

Planning Commission Agenda

Regular Meeting
Tuesday, July 22, 2025

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

<https://greeleygov.zoom.us/j/86155334467>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Planning Commission 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.

Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

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.

Meeting agendas and minutes are available on the City's meeting portal at greeley-co.municodemeetings.com/

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Planning Commission

July 22, 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 June 24, 2025, Planning Commission Meeting Minutes
5. A public hearing to consider a request for a preliminary subdivision of approximately 149.6 acres of land into 472 lots, 3 tracts, 14 outlots, and dedication of rights-of-way. The subject property is generally located at the southwest corner of the intersection of 71st Avenue and Highway 34 Bypass and is within Residential High Density (R-H), Residential Low Density (R-L), and Residential Estate (R-E) Zoning Districts. Known as Cobblestone Preliminary Subdivision (SUB2024-0021)
6. A public hearing to consider a request for annexation of approximately 63.29 acres of land generally located south of AA Street, west of County Road 35, and north of O Street known as Willow Vista Annexation 1, (ANX2024-0001)
7. A public hearing to consider a request for annexation of approximately 74.71 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 2, (ANX2024-0002)
8. A public hearing to consider a request for annexation of approximately 84.40 acres of land generally located just north of O Street, east of County Road 35, and south of AA Street known as Willow Vista Annexation 3, (ANX2024-0003)
9. A public hearing to consider an establishment of zoning request for approximately 222.40 acres of land generally located south of AA Street, heading south along County Road 35 to O Street at the southern boundary known as Willow Vista Establishment of Zoning (ZON2024-0006).
10. Staff Report
11. Adjournment

Work Session

12. East Greeley Subarea Plan, Doug May

