

Planning Commission Agenda

Regular Meeting
Tuesday, May 27, 2025

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:

<https://greeleygov.zoom.us/j/82878078955>

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Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

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Planning Commission

May 27, 2025 at 1:15 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the January 14, 2025, January 28, 2025, February 11, 2025, March 11, 2025, and March 25, 2025, Planning Commission Meeting Minutes
5. Staff Report
6. Adjournment

Workshop

7. Small Business Land Use Center, Katelyn Puga
8. Poudre River Restoration Initiative Update, Victoria Leonhardt
9. Affordable Housing Land Use Center, Don Threewitt

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

January 14, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Vice Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Larry Modlin

ABSENT

Commissioner Brian Franzen
Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the November 12, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated November 12, 2024.
Commissioner Carlson seconded the motion.

Motion carried 5-0 (Commissioner Franzen and Commissioner Schulte absent).

5. A public hearing to consider a request by ENFR Management, LLC to rezone 49.056 acres of land located at the northwest corner of the intersection of 71st Avenue and 25th Street from HA (Holding Agriculture) zoning district to PUD (Planned Unit Development) zoning district (Case number PUD 2024-0001, The Village at Greeley PUD)

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. Seeing none, Chair Yeater suspended the presentation and asked for staff to answer Commissioner Anderson's question of how the workflow will proceed as it pertains to a PUD. Jeff Woeber (Planner III) answers the question. The rest will be staff level review, and we do not have the subdivision plan yet. Chair Yeater asks if the applicant is present and wishes to make a presentation. No presentation from the applicant, Chair Yeater opens discussion to the public. Loni Nevil at 76th Avenue Court, speaks to the item in opposition. Chair Yeater closes the public hearing portion seeing no others wishing to speak and gives the applicant an opportunity to respond. Applicant Brian Freel with the Empire Group out of Scottsdale, AZ. Speaks to Mrs. Nevil's concerns. Stating this development is a 50 acre site that

will have 500,000 square feet of living space. This is not a bunch of small individual homes, it's a substitute for an apartment, these are small cottage homes. Chair Yeater asks for other questions for the Applicant, Chair Discussion ensued between Mr. Freel and the commissioners referencing "apartment like set up", amenities, open space with this project, and their experience with this type of setup elsewhere. Seeing no other questions for the Applicant, Chair Yeater gives the applicant the option to bring this item back when there is a full board present for a vote (only 5 Commissioners present for this meeting). Applicant Mr. Freel wishes to proceed with a vote today. Chair Yeater asks staff for clarification on Single Family Homes being used to explain the structure, not the actual lot. Jeff Woeber (Planner III) and Don Threewitt (Deputy Director of Community Development) clarified they were correct.

Commissioner Anderson based on the application received in 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 recommend City Council approval.

Commissioner Briscoe seconded the motion. Chair Yeater speaks about PUDs and standards that are required. Problems with code enforcement in the future might happen.

Motion carried 3-2 (Chair Yeater & Commissioner Anderson opposed)

6. A public hearing to consider a request by Ogilvie Properties, Inc. for a USR (Use by Special Review) to allow a multi-family residential development in the C-H (Commercial High Density) Zoning district on 7.879 ± acres of land located north of 10th Street, south of 8th Street and east of 69th Avenue (Case number USR2024-0003, Union Crossing Multifamily).

Chair Yeater introduced the item as published.

Michael Franke (Planner III) began his presentation by introducing himself and the case as published. He shared background information about the site as well as zoning and land use information for the lots surrounding the site. Mr. Franke shared the proposed uses for the project and what the intent was for the project and its uses if approved. He shared that the packet included various plans for the USR (Use by Special Review) and shared the overview of them. The applicant is seeking a 9.4% parking reduction from the standard requirements. The site is served by 2 transit stops along 10th street. The required number of parking spaces is 348 and the applicant is providing 315 spaces with the 9.4% reduction.

He continued, stating the proposal complies with Section 24-206 B (1-8) of the Greeley municipal code. Proper notification has been made for the project. A neighborhood meeting was held on July 10th 2024 for citizens to have the opportunity to weigh in on the project. The concerns expressed at the meeting were regarding traffic, parking and multi-family developments in general within Greeley. These concerns have been mitigated to the best of the applicant's ability through the use by special review process with City staff. As of January 3, 2025, three opposition letters have been received for this project by City staff from citizens. The concerns were regarding traffic and parking. Staff recommends approval. Mr. Franke concluded his presentation, and shared that the applicant was in attendance with a presentation.

Commissioner Jeff Carlson asked for comment on the cluster of high residential zoning around this site and how it fits within the framework.

Mr. Franke's microphone was glitchy, so information is missing but Commissioner Carlson was happy with the response. Mr. Franke followed up with information from the Imagine Greeley Comprehensive

Plan detailing how this neighborhood is intended to be a “mixed-use high intensity” neighborhood as according to the adopted Land Use Guidance Map. This area has seen a mix of development with single-family detached, row housing, and multifamily residential uses, commercial uses, and institutional uses. The cluster of density in this neighborhood meets the intent of the Land Use Guidance Map and Imagine Greeley Comprehensive Plan. Additionally, this site has been vacant since H-P left Greeley with no other commercial user interest. The multifamily residential use on this site is currently the highest and best use of the site given the growth pressure Greeley faces along with trends of the private market.

Commissioner Carlson was satisfied with that response.

Some discussion took place between Mr. Franke and the Commission regarding traffic plans. Logan Glewen (Civil Engineer - Engineering Development Review) and Don Threewitt (Deputy Director of Community Development) provided more technical information regarding traffic and the study done for this parcel.

Chair Yeater invites the applicant to make his presentation. The applicants, Dustin Jones and Matthew Schildt with Union Crossing 2601 Blake St. in Denver, introduced himself and began his presentation for this project.

Mr. Jones began the presentation by sharing information on their building experience and projects they have worked on in Colorado. This area will help create a less intense traffic impact than what it would be if used for retail use. Mr. Schildt continued the presentation by sharing Weld County current vacancy rates, market rate apartments is less than 5% 4.8 6 as of Q 4 of last year. Weld County absorbed 1,130 units market rate apartment units over the last 4 quarters, which is about 10% of its existing supply of 11,612 units. So, it's an extremely tight market that has a considerable amount of demand. Their project team is extremely committed to quality, and believe their proposal shows that commitment.

Some discussion took place between the Commission and the applicant regarding the commercial pads mentioned and the parking reduction. They discussed how parking will be enforced in the lot itself and outside the community. Mr. Schildt stated they planned for 41 guest parking spaces that will be available next to the clubhouse and pool. They planned for 1.5 parking spaces per unit.

With no further questions for staff or the applicant Chair Briscoe opened the Public Hearing at 1:52 p.m., seeing no request for public comment he closed the Public Hearing at 1:52 p.m. and asked the Commission to take action.

Chair Yeater gives the applicant the option to bring this item back when there is a full board present for a vote (only 5 Commissioners present for this meeting). Applicant Mr. Schildt asked if there was a way to get a sense of what the board's perspectives were before they make a final decision on that. Chair Yeater said the applicant has as much information as he does at this point. The applicants wish to proceed with a vote today.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a 192-unit multifamily development in the C-H Commercial High intensity zone district is consistent with the development code criteria of Section 24-206 B (1-8) and therefore approves the Use by Special Review as submitted. Commissioner Carlson seconded the motion. Chair Yeater and Vice Chair Brisco discussed parking and possible issues with parking on the streets in the future.

Motion carried 5-0

Commissioner Modlin asked a question about this proposal changing the City's transit schedule. Brian McBroom (Director of Community Development) gave information that the Public Works Department is actively working on an updated mobility plan. Don Threewitt (Deputy Director of Community Development) explained that questions regarding the parking reduction and transit credits are referred to in our Mobility and Transit Department. Chair Yeater stated he would like to see these studies included in these types of cases for review.

7. Staff Report

Brian McBroom (Community Development Director) began by sharing that starting the 1st of this year the State of Colorado began accepting licenses for Natural Medicine businesses. Natural medicine is the term used to describe businesses that use psilocybin. Staff worked with the City Attorney's Office and City Council to create a quick amendment to the city's development code to manage where those businesses could be located in the City. Unlike marijuana licensing where Cities have the ability to opt out of marijuana. Licensing Cities are not permitted to opt out of natural medicine licensing. We will be back to the Planning Commission at the next meeting to walk through the Code Amendment, walk through the rationale for that code amendment so that you will be familiar with those new standards.

Concluding, Mr. McBroom stated we are very close to a kickoff meeting for the East Sub Area Plan.

Vice Chair Briscoe requested City staff give the Commission a running tally of total permits. He feels Greeley is getting out of balance and this could shed some light on if that is correct. Commissioner Anderson would like to see the Missing Middle come through. Don Threewitt gave a definition of Missing Middle and conversation continued with the commissioners. A Housing needs assessment and a housing strategic plan are being developed right now and will get this information for everyone.

Discussion moved to the West Greeley, Cascadia project. More information to come once Council decisions are made.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:20 p.m.

Justin Yeater, Chair

Brian McBroom, Community Development Director

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

January 28, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Vice Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Commissioner Jeff Carlson
Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the December 10, 2024, Planning Commission Meeting Minutes

Motion: Commissioner Andersen moved to approve the minutes dated December 10, 2024.

2nd: Commissioner Franzen

Vote: Motion carried 5-0 (Commissioner Carlson and Commissioner Schulte absent).

5. Election of Officers for Planning Commission - Chair

Chair Yeater offers to continue on as Chair.

Chair Yeater introduced the item.

Motion: Commissioner Franzen moves to accept Chair Yeater's nomination as Chair for the upcoming year.

2nd: Commissioner Briscoe.

Vote: Motion carried 5-0 (Commissioner Carlson and Commissioner Schulte absent).

6. Election of Officers for Planning Commission – Vice Chair

Chair Yeater introduced the item

Vice Chair Briscoe offers to continue on as Vice Chair. Commissioner Andersen expresses interest in position.

Motion: Vice Chair nominates Commissioner Andersen as Vice Chair for the upcoming year.

2nd: Commissioner Franzen.

Vote: Motion carried 5-0 (Commissioner Carlson and Commissioner Schulte absent).

7. Staff Report

Don Threewitt (Deputy Director of Community Development) shared:

The Cascadia project is holding some Open Houses at Zoe's. One is Thursday at 5:30 pm and one is Saturday at 10:00am. They will be presenting a little more information and gathering community feedback about the proposal.

Next there will be East Greeley sub area plan and Housing Code update kickoff work sessions in April to get feedback from the Commission.

Asked if anyone is interested in participating in the Development Code Audit & Update Selection Committee. Will have a vendor within the next 6 weeks or so.

The American Planning Association National Conference will be in Denver March 29th – April 1st if anyone is interested in attending.

February 11th we will be having a Landscape Code Amendments work session.

February 25th we will be talking about family definitions and accessory dwelling units as well as providing an update on the Public Works Mobility Plan.

March 11th we will have a work session on Parking and Transit Oriented Communities. Also, we will have our Annual Air Quality Board meeting.

8. Adjournment

Chair Yeater adjourned the meeting at 1:20 p.m.

9. Workshop – Natural Medicine Ordinance

Caleb Jackson (Planning Supervisor) presented an update for the Planning Commission on an Ordinance City Council adopted December 30th regarding Natural Medicine.

Justin Yeater, Chair

Brian McBroom, Community Development Director

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

February 11, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Vice Chair Louisa Andersen
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Larry Modlin
Commissioner Brian Franzen

ABSENT

Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Case SUB2024-0013 Sunset Ridge Market Subdivision, First Filing, Preliminary Plat Continuing to February 25, 2025.

Commissioner Franzen moved to continue this case to the next meeting.
Commissioner Carlson seconded.
Motion carried 6-0 (Commissioner Schulte absent)

5. Code amendments to the Greeley Development Code to rename the General Improvement District (GID) zoning overlay to Downtown Overlay District 1, adjust the boundaries, and clarify the standards. Case CU2024-0004

Chair Yeater introduced the item as published.

Doug May (Planner III) began his presentation by introducing himself and the case as published. He shared background information, the existing GID overlay as well as the proposed expansion and revision to the overlay. Mr. May shared the proposed uses for the project and what the intent was for the project and its uses if approved. The goal of this overlay is to not require parking and landscaping as it is today, but if it is going to be provided, it must meet the standards that are in chapters 8 and 7. Chair Yeater asked for clarification on if these chapters are already in place, Mr. May stated yes they are. More conversation ensued regarding parking requirements in the downtown area. Brian

McBroom (Director of Community Development) added more information to the conversation. Mr. May continued his presentation, stating the proposal complies with Section 24-211 B of the Greeley municipal code. Proper notification has been made for the project. A virtual neighborhood meeting was held in November 2024 for citizens to have the opportunity to weigh in on the project. 10 property owners attended the meeting. City staff has not received any written objections or support. Mr. May has received a few phone calls with questions but no objections or support. Staff recommends approval.

More conversation ensues between the commission and Mr. May regarding the usage of properties already in place and new proposed business usage.

Chair Yeater introduces the public meeting portion of the meeting at 1:38 pm.

Steven Grant, Senior Pastor of Destiny Christian Center at 1019 10th Ave. Greeley, had a question regarding their property. Chair Yeater let Mr. Grant know this is more for concerns instead of questions. Mr. Grant then spoke about how they were not given any understanding of how this will affect local businesses such as theirs and would like more clarification if possible.

Bianca Fisher 2393 43rd Ave Greeley, Executive Director of the Downtown Development Authority. She would like clarification on northern most boundary and what a general improvement district is. Concerned about possible legal implications for taxing districts. Also, how this will work with the redevelopment resource guide specifically related to parking reduction, stormwater and landscaping.

Seeing no other request for public comment, Chair Yeater closed the Public Hearing at 1:43 p.m. and asked Mr. May to help address the concerns. Mr. May and Don Threewitt (Deputy Director of Community Development) helped answer the questions and addressed the concerns from the public. Ms. Fisher gave a better description of what the original taxing district entailed.

Chair Yeater asked the Commission to take action.

Vice Chair Andersen motion, based on the preceding analysis, the Planning Commission finds that the proposed code amendments to the Greeley Municipal Code are consistent with the development code criteria of sections 24-211 B items 1-4 and therefore recommends that the City Council approve the code amendments to the Greeley municipal code as submitted.

Commissioner Briscoe seconded the motion.

Chair Yeater asks that before this goes to Council, the proposal be fully vetted regarding the information discussed today because his voting in the affirmative is on the assumption that we are simply changing to code as it pertains to this area. That we are not affecting in any negative way any tax status or any additional funds that are already in place.

Motion carried 6-0 (Commissioner Schulte absent)

6. Staff Report

Brian McBroom (Community Development Director) began by sharing he has two updates for the Commission. The first one is regarding two neighborhood meetings to share information about the West Greeley Project with the Community. There was a Thursday evening session and a Saturday session. Both were very well attended, around one hundred people attended each meeting. The project itself is still in the negotiation stage. We do not anticipate any submittals until after a development agreement is approved. The second one is regarding the National Conference for the

American Planning Association in in Denver this year at the end of March. Mr. McBroom invited the commissioners to attend if they are interested. Commissioner Modlin had more questions for Mr. McBroom regarding the PUDs that will eventually be submitted to Planning Commission for the West Greeley Project.

7. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:56 p.m.

8. Workshop - Amendments to Landscape Code: Artificial Turf

Don Threewitt (Deputy Director of Community Development) began his presentation by introducing himself, Meg Oren (Landscape Architect III) and the item as published. In October 2023 Council directed our staff to identify a way to allow artificial turf. Then State Bill 24005, which talks about landscaping practices for water conservation, prohibiting Governments from allowing new non-functional turf, effective in January 2026. We had a public open house in October 2024 to walk through some of these issues. Mr. Threewitt shared background information, proposed definitions, existing definitions, landscape preservation and mitigation, criteria and code, proposed additions. Existing City programs for landscape are offered through the Water and Sewer Department.

Conversation ensued regarding Senate Bill 24005 between commission and staff. The conversation continued regarding the definition of Artificial Turf and what that will mean for our requirements, design standards and included suggestions for possible changes and additions.

The workshop ended at 2:47pm.

Justin Yeater, Chair

Brian McBroom, Community Development Director

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 11, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Larry Modlin

ABSENT

Commissioner Brian Franzen

Commissioner Christian Schulte

Chair Yeater stated this meeting will also serve as the Air Quality and Natural Resources Commission at the conclusion of the Planning Commission meeting.

3. Approval of Agenda

Brian McBroom (Director of Community Development) had one minor change to the agenda. The Sunset Ridge Market Subdivision should have been listed as an Expedited Case. We would recommend that this case be handled as an Expedited Case, which would mean no staff presentations unless the Planning Commission or a member of the audience requests one.

4. Sunset Ridge Market Subdivision, First Filing, Preliminary Plat SUB2024-0013. The City of Greeley is considering an application for a preliminary subdivision plat to subdivide a property 6.73 acres in size into four tracts, and dedication of right-of-way. The subject property is located at the northwest corner of the intersection of 59th Avenue and 13th Street and is within the C-H (Commercial High Intensity) Zoning District.

Chair Yeater introduced the item as presented and asked the Commission if they wish to see a presentation. Commissioner Briscoe requested to see the staff presentation.

Jeff Woeber (Planner III) began his presentation by introducing himself and the case as published. He shared background information about the site as well as zoning and land use information for the lots surrounding the site. Mr. Woeber shared the proposed uses for the project and what the intent was for the project and its uses if approved. He shared that the packet included various plans for the subdivision and shared the overview of them.

He continued, stating the proposal complies with Section 24-203 B (1) of the Greeley municipal code. Proper notification has been made for the project. City staff received one phone call several weeks ago regarding general questions and are not aware of any opposition. Staff is recommending approval.

Conversation ensued between the commission, Mr. Woeber, and Thomas Gilbert (Civil Engineer IV) regarding 65th Avenue, other roadways connected to this project, and sanitary sewer flow. Vice Chair Andersen asked for clarification that the primary purpose of this project is to establish the right of way of the roads and Mr. Gilbert confirmed she is correct.

Chair Yeater asked if the applicant was present and wishing to make a presentation. Seeing none, Chair Yeater opened the public hearing portion at 1:22pm.

Hearing none, Chair Yeater closed the public hearing portion at 1:22 pm and asked the Commission to take action.

Vice Chair Anderson moved based on the application received in the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code section 24-203 B (1) and therefore approves the preliminary subdivision plat as presented.

Commissioner Modlin seconded the motion.

Motion carried 5-0 (Commissioners Franzen and Schulte are absent)

5. Mobility Development Plan

Chair Yeater introduced the item as presented.

Will Jones (Deputy Public Works Director) began his presentation by introducing himself and the plan as published. Mr. Jones handed the rest of the presentation over to Hannah Feldman (Transportation Planner with Public Works Department). Ms. Feldman provided background information, steps taken to create the plan and the objective of the proposal. They are recommending adoption of the Mobility Development Plan.

Discussion ensued regarding the meaning of micro transit between the commission and Ms. Feldman. Discussion continued regarding the financing for this service. Will Jones gave more information on the financing portion of the plan. The discussion then moved over to route schedules. Michelle Johnson (Mobility Manager) added more context as to how they came up with these ideas and what issues they found with public transit while preparing for this project.

Commissioner Carlson moved to recommend adoption of the Mobility Development Plan

Commissioner Briscoe seconded the motion.

Motion carried 5-0 (Commissioners Franzen and Schulte are absent)

6. Staff Report

Brian McBroom (Community Development Director) shared:

Denver Convention Center is hosting the American Planning Association National Conference at the end of this month. For those of you that signed up, I hope you're looking forward to that. Mr. Threewitt will be presenting at the National Conference at the end of this month. Don is also a

representative from our Communication and Engagement Department will be sitting on a panel talking about the housing needs assessment and the 10th Street area plan. The 10th Street plan won an award from the state chapter of the American Planning Association. The second update you heard reference in the prior presentation about the West Greeley project also referred to as Cascadia. It is still working through the negotiation of a development agreement between the city and the developer. The third community meeting is planned for this Saturday at 10:00 am at the funplex. So, commissioners or residents who have an interest in learning more about the Cascadia project are encouraged to attend that community meeting. I think it's scheduled from 10:00 am to 11:30 am this Saturday, the 15th at the Funplex.

7. Adjournment

Chair Yeater adjourned the meeting at 1:49 p.m.

Justin Yeater, Chair

Brian McBroom, Community Development Director

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 25, 2025

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM. Mr. Yeater started the meeting by referring to two important pieces of paper on the table by the door. The first one is a copy of the agenda for the meeting. The second one is the sign-up sheet for anyone who would like to speak during the public portions of the meeting today.

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

ABSENT

None

3. Approval of Agenda

There were no changes to the agenda. Chair Yeater reminded staff to add meeting minutes to the next meeting. Brian McBroom (Director of Community Development) stated he would have an update for that in his staff report at the end of the meeting.

4. A public hearing to consider a request for approval of a preliminary subdivision SUB2023-0020 of 34.63 acres of land into 10 single-family lots, 2 Outlots, and dedication of rights-of-way. The subject property is located north of O Street, east of N. 47th Avenue, and south of AA Street.

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. Seeing none, Chair Yeater suspended the presentation and turned it over to the commission for action. Commissioner Briscoe asked staff a question regarding sanitary sewer for this project. Logan Glewen (Civil Engineer I – Engineering Development Review Department) answered. Commissioner Franzen asked if the applicant of the project was planning to build homes on all lots. Eric Wernsman from Wernsman Engineering and Land Development representing Travis Tucker, answered yes, he believes Mr. Tucker intends to build houses on every lot.

Commissioner Schulte moved based on the application received in the preceding analysis. The Planning Commission finds that the proposed preliminary subdivision plant is in compliance with development code section 24- 203 B (1) and therefore approves the preliminary subdivision plant as presented.

Commissioner Carlson seconded the motion.

Motion carried 7-0

- 5. A public hearing to consider a request from Sandbox Solar ZON2024-0005, to rezone approximately 14.41 acres of a 132.17-acre parcel located north of County Road 56 and east of 95th Avenue from H-A (Holding Agriculture) to R-E (Residential Estate).**

Chair Yeater introduced the item as published.

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. Seeing none, Chair Yeater asked the commission if there were any questions for staff. Seeing none, Chair Yeater asked if the applicant was in attendance and wished to make a presentation. Troy Spraker of Lamp Rynearson, representing the developer, was in attendance and did not provide a presentation, but stated he was available to answer questions. Chair Yeater asked the commission if they had any questions for the applicant. Seeing none he turned it over to the commission for action.

Vice Chair Anderson moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from holding agriculture to residential estate is in compliance with Section 24-204 B. of the Development Code and therefore recommends approval to the City Council.

Commissioner Schulte seconded but asked if we needed to see if there were any public comments on these expedited cases presented today. Chair Yeater affirmed and asked if anyone in attendance wished to speak on this agenda item at 1:21pm. Seeing none, Chair Yeater called for a vote.

Motion carried 7-0

- 6. A public hearing to consider a request from Avant Civil Group, on behalf of Crow Creek Construction LLC SUB2024-0025, to consider a request for approval of a preliminary subdivision of 7.43 acres of land (Tract 2 of the Mountain Vista Filing 3 Subdivision) into 26 residential lots and 2 outlots to serve future residential development as well as open space and rights-of-way. The property is generally located in the Mountain Vista Subdivision, at the northwest corner of 82nd Avenue and 19th Street.**

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. There was one person wishing to see a presentation.

Katelyn Puga (Planner III) began her presentation by introducing himself and the case as published. She shared background information about the site as well as zoning and land use information for the lots surrounding the site. Ms. Puga shared the proposed uses for the project and what the intent was for the project and its uses if approved. She shared that the packet included various plans for the Subdivision and shared the overview of them. The proposal meets all the requirements for our neighborhood features as well as landscaping perimeter treatment plan requirements. It was also

reviewed under Section 6 for water conservation and met that requirement as well.

Discussion ensued between the commission and Ms. Puga regarding concerns about the setback on the east side that is going to be a retention pond. Thomas Gilbert (Civil Engineer IV) gave further explanation that yes there will be a detention pond on the east side of this property that will attenuate any stormwater flows and release into the existing Mountain Vista detention pond that exists already on the west of this site.

Chair Yeater asked the commission if there were any other questions for staff. Seeing none, Chair Yeater asked if the applicant was in attendance and wished to make a presentation. Joel Hemesath 7251 W 20th Street introduced himself and stated he does not have a presentation, but he is present to answer any questions. Chair Yeater asked the commission if they had any questions for the applicant.

Seeing none, Chair Yeater opened the public meeting portion of the meeting at 1:31pm. He asked if anyone in attendance or online wished to speak. Seeing none, Chair Yeater closed the public meeting at 1:31pm. And turned it over to the commission for action.

Vice Chair Anderson moved based on the application received in the preceding analysis. I move that the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with the Development Code section 24-203 B (1) and therefore approves the preliminary subdivision plat as presented.

Commissioner Schulte seconded.

Motion carried 7-0

7. Staff Report

Brian McBroom (Community Development Director) began by introducing Paloma Duran (Planner I) and will be focusing on Housing Development.

Next a reminder The National Conference of the American Planning Association begins this Friday and the Denver Convention Center. A number of staff will be present. Don Threewitt (Deputy Director of Community Development) and Nelvis Alvarez, a representative of Communications and Engagement, will be speaking at the conference in Monday's session. We are very proud of them.

Thirdly, at tonight's City Council work session, there are a couple of important topics. There will be an update on a downtown civic campus concept. Richmark Development Company will give a presentation, part will be made by Adam Frazier, and part will be City staff. Next is an overview of the financial model for the Cascadia Project.

Finally, the question was raised about Planning Commission Minutes. Sara Aragon (Office Manager) has not been with us for the last few weeks. She has the responsibility of preparing those minutes. She is unexpectedly out for medical reasons, and it has been turned into a bit of an extended leave. This task takes a bit of skill and would take some time to train another staff member to do that. So with your patience we will catch up on those minutes when Sara returns, she is expected back next week. Conversation ensued between the commission and Mr. McBroom regarding what we are using for Council in lieu of the minutes at this time.

Commissioner Franzen asked where we are with Astroturf. Mr. McBroom stated they are very preparing a quite detailed proposal amendment to the development code that would permit artificial turf. We are waiting also for the State Legislature to finalize their proposal. Don Threewitt (Deputy Director of Community Development) gave specifics on the State Legislature restrictions we know right now.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:40 p.m.

Justin Yeater, Chair

Brian McBroom, Community Development Director



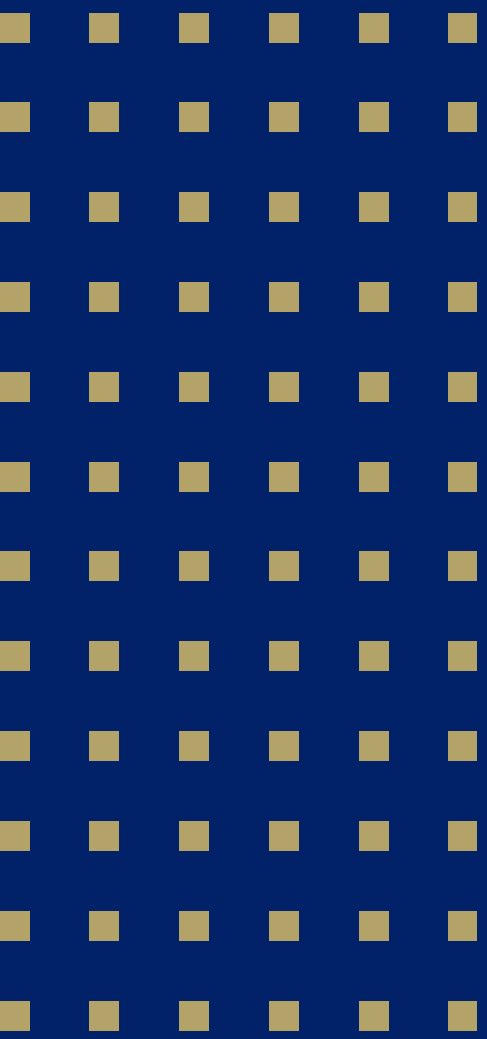
Community Development Small Business Grant Program

Brian McBroom, Director of Community Development
Don Threewitt, Deputy Director of Community Development
Katelyn Puga, Planner III
Tina Close, P.E. Civil Engineer III
May 2025

Agenda



- Small Business Challenges and Goals
- Small Business Land Use Center
- Program Qualifications
- Technical Assistance Services
- Grant Awards
- Case Studies
- Program Stages
- The SBLUC Difference

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Challenges and Goals

Development Review for Non-Developers

Challenges

- ✓ Financial costs and burdens for small businesses to hire technical professionals.
- ✓ Limited understanding of the development process for small businesses without development experience.
- ✓ Unanticipated site improvement requirements to meet City code and criteria.
- ✓ Additional costs related to Development Review for small business projects.

Goals and Objectives



Provide accessible and easily understood information



Prepare applicants for application fees and related costs



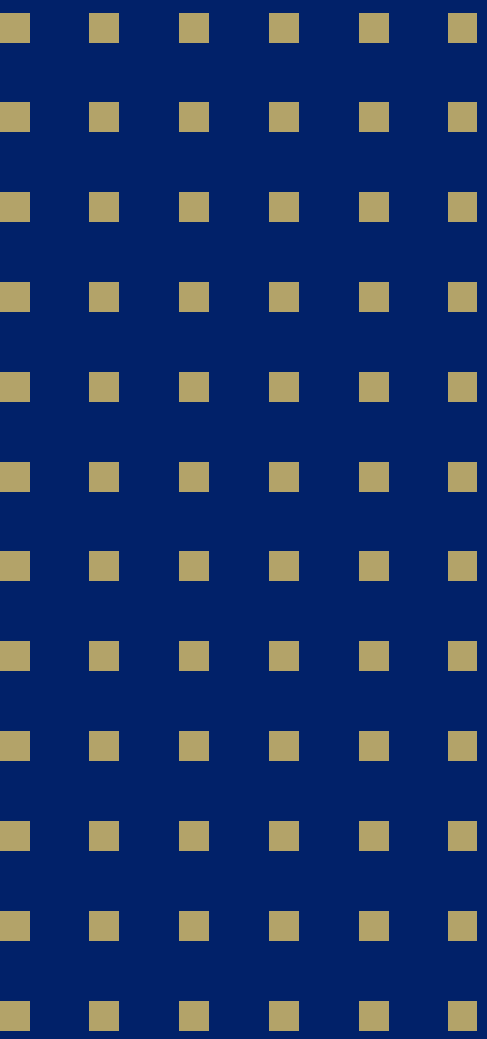
Educate applicants on the importance of hiring a qualified professional



Breaking down barriers through individualized customer service for the Development Review process



Supporting the cost of hiring a professional

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Small Business Land Use Center (SBLUC)

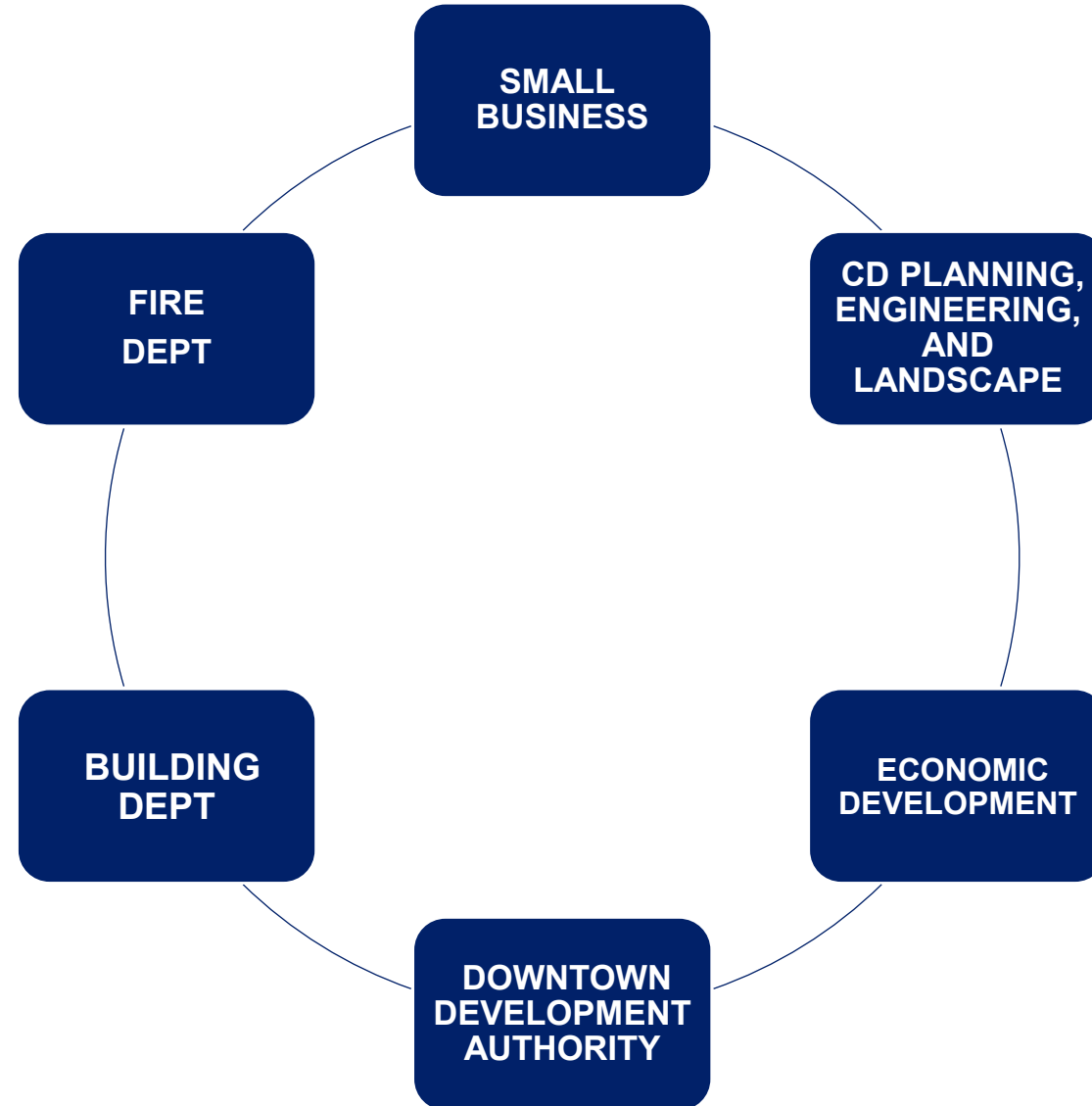
One-Stop Shop Collaboration

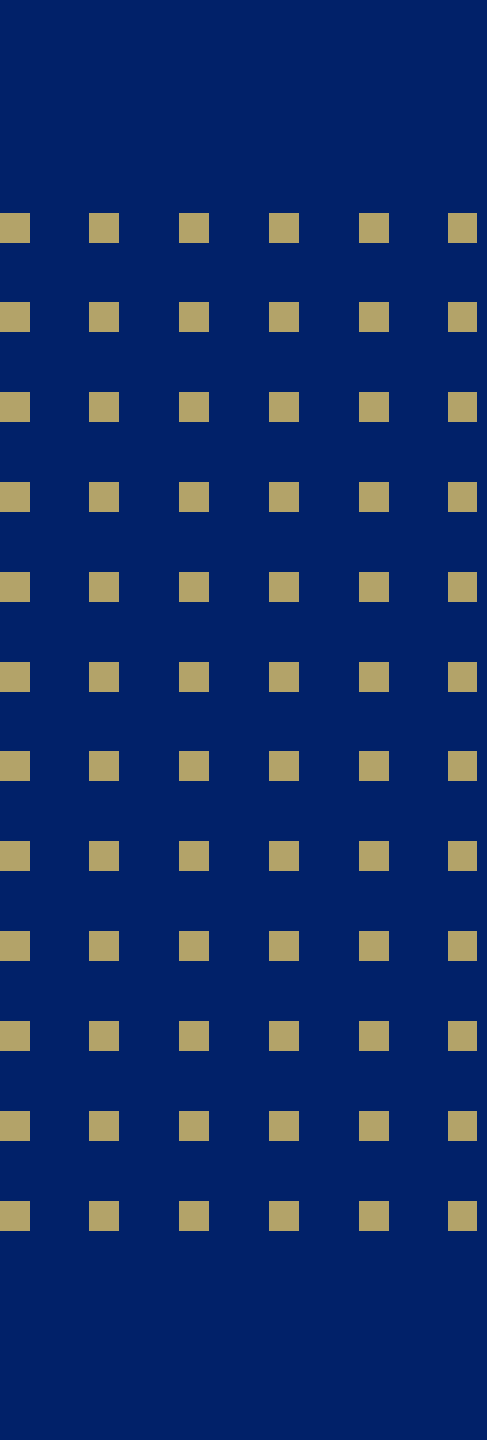
Small Business Land Use Center

Small business land use center would provide applicants a one stop shop:

- ✓ Individualized customer service - Planning and Engineering Review
- ✓ Detailed explanation of the required processes in Development Review
- ✓ Simplified explanation of required improvements by the different City departments
- ✓ Partnership to walk through the development review process to approval

One-Stop Shop Community Partners





Program Qualifications

Business Qualification Requirements

Business Qualification Requirements

LOCATION

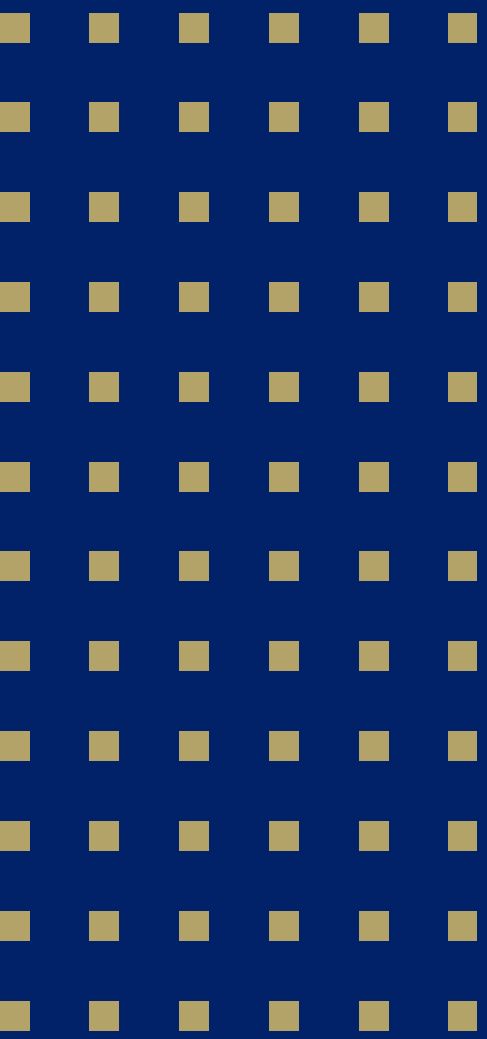
- Must be located within the City of Greeley and demonstrate ownership or lease agreement for property within the City. **Or**,
- Looking to locate in the City of Greeley, with a designated location in mind.

SCALE

- Must be an independently owned business looking to locate in a space under 20,000 square feet, **Or**
- Business has less than 25 employees.

INTENT

- Has a conceptual idea for a project located within the City and intends on submitting a Scoping Review request.

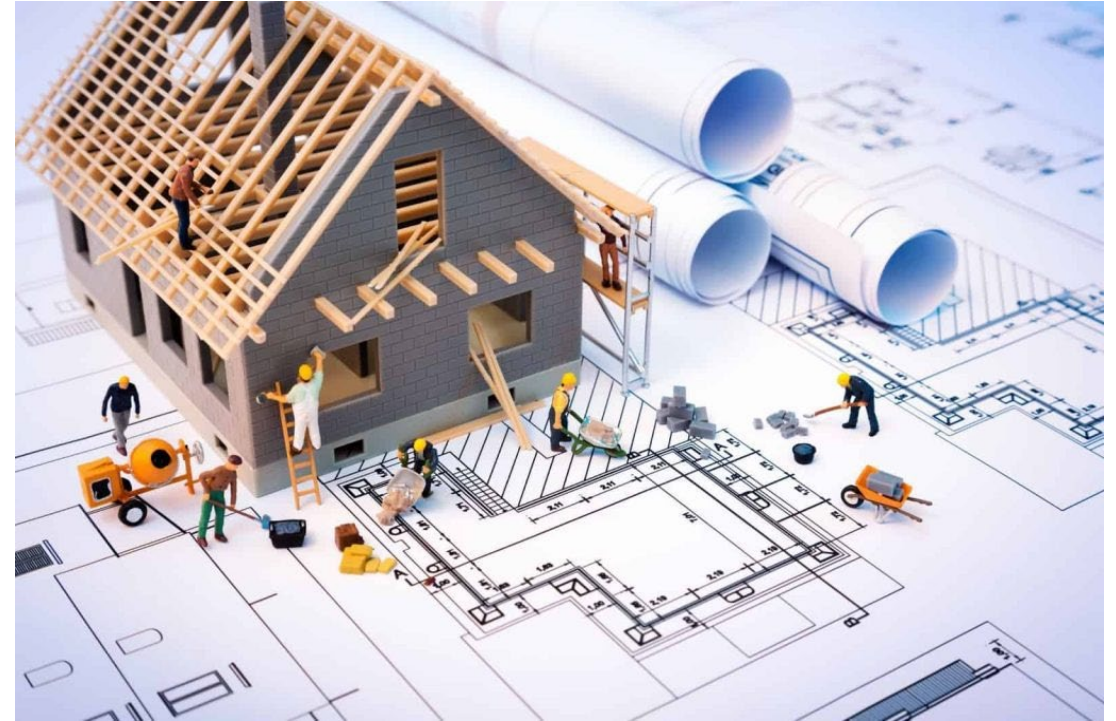
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Technical Assistance Services

Eligible Expenses

Qualified Technical Services

- Project Management
- Site Planning
- Landscape Design
- Civil Engineering
- Surveying
- Lighting Design
- Architecture
- Fire, Environmental, and Hazard Consultations
- Tenant Improvement Technical Services



Grant Awards

Area 1

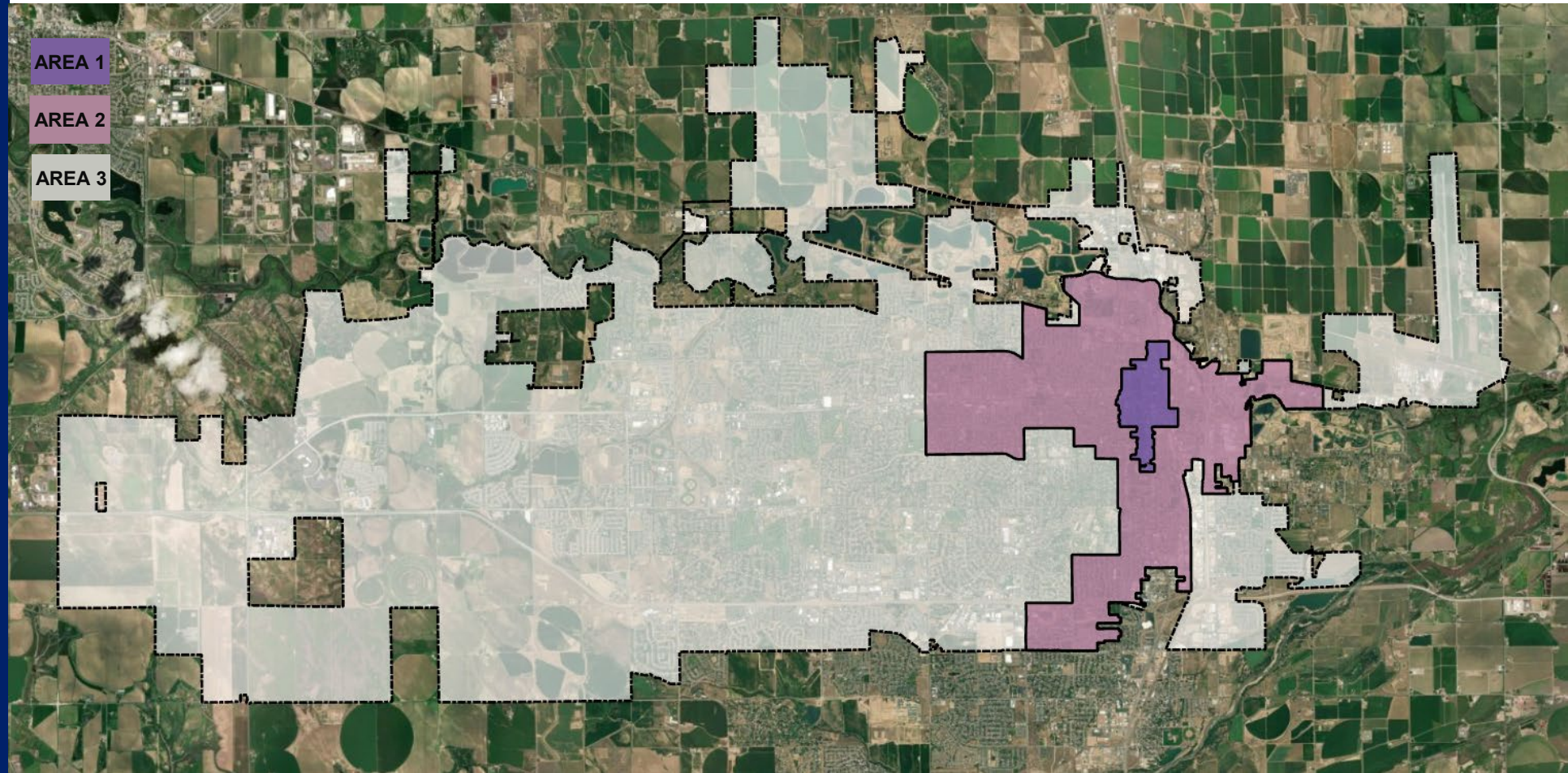
- Downtown District
- \$5,000

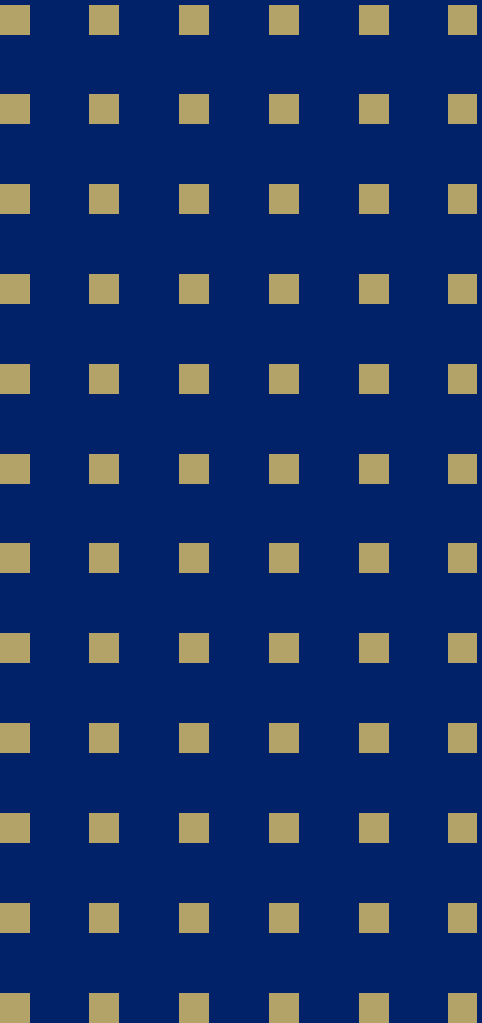
Area 2

- Redevelopment District
- \$4,000

Area 3

- All other property within City limits
- \$3,000



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Case Studies

AREA 1

(Downtown)

A property owner wants to open a new business in a building that requires rehabilitation from a bean factory into an entertainment use in Downtown Greeley. A Site Plan Review is required for the change of use. They need technical drawings for the application.

AREA 2

(Redevelopment)

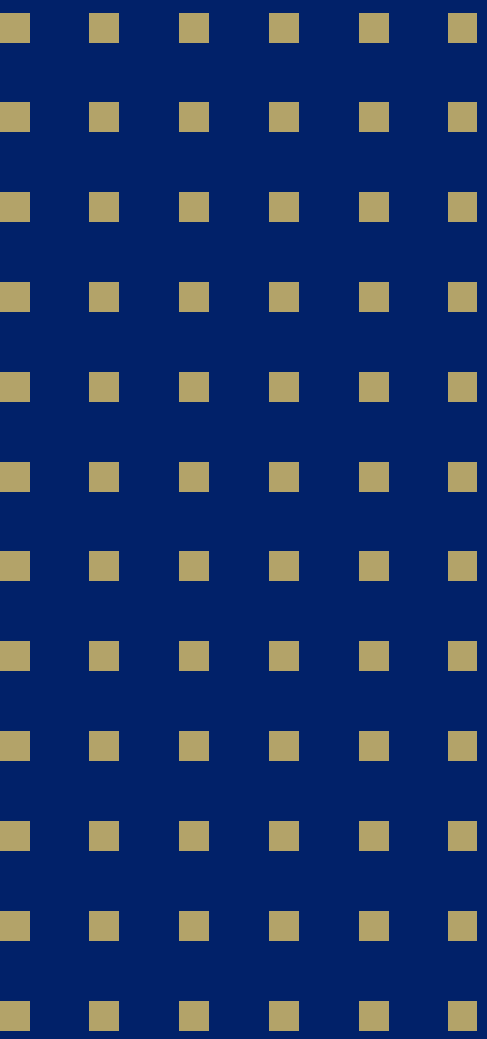
An applicant leased a vacant building north of downtown. They applied for a business license to open a bar, not understanding a Site Plan Review is required for the change of use. The site lies in a flood zone. They need a civil engineer for technical reports and drawings.

AREA 3

(Within City Limits)

An application came in for a dog grooming facility southwest of 59th Avenue and 10th Street. They wanted to make minor changes on the property, not knowing they had a large water main crossing the property. They needed technical design for the improvements, and survey to record an easement.



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Program Stages

Small Business Land Use Center

Program Stages

Eligibility Review

Concept Questionnaire is submitted and is considered for Technical Assistance grant eligibility. Initial meeting with CD Staff is set up.

Concept Plan Review

CD staff will meet with applicant and provide a customized plan with clear direction and feedback on concept plan to set the project up for success.

Grant Award

Candidate is evaluated by team for technical assistance grant eligibility.

Plan Reviews

Plans are submitted to the Development Review process. Grant Awards are distributed after the first submittal review.

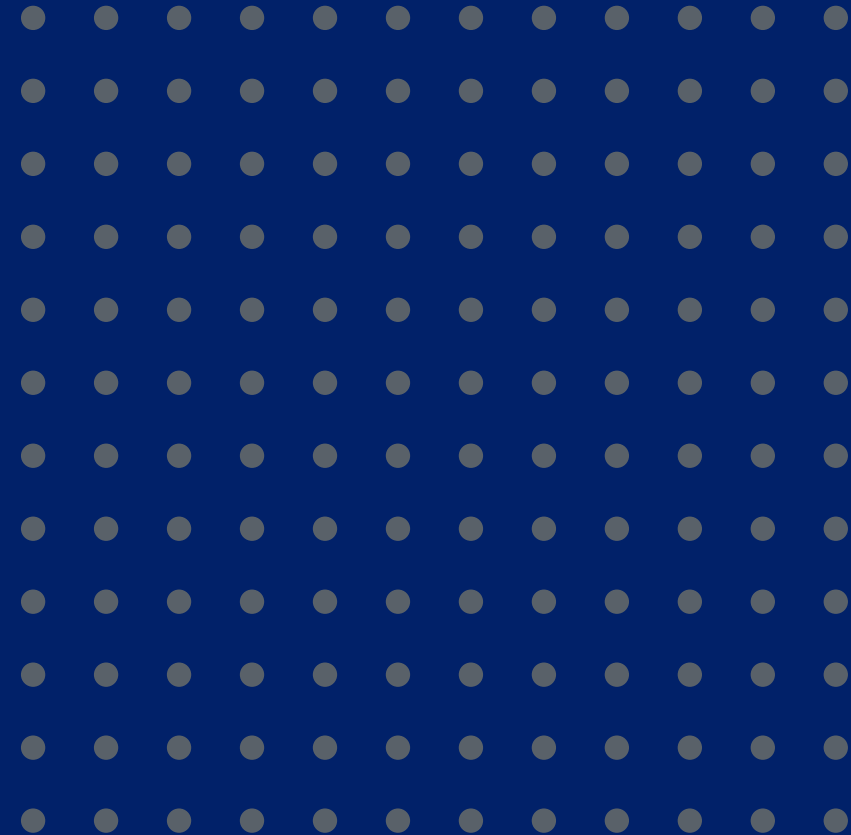
Post-Grant Award

CD staff will continue to work with the applicant through development review approval, the permit process, and construction.

The SBLUC Difference

- ✓ Providing a One-Stop-Shop experience. All areas of expertise in city consulted and coordinated under one process.
- ✓ Specialized customer experience with process resources.
- ✓ Working with a creative and knowledgeable team to approach challenging circumstances with alternative solution options.
- ✓ Grant award opportunity.

Thank you





Poudre River Restoration Initiative (PRRI) & Floodplain Considerations

**Planning Commission
May 27th, 2025**



Agenda



- PRRI Project Overview
- Phase 2 Update
- Floodplain Considerations
- Discussion
- Next Steps

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



The Poudre River Today

PRRI Project Goals – 20 Year Plan

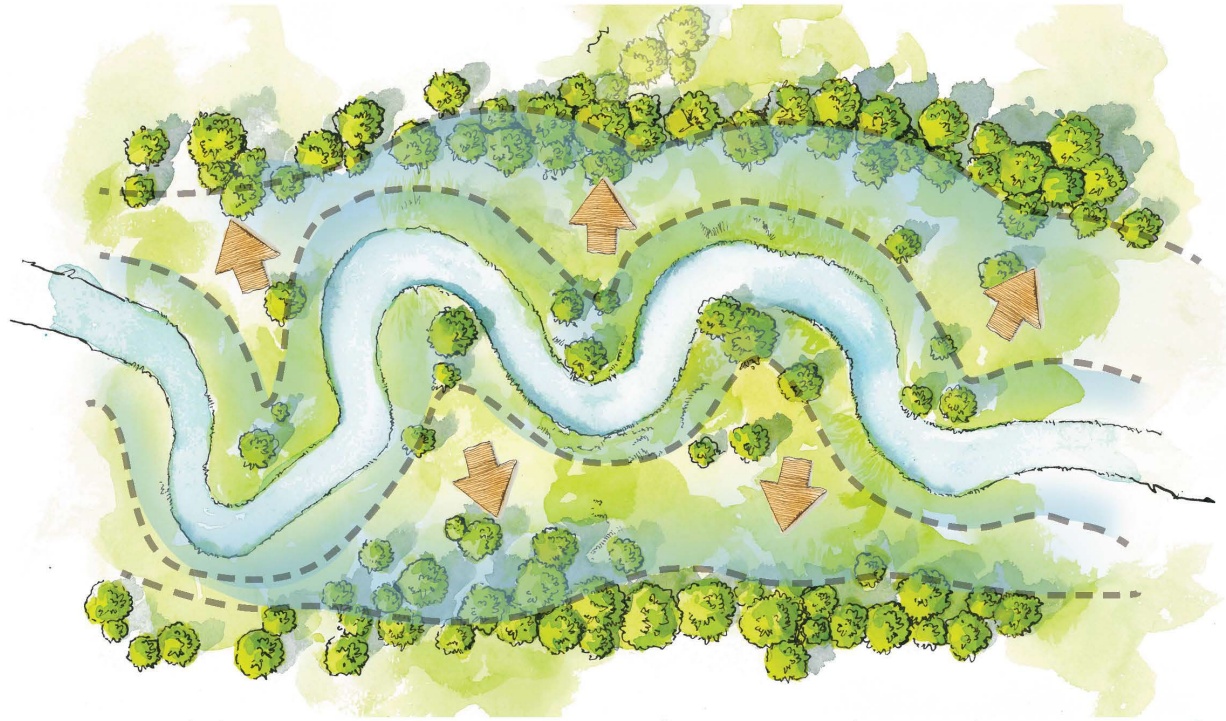


- Strategy to pass the 100-year Flood Event & Protect City Fabric
- Make the Poudre River a Community Anchor & Economic Driver
- Restore Wildlife Habitat & Natural River Features
- Improve Pedestrian Circulation & Access
- Support Greeley's Growth by Making the River Welcoming & Expanding Recreational Opportunities

Planning Principles

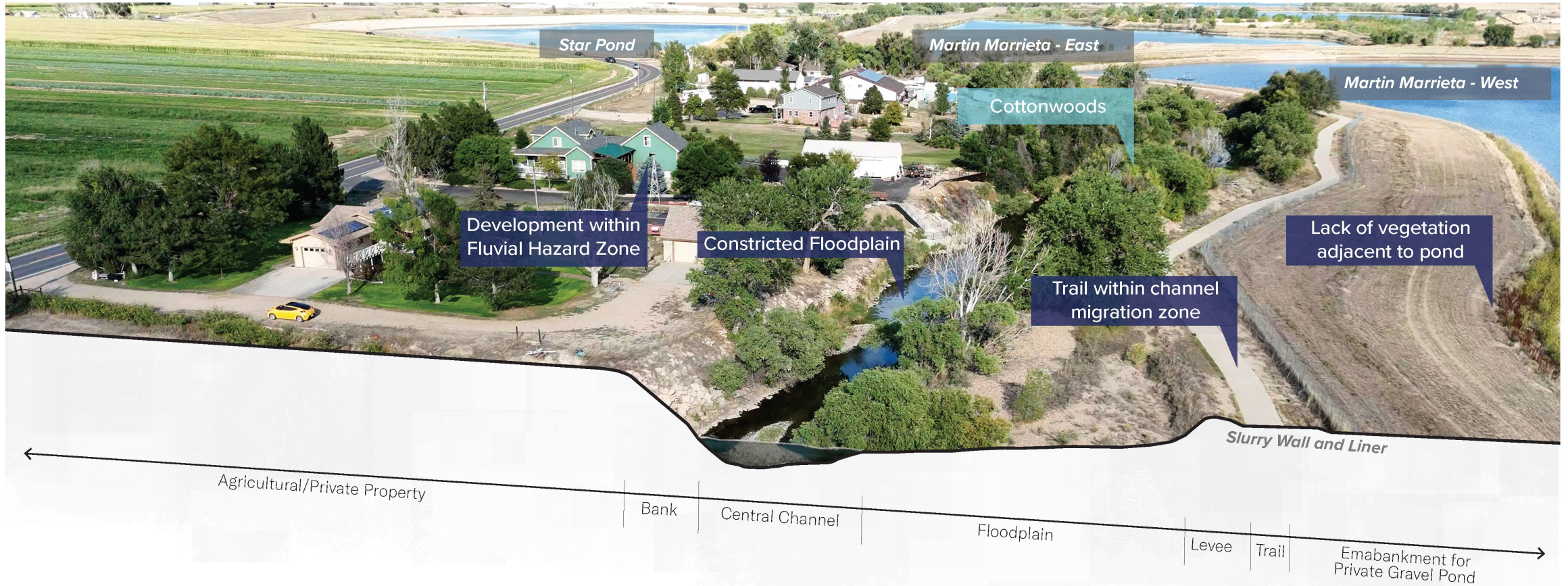
Observations

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



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

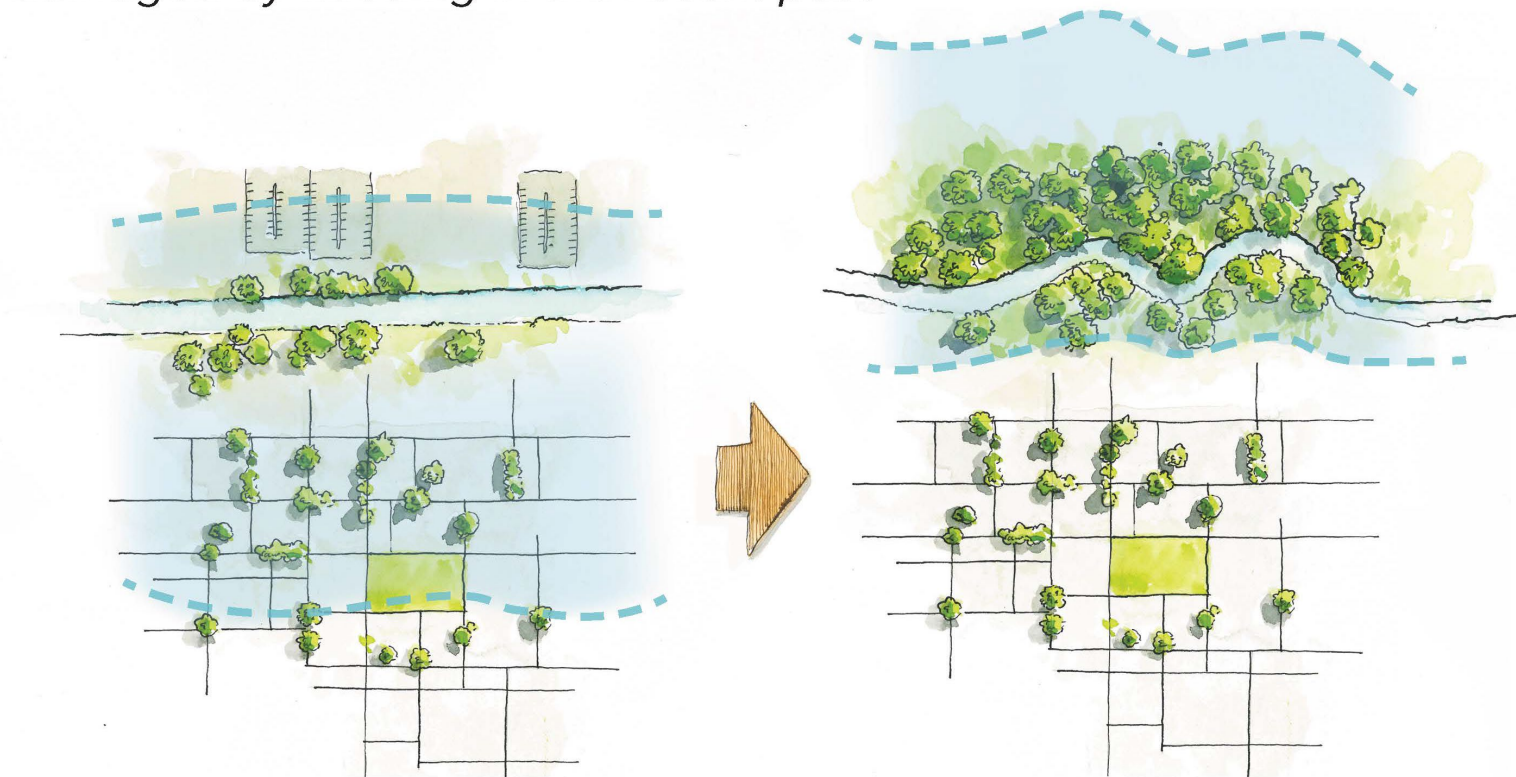
Disconnected Floodplain



Planning Principles

Observations

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



Reduce flood and geomorphic risk in the river corridor

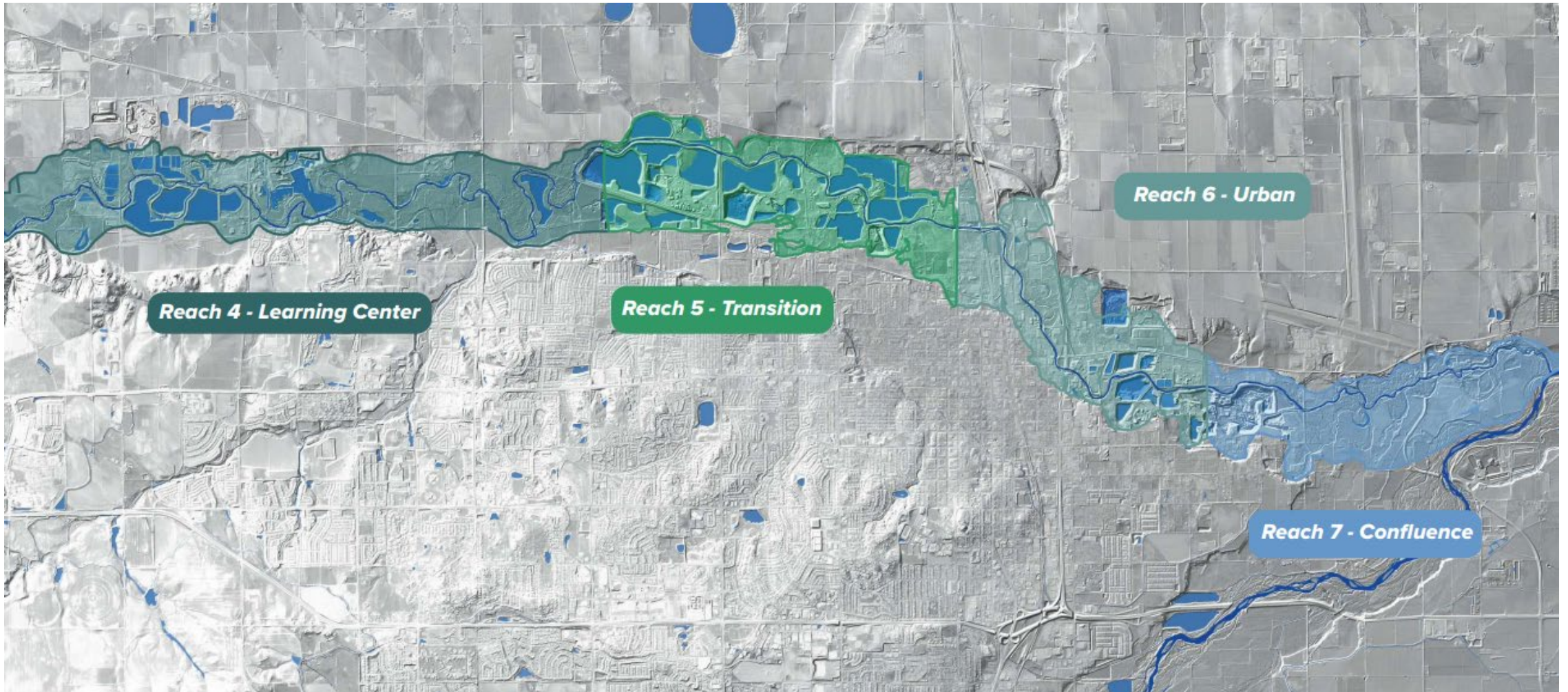


Extreme Flooding - Greeley, CO - 2013

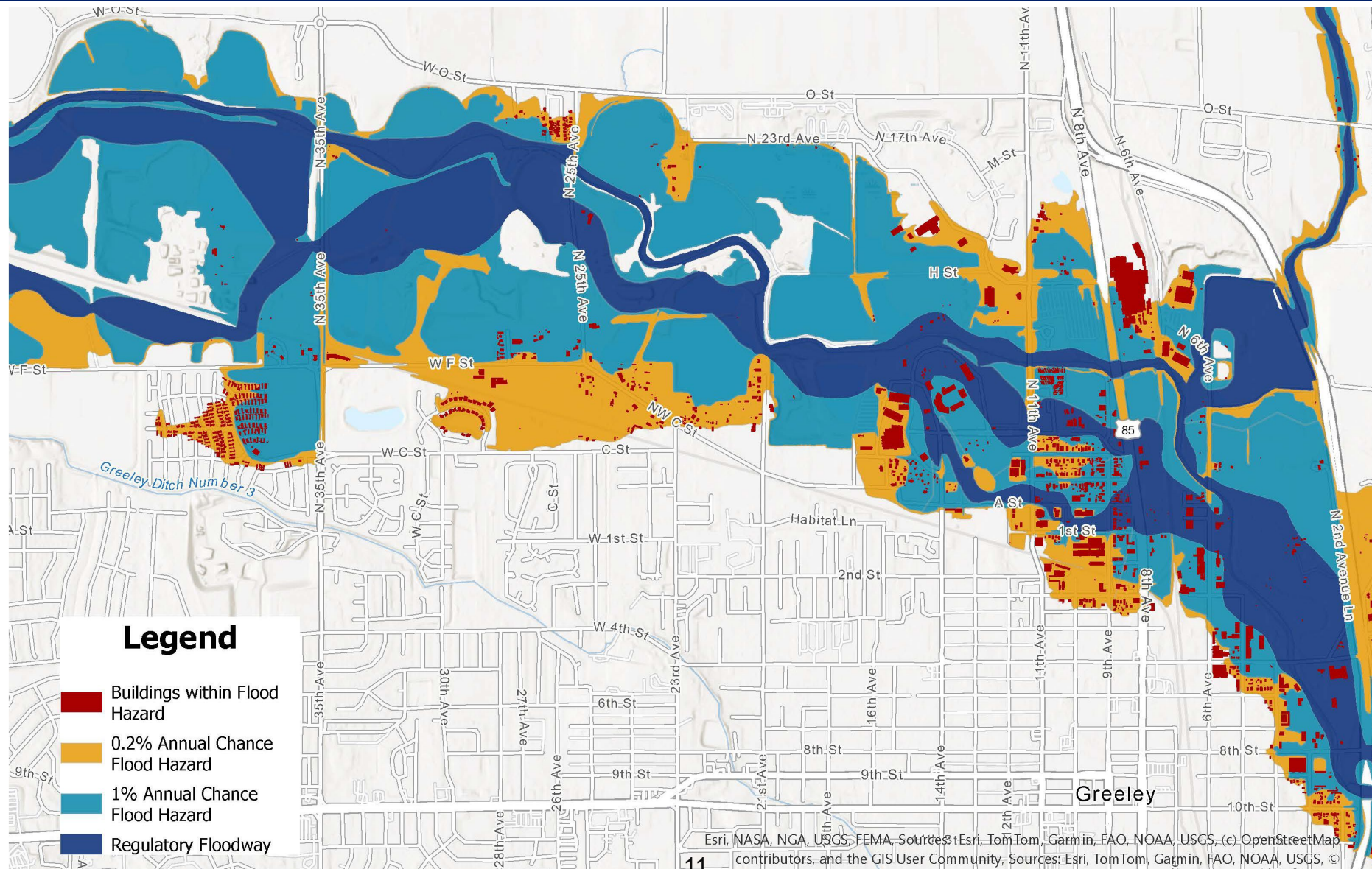
River Corridor Opportunity Framework



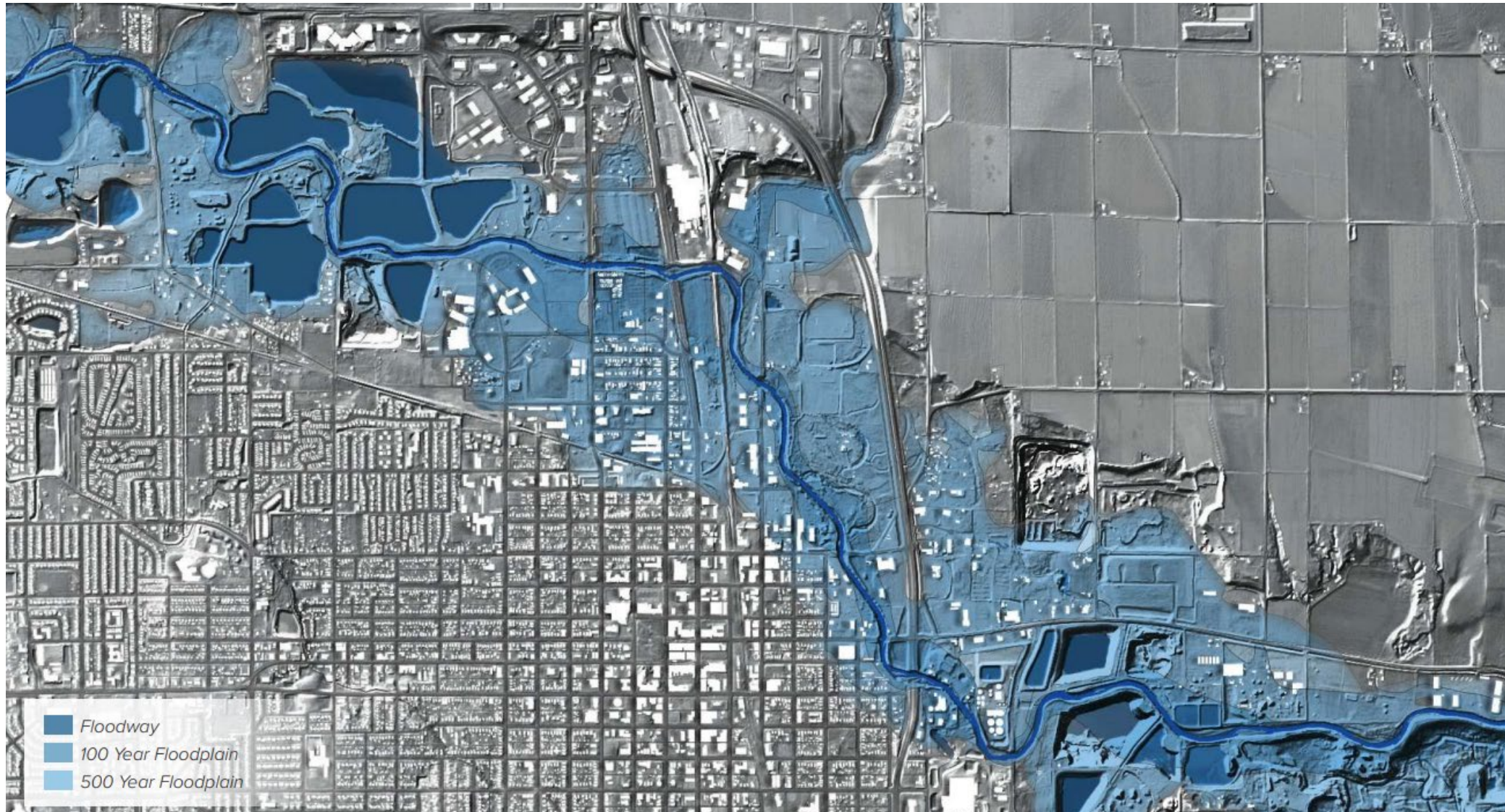
Poudre River Reaches in Greeley



Phase II Study Area



Downtown in Floodplain



Floodplain Considerations

- Significant investment needed to address existing risks along the Poudre River
- Responsibility to ensure that future development does not exacerbate floodplain issues or increase the risk of damage and losses from flooding associated with development in the floodplain
- Leveraging local knowledge can improve floodplain regulations tailored to Greeley's specific conditions
- Protecting the floodplain now helps “stop the bleeding” and build long-term resilience
- Supports the vision and goals of the Poudre River Restoration Initiative

Discussion

- Alignment with and consideration in:
 - Underlying Zoning & Land Use
 - Long-Range Planning efforts
- What else can we address in the enhanced Floodplain regulations and/or PRRI that would best support your role as Planning Commissioners?

Next Steps

- Finalizing scope of work for enhanced floodplain regulations
 - PC briefing will be included in this effort
- PRRI Phase 2 Design unveiling this summer
- Continue to rely on the Comprehensive Plan for land use guidance—reflects nuanced floodplain, safety and resilience considerations



**Additional
Questions?**

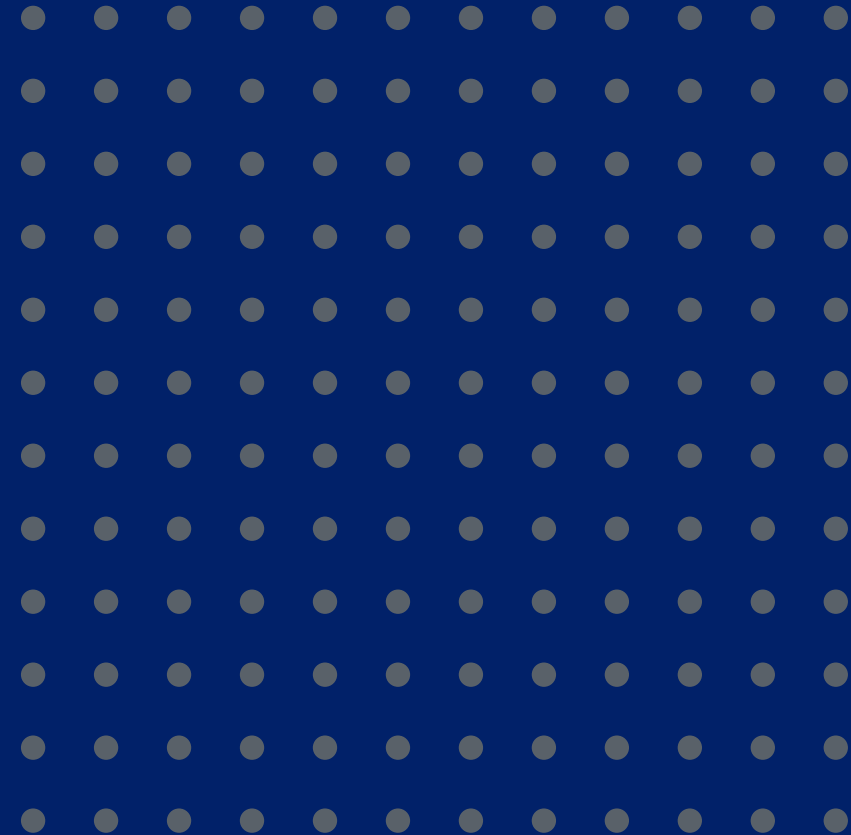


Stay Involved With the Poudre River Restoration Initiative!



Visit us at [https://speakupgreeley.com/
poudre-river-restoration](https://speakupgreeley.com/poudre-river-restoration)

Thank you





Community Development Affordable Housing Land Use Center (AHLUC) Program

Brian McBroom, Director of Community Development
Don Threewitt, Deputy Director of Community Development

May 27, 2025 – City Council Work Session Meeting

Agenda



- **Purpose:** Information only
- Program Overview
- Funding Opportunities
- Related Opportunities
- Prop123 Expedited Review requirements
- Benefits and Next Steps

AHLUC Program Overview

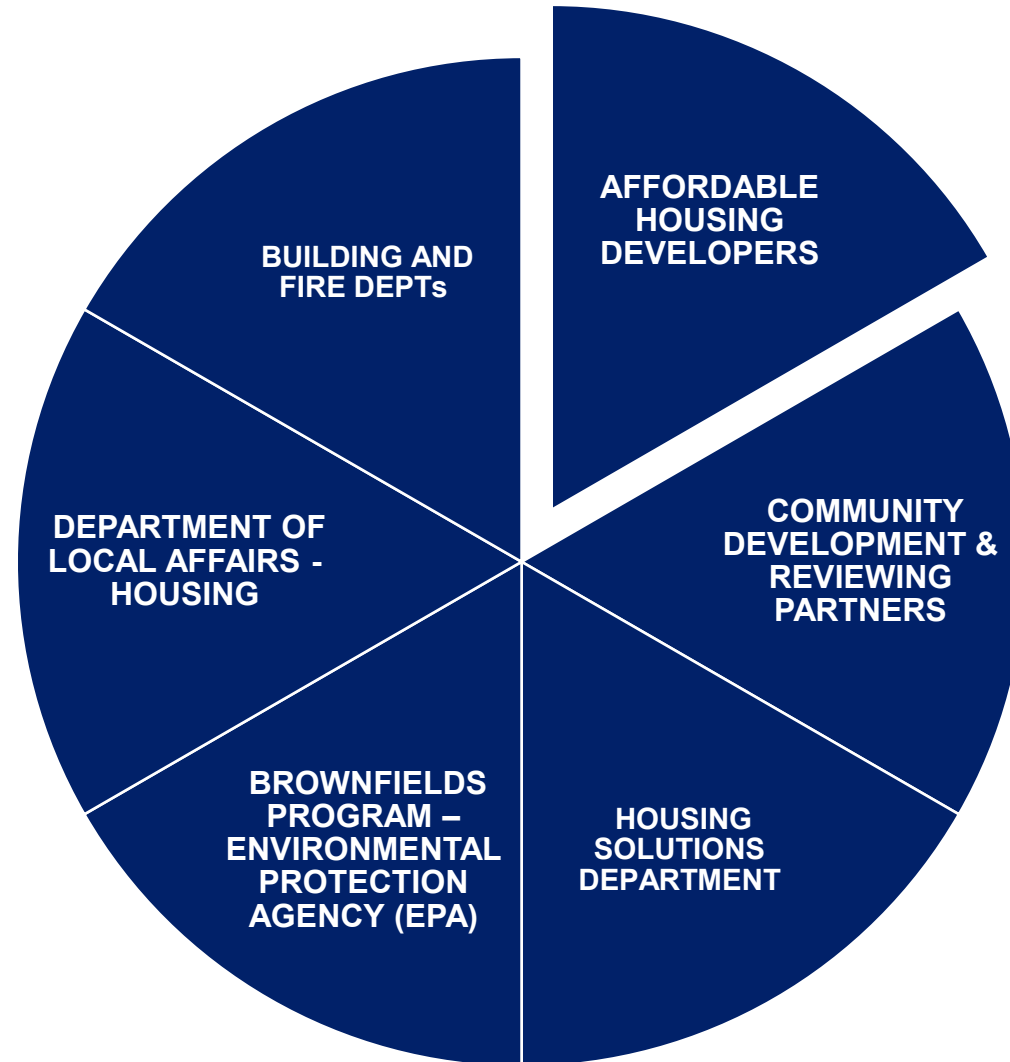
Direct assistance for affordable housing developers, an expedited review timeline, and coordinated funding opportunities

Additional incentives and programs may be offered through the Housing Solutions Department. This program focuses on the development review and building permit processes.

- ✓ Concierge Development Review Assistance
- ✓ 90-Day Administrative Application Decisions (~~1/1/2027~~ **12/31/2025**)
- ✓ Environmental Studies and Concept Site Planning via Brownfields Program
- ✓ August 2025 anticipated adoption - Affordable Housing Development Code
- ✓ *Upcoming:* Pre-development grants for Affordable, Owner-occupied homes*

*subject to funding availability

Coordinated Community Partners



Program Requirements

LOCATION

- Must be located within the City of Greeley, *OR*
- Looking to locate in the City of Greeley, with a designated location in mind.

QUALIFICATIONS

- Financial: Affordable housing as determined by City Code;
- Expedited Review: All housing products (for eligible review processes);
- Brownfield: Eligible redevelopment sites only
- State Grants: Variable qualifications, 100% AMI for owner-occupied

Concierge Development Review

Housing Development Review Coordination:

- Affordable Housing Planner
 - DOLA funded
 - Subject matter expert
- Direct Liaison with Housing Solutions team
- Fast-track Development Review process
- Progress and performance tracking via real-time dashboard



Expedited Development Review



- **On-track for December 2025 implementation**
 - Prop123 requirement – 1/1/2027
- 90 days from complete application to decision
- Higher scrutiny at application completeness check
- Applicant may opt out, request one 90-day extension to address comments, or withdraw in lieu of denial; staff may request one 30-day extension
- Increased review & staff engagement prior to application (Scoping, Pre-Application, Administrative Review Team)
- Minimize or eliminate internal referral times (EDR, LA, and Planning review on behalf of other city departments based on adopted criteria)

Fast-track Eligibility

Enabled for:

- Site Plan
- Minor Subdivision
- Alternative Compliance
- Variance/Minor Variance
- Administrative Appeals
- Easement Vacation/Dedication
- Building Permits (most)
- Temporary Use Permits (most)

MAY be enabled for:

- Construction Documents
- Minor PUD Amendments
- Use by Special Review
- Major Subdivision – Final Plat
- Right-of-Way Vacation/Dedication

Ineligible for:

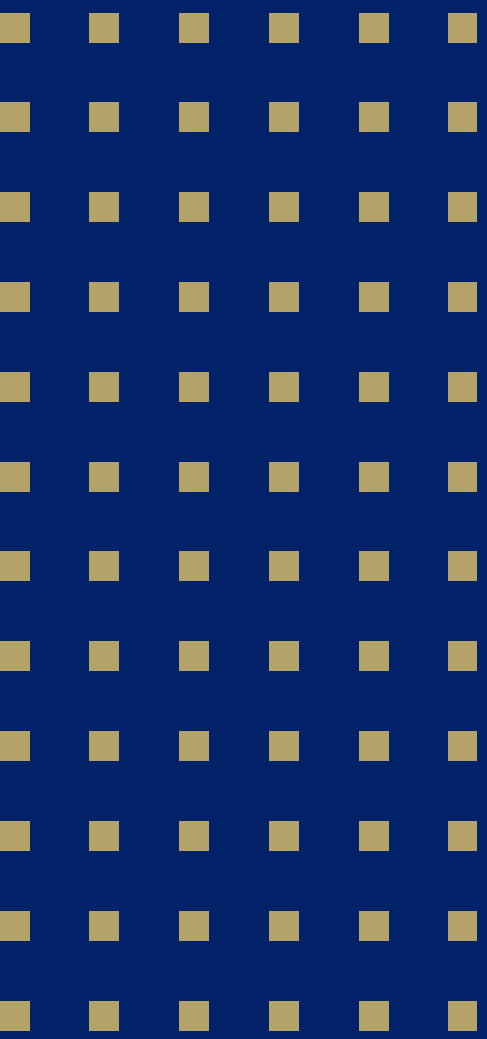
- Annexation
- Planned Unit Development (PUD)
- Rezoning
- Comprehensive Plan Amendments
- Preliminary Subdivisions
- Small Business Land Use Center (SBLUC) projects

Brownfield Assistance

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence *or potential presence* of a hazardous substance, pollutant, or contaminant:

- Available to eligible redevelopment sites (own or rent)
- Phase 1 and Phase 2 (if needed) Environmental Studies by city Brownfield consultants
- Technical Assistance and application sponsorship for required, eligible cleanup activities
- Concept design and site planning technical assistance for site-specific planning
- Structural and Mechanical, Electrical, and Plumbing (MEP) reports for eligible structures



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Pre-development Grants for Owner-occupied homes

Eligible Expenses via Department of Local Affairs funding



Pre-Development Assistance Services for Owner-Occupied Affordable Homes

- **DOLA Predevelopment grants up to \$25,000 for:**
- Architecture
- Civil Engineering
- Site Planning
- Surveying
- Landscape Design
- Attorney fees
- Fire, Environmental, and Hazard Consultations
- Grading

Q2 2025 funding obligated, waiting for next cycle

Program Benefits

- Remain compliant with Proposition 123 requirements
- Maintain reputation for efficient, capable development processes
- Build reputation as a city of choice for high-quality development projects
- \$50,000 “bonus” DOLA funding if affordable housing fast-track is implemented by 12/31/2025

Future Steps

- Dedicated Affordable Housing Code as distinct section of Greeley Development Code (August 2025)
- Fast-track review for all project types, 90% of all eligible development reviews completed in 90 days (90 x 90 initiative)
 - 2026 implementation
- Explore city sourcing of pre-development grants for owner-occupied affordable housing

Program Stages

Current	August 2025	December 2025	Q2 2026	2026 and Beyond
115-day average for eligible development review processes	Affordable Housing Development Code, as a Section of the Greeley Development Code.	90-day Fast-track reviews for Affordable Housing projects	90-day Fast-track reviews for <i>all</i> projects, eligible review types	Continuous improvements in both quality and efficiency of development review processes

Thank you

