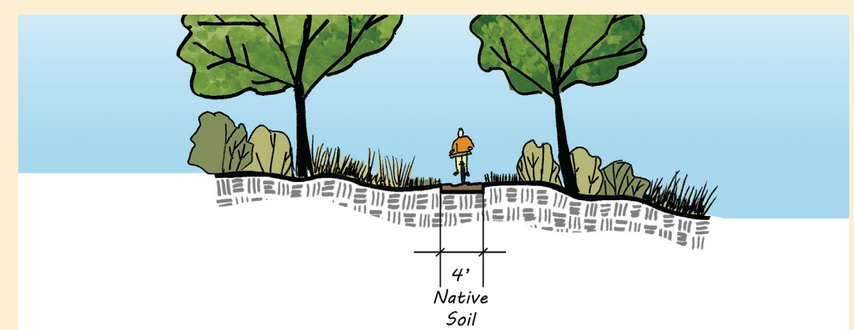
SECONDARY TRAIL: Local connection. Ties neighborhoods to larger connections for commuting or recreation.





SOFT SURFACE TRAIL: Running, walking, wildlife viewing.

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



Implementation

Photo Credit: Pace Clyncke

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

Implementation Process:

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

Timeframe to Build Priority 1 Trails

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

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

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

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

Council Agenda Summary

March 4, 2025
Key Staff Contact: Chris Colling, Diana Frick, Cultural Parks and Recreation Director

Title:
Resolution of the Greeley City Council officially naming the Short Course at Boomerang Links as "Mike Lee 9 at Boomerang Links"

Summary:
The City of Greeley seeks to formally name the newly developed short course at Boomerang Links as the "Mike Lee 9 at Boomerang Links" in honor of Mike Lee. This naming recognizes the significant contributions of the Michael Ray Lee Foundation, founded by John and Amy Lee, in memory of their son, Mike, who tragically lost his life to COVID-19 in 2020.

The Michael Ray Lee Foundation has been a key partner in expanding golf accessibility in Greeley, particularly for youth and beginner golfers. Through its mission of utilizing the game of golf to positively impact lives—focusing on scholarships, junior golf development, and community engagement—the Foundation has provided golf kits to multiple schools within Greeley-Evans School District 6. The establishment of the short course further strengthens this initiative by providing a dedicated space for new and developing golfers.

The Mike Lee 9 at Boomerang Links will serve as a welcoming and inclusive environment for golfers of all ages and skill levels, ensuring that Mike's legacy of kindness, mentorship, and passion for the game continues to inspire future generations.

Staff respectfully requests that City Council approve the resolution to officially name the short course at Boomerang Links as the "Mike Lee 9 at Boomerang Links." This recommendation has been reviewed and endorsed by the Parks and Recreation Advisory Board and aligns with the City's commitment to expanding recreational opportunities and honoring community contributions.

Fiscal Impact:
Fiscal Impact:

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

Positive Impact: What is the onetime and/or ongoing amount?

Impact on Budget: Positive Impact

Revenue Generation: The project will bring in additional revenue to the golf course.
Budget Status: The funding for this project is already included in the 2025 budget, so no new appropriation is required.
Long-Term Financial Impact: While there will be ongoing maintenance and operational costs, these will

be offset by new revenue generation from course use, programming, and events.

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
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. 10, 2025
2. Short Course map

THE CITY OF GREELEY, COLORADO
RESOLUTION NO. 10, 2025

A RESOLUTION OF THE GREELEY CITY COUNCIL OFFICIALLY NAMING THE SHORT COURSE AT BOOMERANG LINKS AS MIKE LEE 9 AT BOOMERANG LINKS

WHEREAS, the City of Greeley is constructing a nine-hole par-3 golf course at Boomerang Links Golf Course; and

WHEREAS, the Golf Advisory Board in conjunction with the Michael Ray Lee Foundation has recommended the name "Mike Lee 9 at Boomerang Links;" and

WHEREAS, the naming recommendation aligns with the naming criteria and policy established by the Culture, Parks, and Recreation Department; and

WHEREAS, pursuant to Greeley Municipal Code Section 2-422, paragraph (6), the Parks and Recreation Advisory Board is responsible for recommending to the City Council the naming or renaming of parks, facilities, and natural areas under the jurisdiction of the Culture, Parks, and Recreation Department; and

WHEREAS, at its regular meeting on February 7, 2025, the Parks and Recreation Advisory Board recommended naming the short course "Mike Lee 9 at Boomerang Links;"

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

Section 1. The City Council hereby officially names the new short course at Boomerang Links the "Mike Lee 9 at Boomerang Links Golf Course".

Section 2. This Resolution shall take effect immediately upon its passage as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2025.

ATTEST **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor Pro-Tem**

NOTES:

- THERE WILL BE TWO MAIN MOWING HEIGHTS. 2" BLUEGRASS MAKES UP THE PRIMARY ROUGH, WHILE FAIRWAY AND GREEN AREAS ARE TO BE MOWED AT LESS THAN 0.5". ACCENT AREAS OF FINE FESCUE AND/CR ORNAMENTAL GRASSES WILL BE USED TO ADD VISUAL SEPARATION BETWEEN SOME AREAS.
- ADDITIONAL LANDSCAPE BEDS CAN BE ADDED TO INCLUDE TREE PLANTINGS, PERENNIAL PLANTINGS, ETC., IF DESIRED.
- TEES, AS INDICATED, WOULD BE 8' SQUARE CONCRETE PADS, WITH ARTIFICIAL TURF MATS PLACED OR GLUED TO THE PAD.

MIKE LEE 9

AT BOOMERANG LINKS

Phelps GOLF DESIGN, LLC

10655 W.73rd Place
Arvada, Colorado 80005
303.670.0478
www.phelpsgolfdesign.com

NORTH

0 100 200 300 feet

SCALE: 1"=100'

Short Course at Boomerang

Greeley , Colorado

Concept Plan

Date: March 6, 2024

Original drawing size is 22" x 34". Full scale plot on 24" x 36" paper.

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

March 4, 2025
Key Staff Contact: Adam Turk, Police Chief

Title:
Sales of Dogs and Cats in Public Places and Retail Stores (Informational)

Summary:
In July, City Council received a citizen request to pass an ordinance banning dog and cat sales in public. The intent of the ordinance is to limit the opportunities for people running "puppy mills" to sell their dogs.

The Greeley Police Department facilitated meetings with the concerned citizen to learn more about the proposed ordinance. In the meeting, a recently passed Fort Collins Ordinance was provided as an example. The ordinance included 2 prohibitions. One of the prohibitions banned the sale of cats and dogs in retails stores and the other banned the sale of cats and dogs in public spaces.

The City Attorney's Office and Greeley Police Department collaborated on research. Currently, the City of Greeley does not have any retail businesses that sell cats or dogs. There would not be any businesses impacted if retail sales of cats and dogs were prohibited. However, there are people selling dogs at Greeley shopping centers on a regular basis. The Centerplace shopping center is a commonly used public space for these sales.

Due to poor living conditions and inhumane treatment, puppies from "puppy mills" are at a higher risk of health problems and disease. Citizens that buy from these vendors are unwittingly saddled with the additional vet expenses and the puppy may not survive to adulthood.

The City Attorney's Office drafted an ordinance for consideration by City Council. The current draft has a prohibition of retail puppy and cat sales, in addition to the prohibition of sales in public spaces. City Council will have the option to pass both provisions, just one or neither.

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

Legal Issues:
Informational

Other issues and Considerations:

Strategic Focus Area:

Quality of Life
Safe and Secure Communities

Decision Options:

Informational

Council's Recommended Action:

Council Feedback & Recommendation on the options provided.

Attachments:

1. Draft Proposed Ordinance with Appendix A - Sales of Dogs and Cats
2. Item 14 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. _____, 2025

AN ORDINANCE AMENDING TITLE 10, CHAPTERS 1 AND 3 OF THE GREELEY MUNICIPAL CODE RELATING TO ANIMALS

WHEREAS, the City of Greeley has an interest in maintaining the public safety and welfare of the community;

WHEREAS, in addition to state and federal laws, the City has a local responsibility to promote animal welfare and encourage best practices in the breeding and purchasing of dogs and cats;

WHEREAS, the sale of dogs and cats in public places poses a risk of the spread of disease to the detriment of the public health and welfare of people and/or animals;

WHEREAS, the sale of dogs and cats sourced from large-scale commercial breeding facilities where the health and welfare of the animals is disregarded to maximize profits ("puppy mills" and "kitten mills," respectively) is a business practice that is not in the best interest of the public welfare of the City; and

WHEREAS, this Ordinance would not affect a consumer's ability to obtain a dog or cat of their choice from an animal rescue, animal shelter, or small, reputable, in-home breeders within the City.

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

Section 1. That Sections 10-68 and 10-69 of Chapter 3, Violations, of Title 10, Animals, of the above-entitled ordinance, shall be added as shown on Appendix A, attached hereto and incorporated herein.

Section 2. That Section 10-1 of Chapter 1, Definitions, of Title 10, Animals, shall be amended as shown on Appendix A, attached hereto and incorporated herein.

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

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2025.

ATTEST **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

DRAFT

APPENDIX A
AN ORDINANCE AMENDING TITLE 10, CHAPTERS 1 AND 3 OF THE GREELEY MUNICIPAL CODE RELATING TO ANIMALS

Section 1. Sections 10-68 and 10-69 shall be added to Chapter 3, Violations, of Title 10, Animals, to read as follows:

Sec. 10-68. Sale of Dogs and Cats in Public Places Prohibited.
(a) No person shall sell, deliver, offer for sale or adoption, advertise for sale of, barter, auction, give away, lease, or otherwise transfer or dispose of cats or dogs at or on any street, public right-of-way, parkway, median, park, recreation area, outdoor market, sidewalk, area exterior to a shop or business, or parking lot regardless of whether such access is authorized by the owner.
(b) This prohibition shall not apply to lawfully operated animal rescue organizations or animal shelters.
(c) Any finding of a violation of this section shall be a misdemeanor offense and upon conviction thereof, shall be punished pursuant to chapter 9 of title 1.

Sec. 10-69. Retail Sale of Dogs and Cats in Stores Prohibited.
(a) No retail store or its owner, operator or employees shall sell, deliver, offer for sale or adoption, advertise for sale of, barter, auction, give away, or otherwise transfer or dispose of cats or dogs.
(b) This prohibition shall not apply to lawfully operated hobby breeders, animal rescue organizations, and animal shelters.
(c) Nothing in this section shall prevent a retail store or its owner, operator or employees from transferring any cats or dogs to a lawfully operated animal rescue organization or animal shelter.
(d) Nothing in this section shall prevent a retail store owner, operator or employees from providing space and appropriate care for dogs and cats owned by a lawfully operated animal rescue organization or animal shelter for the purpose of the lawfully operated animal rescue organization or animal shelter adopting those animals to the public, provided that the following requirements are met:
(1) The retail store shall not have any ownership interest in the animals offered for adoption and shall not receive a fee for the animals adopted, or for providing space or appropriate care.
(2) A retail store that lawfully offers space for the adoption of dogs or cats must post, in a conspicuous location on the enclosure of each such animal, a sign listing the name and address of the animal rescue organization or animal shelter from which the retail store acquired that dog or cat.
(e)Any finding of a violation of this section shall be a misdemeanor offense and upon conviction thereof, shall be punished pursuant to chapter 9 of title 1.

Secs. 10-~~68~~70-10-87. Reserved.

Section 2. Section 10-1 of Chapter 1, Definitions, of Title 10, Animals, of the Greeley Municipal Code shall be amended by the addition of new definitions to read as follows:

Sec. 10-1. ~~Applicability~~ Definitions.
As used in this title, the following words have the meanings ascribed to them in this chapter.

Animal means any vertebrate creature that has been bred or raised to live with or near humans and is dependent on humans for food, water and shelter. The term "animal" includes pets and livestock. The term "animal" does not include fowl, service animals, wild animals and wild birds, all of which are separately defined herein. The term "animal" does not include human beings.

Animal control officer means any person who is employed by the city and authorized by the chief of police to administer and enforce this title. Any officer of the city police department can act as an animal control officer.

Animal establishment means any premises, including kennels and stables, used in whole or in part for the keeping of animals for the purpose of adoption, breeding, boarding, grooming, handling, selling, sheltering, trading or otherwise transferring animals. The term "animal establishment" does not mean veterinary facilities, licensed research facilities or facilities operated by government agencies, including an animal shelter or impound agency.

Animal rescue organization means any not-for-profit organization which has tax exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

Animal shelter means a premises operated by the city or another entity, including ~~the~~ NOCO Humane ~~Society of Weld County~~, for the purpose of housing and caring for animals held under the authority of the laws, regulations or ordinances of the city. An animal shelter may also be an impound agency.

Breeder means a person that maintains a dog or cat for the purpose of breeding and selling their offspring.

Broker means a persona that transfers a dog or cat from a breeder for resale by another person.

Cat means any animal of the species Felis catus or any hybrid thereof.

Dangerous animal means an animal that has attacked or bitten a person, attacked or bitten another animal and thereby killed or caused bodily injury, chased a person on property not the premises of the owner or keeper such that the person is reasonably in fear of attack, or acted in a manner that causes or should cause the owner or keeper to know that the animal may be dangerous. The term "dangerous animal" does not mean an animal that merely growls, snarls or bares its teeth and has not attacked, bitten or chased.

Days means calendar days, including Saturdays, Sundays and legal holidays. In computing any period of time prescribed or allowed by this title, the day of the event from which the period of time begins to run is not included. The last day of the computed period is included, unless it is a Saturday, Sunday or legal holiday, in which case the last day is the next day which is not a Saturday, Sunday or legal holiday.

Disposition or *disposal* means adoption, donation, release of an animal to a rehabilitator licensed by the state division of wildlife or the United States Fish and Wildlife Service or humane destruction.

Dog means any animal of the family Canidae including, without limitation, those related to the wolf, fox, coyote, or any other domestic canid hybrid thereof.

Finding of violation means a determination by the municipal court or entry of a stipulation that a violation of this title has been committed.

Fowl means any bird not kept as a pet, but customarily used in the market or household for food consumption, such as a chicken, duck, goose and turkey, and includes wild birds such as guinea fowl and pheasants.

Guard dog means any dog trained or used to protect persons or property by attacking or threatening to attack any person found within the area patrolled by the dog.

Hobby breeder means a person who lawfully delivers, offers for sale, barters, auctions, gives away, or otherwise transfers directly to the public only dogs or cats that were bred and reared on the premises of the person, on which premises a consumer may view the conditions where the dogs or cats were bred or reared, and speak with the breeder directly.

Impound agency means a premises operated by the city or another entity, including the Humane Society of Weld County, and designated for the confinement of animals taken into custody under this title. An impound agency may also be an animal shelter.

Keeper means a person, within the city, who has custody of or exercises control over an animal, the occupant of the premises where the animal is usually kept or a person who, for a period of at least five consecutive days, possesses, harbors or allows an animal to remain about the person's premises.

Offer for sale means to sell, offer for sale or adoption, advertise for sale of, barter, auction, give away, or otherwise dispose of a dog or cat.

Owner means a person, within the city, who owns an animal or who is named on the licensing records of an animal as the owner.

Premises means real property owned, rented, leased, used, kept or occupied by a person. The term "premises" does not include common areas of multiple household dwelling units.

Restrained means physically controlled by use of a leash, rope, chain or cable not more than six feet in length held by a person of sufficient size and physical ability to restrict the animal's movement, properly tethering the animal or keeping it within an enclosure restricting the animal to a particular premises.

Service animal means a dog or miniature horse that has been trained to do work or perform tasks for an individual with a disability. The tasks performed by the service animal must be directly related to the person's disability. Animals that provide emotional support, therapy or comfort or are pets are not considered service animals.

Sufficient food means a quantity of food sufficient to maintain an adequate level of nutrition for the animal's age, size, physical condition, health condition, species and breed, provided at least once every 24 hours from a clean receptacle.

Sufficient water means clean, fresh, potable water adequate for the animal's age, size, physical condition, health condition, species and breed, accessible to the animal at all times.

Wild animal means prosimians or other nonhuman primates; venomous or poisonous snakes or venomous or poisonous reptiles; felids (including, but not limited to, jaguars, cheetahs, mountain lions, wildcats, panthers, margays or any other species of cat other than ordinarily domesticated house cats); ursids (including, but not limited to, bears); wild birds as defined herein; nonpoisonous snakes longer than six feet; reptiles (other than snakes) longer than one foot; mustelids (including, but not limited to, badgers, prairie dogs, skunks, beavers and muskrats); bats; procyonids (including, but not limited to, raccoons and coatis); elephants; marine mammals (including, but not limited to, seals, sea lions, dolphins and sea otters); hyenas; edentates (including, but not limited to, anteaters, sloths and armadillos); viverrids (including, but not limited to, mongooses, civets and genets); marsupials; undomesticated ungulates (including, but not limited to, deer, hippopotamuses, rhinoceroses, giraffes, camels and zebras); crocodilians (including, but not limited to, alligators and crocodiles); or canids (including, but not limited to, wolves, coyotes, foxes or other species of canine other than ordinarily domesticated dogs). For purposes of this title, an animal in use for bona fide scientific research by a university or college shall not be treated as a wild animal.

Wild bird means a bird of prey, a game bird (excluding fowl) or any other undomesticated bird not customarily kept as a pet. For purposes of this title, neither the house sparrow nor the European starling shall be treated as a wild bird.

Secs. 10-2-10-25. Reserved.

Sales of Dogs & Cats in Public Places & Retail Stores

Matt Patella, Commander

City Council Work Session – March 11, 2025

Agenda

- Background Information: Sammy’s Law
- Current Laws Regarding the Sales of Cats and Dogs
- Steps to Implement Sammy’s Law if Desired
- Purpose: Council Feedback & Recommendation

Background Information

Sammy's Law Proposal - June 2024

Request: A citizen petitioned staff for the enactment of Sammy's Law. Similar legislation has been implemented in Johnstown, Berthoud, and Fort Collins.

Sammy’s Law focuses on banning the retail sale of dogs and cats to combat inhumane breeding practices and promote animal welfare.

Purpose: Aims to improve community health by promoting animal welfare and discouraging the sale of pets from large-scale breeding facilities, known as "puppy mills" and "kitten mills.”

Scope of Ban: Prohibits retail stores from selling, delivering, or offering for sale or adoption, dogs and cats; and prohibits the sale of dogs and cats in public spaces.

Exemptions: The ban does not apply to hobby breeders, animal rescue organizations, or animal shelters. Retail stores can still collaborate with these entities to host adoption events.

Current Laws Regarding the Sales of Cats & Dogs

Current Regulations

- General business licensing
- Sales information not required for COG animal licensing
- Colorado Pet Animal Care and Facilities Act (PACFA - 35-80-108)
  - Must prove animal < 8 weeks to cite

Current Practices

- City of Greeley does not currently have any retail stores selling cats and dogs
- Puppies are routinely sold at public shopping centers: Typical practice of puppy mills

Steps to Implement Sammy’s Law

Should City Council desire to enact a similar law, the following steps would be taken:

Ordinance: Draft and pass the ordinance prohibiting the retail sale of dogs and cats in stores, and in public places.

Signage: Install signs at shopping centers to inform the public about the new law.

Education: Send letters to businesses and conduct public awareness campaigns.

Communications & Engagement: Engage with the community through various channels to explain the benefits and requirements of the law.

Warning Period: Implement a warning period before strict enforcement begins.

Enforcement: Enforce the law through regular inspections and penalties for violations.

Summary

Options for Consideration:

- Add violation for sale of dogs and cats in public places, and/or,
- Add violation for retail sales of dogs and cats in retail stores
- Maintain current regulations

Thank you

City of Greeley Colorado

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 Calendar
Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

March 4 – March 29, 2025

Tuesday, March 4, 2025

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

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. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, March 13, 2025

- Aims Workforce Innovation Center Groundbreaking Event 2 p.m. Aims Community College Near 16th Street/47th Avenue Aims entrance (5007 West 20th Street, Greeley, CO 80634)

Tuesday, March 18, 2025

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

Wednesday, March 19, 2025

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

Thursday, March 20, 2025

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)

- Airport Authority 3:30 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

Monday, March 24, 2025

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

Tuesday, March 25, 2025

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

Wednesday, March 26, 2025

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

- Proclamation - Brain Injury Awareness Month Breakfast 7:45 a.m. FMS Bank (2425 35th Ave. Greeley)

Thursday, March 27, 2025

- Dream Team Honors Awards Banquet 6 p.m. University of Northern Colorado Ballroom (2101 10th Ave Greeley CO, 80631)

2025 Council Meeting/Work Session Agenda Items Schedule

2/25/2025

This schedule is subject to change

Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
March 11, 2025 City Council Work Session Will follow-up for NLC	Five Year Housing for All Strategic Plan Update (Consultant)	Deb Callies	WS
	Camping Restrictions Update	Mandy Shreve, Will Jones, Chief Turk, Bobbier Cranston	WS
	Eminent Domain	John Hall	WS
	Executive Session - Council Appointee Performance Evaluation- (CM, CA, MJ) (Hold)	Heidi Brinkman/Kimberly Southern-Weber	WS
March 18, 2025 Council Meeting	Proclamation - Brain Injury Awareness Month	Mayor	Intro
	Proclamation - Red Cross Month	Mayor	Intro
	Proclamation - National Developmental Disabilities 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
	Resolution - Federal Transit Administration for Federal Transportation Assistance	Paul Trombino	Consent
	Intro & first reading ord - First Supplemental Appropriation for 2025	Caleb Weitz	Consent
	Intro & first reading ord - Sammy's Law - Puppy Mill		
	Intro & first reading ord - Acquire Real Property at Greeley Mall	Sean Chambers	Consent
	Intro & first reading ord - Acquire Real Property for Terry Ranch Pipeline	Sean Chambers	Consent
	Intro & first reading ord- Amendments to Landscape Code	Don Threewitt/Brian McBroom	Consent
	Intro & first reading ord - Eagles Lease (Hold)	John Herge	Consent
	Intro & first reading ord - Business Incentive Agreement (Hold)	John Herge	Consent
	Intro & first reading ord - Water Valley Pre-Development Agreement (Hold)	John Herge	Consent
	West Greeley Project Update (Hold)	John Herge	Regular
	West Greeley Financial Model Review (Hold)	John Herge	Regular
	PH & second reading ord - Village at Greeley PUD	Brian McBroom	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 - Municipal Judge Review	Kimberly Southern-Weber	ES
	Executive Session - City Attorney Review	Kimberly Southern-Weber	ES
April 01, 2025 Council Meeting			
	Minutes- Mar 4 RM; Mar 11 WS	Heidi Leatherwood	Consent
	Intro & first reading ord - City Manager Salary Increase	Kimberly Southern-Weber	Consent
	Intro & first reading ord- City Attorney Salary Increase	Kimberly Southern-Weber	Consent
	Intro & first reading ord - Municipal Judge Salary Increase	Kimberly Southern-Weber	Consent
	PH & second reading ord - First Supplemental Appropriation for 2025	Caleb Weitz	Regular
	PH & second reading - Sammy's Law - Puppy Mill	Adam Turk	Regular
	PH & second reading ord - Acquire Real Property at Greeley Mall	Sean Chambers	Regular
	PH & second reading ord - Acquire Real Property for Terry Ranch Pipeline	Sean Chambers	Regular
	PH & second reading ord- Amendments to Landscape Code	Don Threewitt/Brian McBroom	Consent
	PH & second reading ord - Eagles Lease (Hold)	John Herge	Regular
	PH & second reading ord - Business Incentive Agreement (Hold)	John Herge	Regular
	PH & second reading ord - Water Valley Pre-Development Agreement (Hold)	John Herge	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
	Housing Authority Update	Vincent Ornelas	WS
April 15, 2025 Council Meeting	Proclamation - National Youth Service Day Award	Mayor	Intro
	Minutes - March 18 RM; March 25 WS	Heidi Leatherwood	Consent
	Resolution - amending Council Policies and Protocol	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 & first reading Ord - Two Rivers Garden Rezoning	Brian McBroom	Consent
	PH & second reading Ord - City Manager Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading Ord City Attorney Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading Ord - Municipal Judge Salary Increase	Kimberly Southern-Weber	Regular
	B&C Appointments	Jennifer Middleton	Regular

Council Agenda Summary

Title
Adjournment